



City of York

LDF

Local
Development
Framework

Annual Monitoring Report 2010/11

December 2011

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Section 1: Executive Summary

The Requirements of the Annual Monitoring Report

- 1.1 This report is the seventh of an annual series of reports monitoring the York Local Development Framework (LDF). It describes progress on work on the LDF, presents monitoring data for the year from 1 April 2010 to 31 March 2011 and outlines ways in which the Council's monitoring work is being developed. The purpose of Annual Monitoring Reports (AMRs) is to report on events during the preceding Local Government Year and they are published at the end of December each year. The Localism Bill proposes the removal of the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor. The Parliamentary Under Secretary of State, Bob Neill MP, wrote to authorities on 30 March 2011 announcing withdrawal of guidance on local plan monitoring. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community.
- 1.2 The Localism Bill contains provisions that will remove the requirement to send the AMR to the Secretary of State but until it is enacted, on the 15th January 2012, the requirement remains. This AMR will be sent to CLG by 31st December 2011.

Monitoring preparation of the Local Development Framework

- 1.3 The report looks at how the City of York Local Development Framework (LDF) is progressing against key milestones. These milestones are set out in the Local Development Scheme (LDS), which includes a timetable for when the Local Development Framework will be produced.
- 1.4 Since the last LDS was produced in December 2008, work has continued on the production of the Core Strategy DPD, Allocations and Designations DPD and the City Centre AAP. In terms of the Core Strategy a Preferred Options Consultation took place between June and August 2009. Following analysis of the Preferred Options representations a Publication Submission document was produced and this was consulted on between September and November 2011. In relation to the Allocations and Designations DPD the sites put forward as part of the Issues and Options stage have been assessed and the Preferred Options document is being drafted. Production of the Preferred Options document for the City Centre Area Action Plan is also currently being undertaken, following analysis of the Issues and Options representations.
- 1.5 The SCI was adopted in December 2007. It sets out the Council's proposals for how the community will be involved in the production of planning documents and through consultation on planning applications.
- 1.6 The following documents will be adopted by the end of 2013:
 - Core Strategy DPD
 - Allocations and Designations DPD
 - City Centre AAP

Further details are given in Section 4 of this report.

Monitoring Information

- 1.7 The AMR is the main process for addressing LDF performance. The AMR will provide an annual assessment of the implementation of the Local Development Scheme (LDS), and the extent to which the policies in the Development Plan Documents (DPD), including the Core Strategy, are being successfully implemented. The Strategic Housing Land Availability Assessment (2011) will be updated annually in accordance with PPS3 and reported through The AMR. In accordance with the Strategic Environmental Assessment Regulations, the Sustainability Appraisal will be monitored and form part of the AMR.
- 1.8 Monitoring outcomes will normally be reported on an annual basis for a year which begins on 1 April and ends on 31 March, unless data is not available for such a time period. The AMR will be published by the end of each year. Each DPD will be monitored separately and the results will be brought together in the MAR. This year's AMR concentrates on material required by CLG using the revised definitions of the Core Indicators issued by CLG in July 2008. The report includes 17 Core Output Indicators, which are set nationally to provide a consistent data source over time and across all Local Authorities. These are monitored annually.
- 1.9 This report includes several local indicators which address the outputs and targets of policies within the Core Strategy that are not covered by the core output indicators. This choice of local indicators will be added to each year as the LDF documents are progressed to reflect relevant local issues and policy monitoring needs and to monitor the targets set out in each of the policies..
- 1.10 A summary of the main indicators are set out below. A full analysis is set out in section 5 of the main report. All figures are for the period 1st April 2010 to 31st March 2011. Annex 1 to the main report lists the definitions for the 17 Core Indicators.

Summary of Core Output Indicators for 2010/2011

Business Development and City Centre

- 3.36 hectares of employment land was developed for business use, which equates to 5373.6 square metres of gross internal floorspace.
- Largest singular development was at the University of York for its Catalyst building.
- 0.34 hectares of employment land was developed for other uses.
- 99% of the total employment land completions were on previously developed land.

Housing

- 1.11 The good practice guidance for Annual Monitoring Reports suggests the use of a housing trajectory to assess future housing provision in the area.
- 1.12 A housing trajectory is a means of estimating the provision of housing over the lifespan of the Local Development Framework by identifying past and future housing performance.

- 1.13 In July 2010 the Secretary of State announced the revocation of Regional Spatial Strategies (RSS) and stated that each local planning authority should be responsible for establishing the right level of local housing provision in their area. Prior to this, the adopted RSS for Yorkshire and the Humber set housing targets for York at:
- 640 net additional homes per annum between 2004 and 2008
 - 850 net additional homes from 2008 until 2026.
- 1.14 The revised Local Housing Target per annum (approved through the LDF Working Group) is:
- 675 net additional dwellings per annum between 2011/12 to 2015/16
 - 855 net additional dwellings per annum between 2016/17 to 2030/31
- 1.15 A summary of the housing indicators for the year 2009/2010 is below:
- It is anticipated that 514 net additional dwellings will be completed in 2010/11 and an additional 12,580 net dwellings will be completed between 2011/12 and 2025/26.
 - The density (dwellings per hectare) for completed dwellings in 2010/11 averaged just over 52 dwellings per hectare.
 - 96% of all new dwellings achieved greater than the national target of at least 30 dwellings per hectare during 2010/11. The density levels accord with national policy guidance, which seeks to achieve housing densities on brownfield, sustainable urban locations to reduce pressure on further greenfield development.
 - For 2010/11 86.9% of housing development has taken place on Previously Developed Land which meets the targets set locally, regionally and nationally.
 - During the period 2010/11 282 additional affordable homes were built. 238 of these homes were provided through the planning system which is 46.3%% of the total completions in 2010/11 (514 homes).
 - In 2010/11 38.9% of all housing completions were houses and 61.15% flats.

Environmental Quality

- In 2009/10 there was a loss of 5.75 ha of land of biodiversity importance and an addition of 223 ha. The total area of land of biodiversity importance in York is 1,637 ha.
- The City of York has 5 open spaces which have been awarded Green Flag Award status. These were: Rowntree's Park, West Bank Park, Glen Gardens and Rawcliffe Country Park, and Clarence Gardens.
- During 2010/11 there were 5 recorded planning applications which included renewable energy schemes.
- There was a 10% per capita reduction in CO2 emissions during 2008/09 increasing to a 12% reduction in 2009/10, which meets the Local Area Agreement targets and National Indicator 186.

Waste

- City of York Council has a commitment to reducing, reusing and recycling as much waste as possible in line with national and local policy. The city is currently performing beyond some of the national targets set in the Waste Strategy for England (2007) and RSS targets. However, the council intends to build on these through

increased kerbside collections to flats and terraces and other initiatives set out in the Waste Strategy Refresh for York (2008-2014).

- In 2010/11 there was 582kg of residual waste produced per household. As the target for 2010/11 was 611kg per household it better the target agreed in the Local Area Agreement.
- In 2010/11 45.06% of household waste was re-used, recycled or composted and falls short of the target set of 48.07%.
- 54.47% of household waste was sent to landfill in 2010/11 surpassing the target set at 51.13%
- Total waste arisings in 2010/11 in York was 102,460 tonnes

1.16 The following tables summarise the 17 Core Output Indicators set out in more detail in Chapter 5 of this report. For definitions of each indicator please see Annex 1. For help with the Use Classes Order, please see Annex 3.

Core Output Indicators: Business Development						
	Use Class				Total	
	Business (B1 use ¹)	General Industrial (B2 use)	Storage & Distribution (B8 use)	B2/B8 use		
BD1: Amount of floorspace developed for employment by type (gross internal square metres)	(B1a) 2793 (B1b) 0 (B1c) 258.6	0	2322	0	5373.6	
BD2: Amount of floorspace by type, which was on previously developed land	(B1a) 2793 (B1b) 0 (B1c) 258.6	0	2322	0	5373.6	
BD3: Employment land available by type ² (In hectares at March 2008)	Use Class					Total
	Business (B1 use)	General Industrial (B2 use)	Storage & Distribution (B8 use)	B2/ B8	B1/B2/ B8	
	Allocated ³ (B1a, b& c): 2.64	1	0	4.37	16.3	24.31
	Allocated land With permission ⁴ (B1a, b& c): 0	0	0	0.67	3.02	3.69
Unallocated land with permission (B1a, b & c): 3.33	0.4	0.06	0	0	3.79	
BD4: Amount of office, retail and leisure development in York and the City Centre	Shops (A1) (m ²)	Financial and professional services (A2) (m ²)	Office (B1a) (m ²)	Assembly and Leisure (D2) (m ²)	Total (m ²)	
a. Amount of completed retail, office and leisure development	pending	Pending	Pending	Pending		

¹ Use Class Definitions: B1a:Offices; B1b: Research and Development (laboratories); B1c: Light Industry.

² The B1 allocated available sites does not include the draft allocations of York central (5.5 ha), A59 Northminster site (14 ha) and North of Monks Cross (15.41 ha).

³ The category 'Allocated' excludes allocated land that has permission.

⁴ The category 'With Permission' includes allocated land/sites with planning permission.

Core Output Indicators: Business Development					
b. Amount of completed retail, office and leisure development in the City Centre	Pending	Pending	Pending	Pending	pending

Core Output Indicators: Housing	
	Results
H1: Plan period and housing targets Annual net additional requirement (from The City of York Council LDF Core Strategy Submission (Publication) September 2011 Policy CS6: The Scale and Distribution of New Housing	Average 635 pa (2011/12 to 2015/16) and Average 855 pa (2016/17 to 2030/31)
H2(a): Net additional dwellings in previous years Net additional dwellings over the past 5 years (2005 to 2010)	3185
H2(b): Net additional dwellings - for the reporting year Net additional dwellings for 2010/11 from a gross total of 572 completions	514
H2(c): Net additional dwellings in future years Projected net additional dwellings from 2009 to 2015 including: <ul style="list-style-type: none"> • Completions at 01/10/11 (172 net) + anticipated completions by 31/03/12 (180 net) • Net outstanding residential planning permissions on non-allocated sites • Housing Allocations with planning permission phased up to March 2027 • Housing Allocations without planning permission anticipated to deliver housing within the next five years • Sites with consent subject to S106 agreements and sites with development briefs or part of area action plans • Contingent sites identified through the SHLAA and emerging sites anticipated for long term development • Windfalls (i.e. unallocated brownfield sites that have potential to make significant contributions to housing delivery over the term of the plan) 	352 809 2,150 258 3,125 2,463 2,268

Core Output Indicator H3:											
Percentage of new and converted dwellings on Previously Developed Land											
	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	Average 2000-2010
Total Number of Dwellings Through New Build and Conversions	1020	844	669	1193	949	875	557	502	606	572	721.50
Gain of Dwellings Through New Build and Conversions on PDL	881	700	601	1145	914	828	528	478	581	497	665.60
BVPI 106:% of New Homes Built on PDL*	86.37%	82.94%	89.84%	95.98%	96.31%	94.63%	94.79%	95.22%	95.87%	86.89%	92.25%

Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller)			
Net additional pitches for gypsies and travellers	Permanent	Transit	Total
Totals	0	0	0

Core Output Indicator H5: Gross Affordable Housing Completions			
	Social rented	Immediate Homes Provided	Affordable homes total
Gross affordable housing completions	153	129	282

Local Indicator: Housing Density			
Location	Minimum Density Requirement (dpha)	Number of new dwellings built in 10/11	Number of dwellings achieving target
City Centre	75	19	12 (63.2%)
Urban Area	50	383	371 (96.9%)
Sub-Urban Area	40	69	54 (78.3%)
Rural	30	18	11 (61.1%)
Totals		489	448 (91.6%)

Local Indicator: New Housing – Access to key Services								
	GP	Hospital	Hospital (York Hospital only)	Primary school	Secondary school	Area of employment	Major retail centre	
Amount of new residential development within 30 minutes public transport time of:	99.0%	96.0%	94.9%	99.0%	98.8%	99.0%	98.4%	

Core Indicator : Waste (W 1 & W 2)			
		Results	
		Total Capacity (m³, tonnes or litres)	Maximum annual operational throughput (tonnes (or litres if liquid waste))
W1: New waste facilities		0	0
W2. Amount of municipal waste arising, and managed by managed type, and the percentage each management type represents of the waste managed.	Landfill (and liquid treatment)	56.02	57,400
	Recycle, reuse & composting	43.98	45,060
	Other	0.00	0
Total		100%	102,460

Core Output Indicator: Environmental Quality	
	Results
E1: Number of planning permissions granted contrary to Environment Agency advice and objected to on water quality and flooding grounds in 2010/11	0
E2: Change in areas and population of biodiversity importance, including:	
i. Change in priority habitats and species (by type); and ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Area of biodiversity: Loss: 5.75 Addition: 223 Total change: 217.25
E3: Renewable energy capacity by type	<ul style="list-style-type: none"> • 5 recorded schemes • 4 schemes with a 10% contribution required.

Local Indicator: Safeguarding existing historic assets		
	Referred to English heritage	Approved Despite Sustained Objection
The number of applications	77	0

Local Indicator: amount of eligible openspace managed to Green Flag Award status	
Number of Gardens	5

Local Indicator: Per capita CO2 emissions in the LA area (tonnes)				
2005	2006	2007	2008	2009
7.0	6.9	6.3	6.1	5.5

Local Indicator: Planning to adapt to Climate Change	
2010/11	Level 1

Core Output Indicator: Minerals		
	Crushed Rock	Sand and Gravel
M1 Production of primary land won aggregates by mineral planning authority	0	0
	Secondary	Recycled
M2: Production of secondary and recycled aggregates by mineral planning authority	0	0

Section 2: Introduction

- 2.1 The 2010/2011 Annual Monitoring Report (AMR) is the seventh to be monitored for the City of York Council and addresses the period 1st April 2010 to March 31st 2011. This AMR contains information on the implementation of the Local Development Scheme (LDS) and the extent to which the Council's planning policies are being achieved. At the time of this seventh AMR, many of the local development documents referred to in the LDS are still underway and so their impacts cannot be fully monitored. As documents are prepared related targets and indicators will be created to monitor the policies within them and this will feed into future AMRs.
- 2.2 The City of York Council Development Control Local Plan (April 2005) will continue to be used as the basis for making planning decisions until such time as they are replaced by policies in new documents forming part of the LDF.

Why monitor the Local Development Framework

- 2.3 Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done. Good monitoring and reporting showcases the work of the authority and its partners. It should communicate what planning is doing and who it is working with. It is central to the Council's overall consideration of how its is performing and where to focus efforts in the future. When a monitoring report is done well it can:
- Be an effective way to gather evidence for future policy, and support development management decisions
 - Show how planning is delivering corporate objectives such as those set out in the Council Plan (2011-2015)
 - Help communities understand the purpose of planning in their area
 - Demonstrate real outcomes such as sites regenerated, houses built and jobs created
 - Evaluate the effectiveness of planning policy and decision making
 - identify areas where objectives aren't being met and changes to policy or development management are necessary
 - Show progress in preparing local plans against the ambitions set out in the council's local development scheme
- 2.4 Monitoring represents a crucial feedback loop within the cyclical process of policy-making. It provides information on the performance of policy and its surrounding environment, taking a forward looking approach by identifying the key challenges and opportunities and enabling adjustments and revisions to be made if necessary This is an important aspect of the new planning system whereby there is flexibility to update components of the local development framework to reflect changing circumstances.
- 2.5 Survey, monitoring and review are vital to the successful delivery of local development frameworks and reflects the concept of 'plan, monitor and manage', whereby the findings of monitoring feed directly into any review of policy that may be required. A systematic and dynamic monitoring system will help the Council to understand the wider social, environmental and economic issues affecting York and the key drivers of spatial change. It will also play a critical role as one of the tests of soundness of a development plan document is whether there are clear mechanisms for implementation and monitoring.

- 2.6 Councils are now responsible for their own performance management and are accountable to the public, rather than central government. Monitoring and evaluation will be more important than ever if Councils are going to demonstrate their effectiveness and value for money. Planning delivers the councils spatial objectives for its place through planning policy and the development management process. The Annual Monitoring Report will be used to demonstrate to the authority, its partners, fee payers and tax payers what priorities the planning service is using to make decisions about how the area will look and function.

The Annual Monitoring Report (AMR)

- 2.7 The AMR is the main mechanism for assessing the performance and effects of the Local Development Framework.
- 2.8 Through the AMR, the Council:
- Reviews actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme (LDS);
 - Assesses the extent to which policies in local development documents are being implemented;
 - Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced;
 - Identifies the significant effects of implementing policies in local development documents and whether they are as intended; and
 - Sets out whether policies are to be amended or replaced.
- 2.9 Section 35 of the Planning and Compulsory Purchase Act 2004 required every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the local development scheme (LDS) and the extent to which the policies set out in local development documents are being achieved. The Localism Bill has removed the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor. The Parliamentary Under Secretary of State, Bob Neill MP, wrote to authorities on 30 March 2011 announcing withdrawal of guidance on local plan monitoring. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community. The requirement to submit the report to the Government by the 31st December each year has therefore also been revoked starting from 15th January 2012. The 2010/11 AMR will therefore be the last submitted to the Secretary of State.
- 2.10 PPS12⁵ (Revised PPS12 published in 2008) indicates that LPA's and regional planning bodies must co-ordinate activities to ensure monitoring frameworks work together. Additionally, LPA's should seek to integrate their approach to monitoring with other local initiatives, particularly community strategies, by reporting the extent to which policies in Development Planning Documents (DPD's) fit within wider community objectives (see paragraph 1.5 of PPS12). Monitoring has also been integrated into the process of Sustainability Appraisals as a way for developing clear targets and indicators, which will help to test policy implementation. Monitoring will take place through the Core Output Indicators and the incremental development of local output indicators and contextual indicators for each authority. These indicators should help to

⁵ Planning Policy Statement 12: Local Development Frameworks, ODPM, 2004

determine if policies are delivering the desired outcomes and what significant effects the implementation of policies has had or whether there is a need to amend policies in a new, or review of a DPD.

Developing a Framework of Indicators for Monitoring

- 2.11 The indicators used in this AMR have been chosen because they relate specifically to the policies outlined (or to be outlined) in the LDF or because they are national core indicators defined by the Department for Communities and Local Government (DCLG). All of the indicators are felt to be easily understandable, technically robust and capable of being monitored over future years due to the availability of data.
- 2.12 The 2010/11 AMR builds upon previous AMRs released for the City of York and where possible includes emerging indicators for the LDF documents. For subsequent years, the AMR will be revised in accordance with the adopted Development Plan Documents policies, targets and indicators.
- 2.13 The indicators used in this AMR can be categorised into 2 main types, as follows;

Contextual Indicators

- 2.14 These provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators (see below). This reflects increasing recognition of the importance of taking into account the social, environmental and economic circumstances that exist within the City. They help to provide an understanding of the evolving context in which the LDF is operating and are used to assess whether the LDF vision, objectives and overall strategy is being achieved.

Output Indicators

- 2.15 The purpose of these is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. The selection of these indicators is guided by the key spatial and sustainability objectives of the LDF.
- **CLG Core Output Indicators** – The CLG’s LDF Core Output Indicators Update (Feb 2008), required the City Council to monitor a set of 17 Core Output Indicators. The guidance for these Core Output Indicators was revoked as per the statute on the 30th March 2011. However, City of York has continued to monitor these indicators where possible to maintain consistency with data previously released and to allow trends to be monitored effectively.
 - **Housing Trajectory** - One of the key LDF core output indicators that the City Council is required to monitor relates to housing delivery. This is done through the use of a housing trajectory. The housing trajectory supports the ‘plan, monitor and manage’ approach to housing delivery by showing past trends and estimating future performance. It details past rates of housing completions and conversions and projected completions and conversions to the end of the plan period (or 15 years forward, whichever is longer). The trajectory will be updated annually via the AMR.
 - **Local Output Indicators** – These indicators address the outputs of policies not covered by the CLG LDF core output indicators and are used to ensure a comprehensive assessment of policy implementation. Further Local Output

Indicators will be developed incrementally over time in order to reflect the changing monitoring needs of the LDF, as documents are prepared and the policies within them are developed. When the Core Strategy and other development plan documents are adopted the AMR will incorporate the monitoring of the full set of targets and indicators as set out in the relevant document. For this AMR some local indicators have been adapted to reflect the relevant Core Strategy target such as for housing density or affordable housing. Monitoring systems are being developed so that for next years AMR a full suite of data will be available to monitor the Core Strategy policies and targets.

- **Significant Effects Indicators** – These indicators are linked to sustainability appraisal objectives and indicators and enable a comparison to be made between the predicted effects and the actual effects measured during the implementation of policies. Currently there are no new LDF policies to measure so significant effects indicators will be added in future years to link with the SA.

Wider Policy Context

National Policy Influences

The UK Sustainable Development Strategy

2.16 The LDF must embrace the need to ensure sustainable development by taking full account of the aims, objectives and aspirations of the UK Sustainable Development Strategy – Securing the Future (March 2005). The strategy identifies five principles and four key priorities for immediate action. The five principles are:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

The four key priorities for immediate action are:

- Sustainable production and consumption
- Climate change and energy
- Natural resource protection and environmental enhancement
- Creating sustainable communities

2.17 Section 6 of this report includes data for the City of York area for the local quality of life indicators recommended by the Government. These are used to help set the context and baseline information for the York area to enable the effects of policy implementation to be measured in the future.

Local Policy Influences

York's Sustainable Community Strategy

2.18 As local development frameworks and community strategies share the same objectives of sustainable development, there should be some degree of communality in their baseline and monitoring requirements. Community strategies are concerned with improved well-being and are produced by local strategic partnerships, bringing together a wide range of relevant stakeholders and community interests. Since local

development frameworks act as the land-use delivery mechanism and provide a spatial development framework for community strategies, authorities where possible and appropriate, should adopt common targets and indicators.

- 2.19 It is important that the Core Strategy provides the spatial or planning expression of York's Sustainable Community Strategy – 'York – a city making history: York City Vision and Sustainable Community Strategy 2008-2025'.
- 2.20 The Vision for York was developed following extensive consultation through the first 'Festival of Ideas' in 2003. The vision for the city is to:
- Build confident, creative and inclusive communities
 - Be a leading environmentally friendly city
 - Be at the forefront of innovation and change with a prosperous and thriving economy
 - Be a world class centre for education and learning for all
 - Celebrate our historic past while creating a successful and thriving future
- 2.21 This overall vision is supported by seven strategic ambitions designed to help deliver it, they comprise the following:
- Using York's distinctiveness as a way to improve the City further;
 - Keeping the economy strong and competitive and our employment levels high;
 - Developing strong, supportive and durable communities;
 - Striking a healthy balance between physical growth and environmental sustainability;
 - Recognising and encourage York's global brand and position;
 - Working in partnership for the benefit of everyone; and
 - Asserting our role as an important regional city.
- 2.22 Where possible the AMR process has been aligned with the Community Strategy and indicators and targets have been linked to avoid duplication in data collection.

The Council Plan 2011-2015 (Delivering for the People of York)

- 2.23 The Council Plan sets out council's priorities for 2011-2015 and a number of targets relating to each of the five priority areas. The priorities are to:
- Create Jobs and grow the economy
 - Get York moving
 - Build strong communities
 - Protect vulnerable people
 - Protect the environment
- 2.24 The Annual Monitoring Report will link to the local priorities and corporate goals as set out in the Council Plan and the AMR will form part of the overall local performance framework of the Council. The effectiveness of the LDF documents and its policies will set the spatial planning framework to help deliver the Council's priorities.
- 2.25 **Creating jobs and growing the economy** – The LDF will support sustainable economic growth delivering increased prosperity whilst respecting the City's special built and natural environment and addressing the challenges posed by climate change. Progress towards achieving the strategic objective will be measured against the following targets and reported through future AMR's:

- The creation of up to 1,000 new jobs a year
- The delivery of the City Centre Area Action Plan (AAP) by 2012 to support the protection and enhancement of the commercial, business, retail, leisure and tourism role of York City Centre
- The delivery of a new central business district as a part of the York Central Strategic Allocation
- The identification of sufficient land to provide for the levels of job growth including premises appropriate for Science City technology based companies
- Maintain or increase the number of jobs connected to further and higher education

2.26 **Get York Moving** - The successful implementation and delivery of the LDF and the Local Transport Plan will be essential to the delivery of the Council's priority to get York moving. One of the strategic objectives of the Core Strategy is to address the City's transport issues and deliver transport infrastructure and measures which ensure sustainable growth and development through providing quality alternatives to the car; providing strategic links; supporting and implementing behavioural change; tackling transport emissions; and improving the quality of public streets and spaces.

2.27 Supporting and developing public transport services and enabling and encouraging more walking and cycling will provide a means to help to tackle congestion in the City. An emphasis on these more sustainable transport options through the development plan documents such as the Core Strategy and the Local Transport Plan and the delivery of development sites that are well connected and close to sustainable transport options and essential community facilities will bring wider benefits such as improvements to air quality, the health of residents, better access to facilities and an enhanced built environment. This will all support more sustainable economic growth and improve quality of life for local communities.

2.28 Progress towards achieving these objectives will be measured against the following targets to be monitored through the AMR:

- All new developments are located within a 5 minute (400m) walkable route of a frequent public transport service and a range of local facilities and within 100m of an existing or proposed cycle route
- The delivery of the strategic infrastructure schemes identified in phase 1 by 2016
- The delivery of the strategic infrastructure schemes identified in phase 2 by 2021
- The delivery of the strategic infrastructure schemes identified in phase 3 by 2031
- Achieving as a minimum an 85% reduction in projected additional travel delays by 2016 (i.e. less than 10% increase in delays relative to 2008)
- Achieving as a minimum an 80% reduction in projected travel delays by 2021 (i.e. less than 25% increase in delays relative to 2008)
- Achieving as a minimum a 75% reduction in projected additional travel delays by 2031 (i.e. less than 50% increase in delays relative to 2008)
- The submission of travel plans for all new developments which are likely to employ more than 30 employees, or include more than 20 residential units or generate a significant number of trips
- The submission of travel plans for all new and expanded schools

2.29 **Building strong communities** is the foundation of a thriving city. Strong communities are places that make healthy lifestyles possible and have a good choice of housing and community facilities such as good schools, children's centres thriving local shopping centres and opportunities for work and enterprise. The LDF will help to deliver

appropriate community facilities including housing, leisure opportunities, schools and work and enterprise units and will work together with the aims of the Local Transport Plan to better meet the infrastructure needs of each neighbourhood. The LDF will also help to address the need for a greater supply of good quality, affordable housing. The LDF sets a number of strategic objectives which are relevant to the theme of building stronger communities:

- To deliver an adequate number of housing sites in suitable locations
- To enable all York's current and future residents to have access to decent, safe and accessible homes throughout their lifetime, by ensuring that new development proposals respond to an understanding of local housing needs
- To improve affordability across the housing market, in order to enable York's current and future residents and employees to have access to a home they can afford in a community where they want to live, throughout their lifetime.
- To ensure high quality housing options for those who cannot afford market housing, in particular those who are vulnerable or in need, by ensuring that new development proposals respond to the findings of the Strategic Housing Market Assessment (SHMA, 2007)
- Creating sustainable, low carbon neighbourhoods which are accessible to a range of new and existing quality community facilities to meet the needs of residents

2.30 Progress towards these objectives will be measured against the following targets to be monitored through future AMR's:

- Delivery of an average of 635 dwellings per year between 2011/12 and 2015/16
- Delivery of an average of 855 dwellings per year between 2016/17 and 2030/31
- At least 70% of homes delivered over the plan period will be houses rather than flats
- % of schemes achieving the dynamic target in line with the Affordable Housing Viability Study (AHVS) and the number of affordable homes provided
- Annual update of the Dynamic Viability Model – to be reported through the AMR
- % of schemes delivering more affordable housing than the required dynamic targets
- Maintain and up to date an appropriate assessment of local housing need
- All new residential development to be in locations that are a maximum of five minutes (400m) walk away from a range of community facilities and a bus route offering a 15 minute frequency

2.31 **Protecting Vulnerable People** – The population of older people in York is set to grow by 20.5% in the next nine years. The number of residents aged over 65 will increase from 33,000 to 40,000 by 2020. This growth is already placing greater demand on Council Services and budgets with a 7% rise in the number of people seeking support from adult social care every year. The Core Strategy aims to enable all York's current and future residents to have access to decent, safe and accessible homes throughout their lifetime, by ensuring that new development proposals respond to an understanding of local housing needs. Progress towards achieving this objective will be measured against the following targets to be monitored through future AMR's:

- Delivery of sites for 36 additional permanent Gypsy and Traveller pitches by 2031
- Delivery of sites to accommodate 13 permanent plots for Showpeople by 2019
- 100% of new homes built to Lifetime Homes Standard

2.32 **Protecting the environment** is fundamental to the vision of York's Core Strategy and other development plan documents including the Allocations and Designations DPD

and the City Centre AAP. York has an outstanding built and natural environment which contributes significantly to its prosperity with a high quality of life attracting business and commerce and supporting a buoyant tourism market. The LDF will help to maintain the environment and unique heritage through securing the very highest standards of contemporary development, maintaining and enhancing attractive and safe public spaces which promote healthy lifestyles through the development of a public realm strategy, enhance access to public green space through the delivery of a green infrastructure strategy and biodiversity action plan and work to reduce carbon emissions, minimise the impact of our waste, tackle air quality and prepare for the impact of climate change on our environment.

2.33 The LDF will enable the long term protection, enhancement and management of York's integrated Green Infrastructure network, including formal parks, gardens, woodland, green waterways, street trees, transport corridors, nature reserves and open countryside. The LDF will play a key role in helping to deliver the Climate Change Framework and Action Plan (2010) through promoting a reduction in York's carbon and eco-footprint and helping the City to adapt to and mitigate against climate change through sustainable design and construction. Progress towards meeting these objectives will be measured against the following targets and reported through the AMR:

- Produce and adopt a Green Infrastructure Strategy as a Supplementary Planning Document (SPD)
- Work towards achieving the open space standards set out in current evidence base
- No loss of recreational open space provision for which there is identified need and overall increase in provision of recreational open space
- Increase in the percentage of Sites of Special Scientific Interests (SSSIs) in favourable condition, or unfavourable but recovering
- Increase in the number and percentage of Sites of Importance for Nature Conservation (SINCS) in favourable or improving condition
- No loss of ancient woodland or veteran trees outside protected areas, and no net loss of trees overall
- Increase the number and extent of recognised green corridors
- Annual increase in trees and hectarage of woodland
- Increase in number of Local Authority managed parks and open spaces with current green flag award.
- To exceed the following renewable energy targets through either on-site or off-site production:
 - 38.7 Mega Watts (MW) of installed renewable electricity capacity and 15.1MW of installed renewable heat capacity by the year 2020; and
 - 39.8MW of installed renewable electricity and 18.0MW of installed renewable heat capacity by the year 2031.
- All planning applications for new major developments (more than 10 dwellings or 1000m² non-residential floorspace), must incorporate on-site renewable / low carbon energy generation equipment to reduce predicted carbon emissions by at least 10%.
- All development proposals of 10 dwellings or more or non-residential schemes over 1000m² to meet the following minimum requirements:
 - *Residential Developments*: Code for Sustainable Homes Level 3*** (or equivalent) up to and including 2013, Code for Sustainable Homes Level 4**** (or equivalent) from 2014 and zero carbon standard from 2016 onwards; and
 - *Non-residential Developments*: 'very good' standard as set out in the Building Research Establishment, Environmental Assessment Method (BREEAM) up to

and including 2014, 'excellent' standard as set out in BREEAM from 2015 and zero carbon from 2019 onwards.

Linkages with the Sustainability Appraisal and Strategic Environmental Assessment

- 2.34 Following advice given in the guidance on Local Development Framework Monitoring⁶, the City of York Council is taking an integrated approach to monitoring the LDF through the Annual Monitoring Report that will take full account of the monitoring needs of sustainability appraisal (SA) and the Strategic Environmental Assessment Directive⁷. The SA/SEA report is an integral part of the plan making process and is undertaken in stages alongside the production of each DPD or SPD.
- 2.35 We undertake Sustainability Appraisal and Habitat Regulation Assessments within the Research and Development Team within the Integrated Strategy Unit. Keeping this resource 'in-house' matches government best practice, is cost effective and helps to ensure that the SA process is embedded into the LDF policy development process. The Research and Development team is also responsible for the production of the AMR which will allow the monitoring requirements of the SA to be fully integrated with the development of the monitoring framework for the LDF as a whole and reported on in the Annual Monitoring Report.

Definitions and technical terms

- 2.36 Where technical terms are used in this document explanations are given in the footnotes, the 'definition' section to each indicator and/or in the Glossary (Annex 7).

⁶ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

⁷ European Community Directive 2001/42/EC 'the assessment of the effects of certain plans and programmes on the environment'

Section 3: Content, Structure and Format of this report

- 3.1 The 2010/11 AMR is the seventh to be produced by City of York Council and addresses the period 1st April 2010 to March 31st 2011.
- 3.2 The policy documents that will eventually comprise the complete City of York Local Development Framework are currently under production and work is continuing on the production of the Core Strategy DPD, Allocations and Designations DPD and the City Centre AAP. In terms of the Core Strategy a Preferred Options consultation took place between June and August 2009. Following analysis of the Preferred Options representations a Publication Submission document was produced and this was consulted on between September and November 2011. In relation to the Allocations and Designations DPD the sites put forward as part of the Issues and Options stage have been assessed and the Preferred Options document is being drafted. Production of the City Centre AAP is also currently being undertaken, following analysis of the Issues and Options representations. The Council adopted the Statement of Community Involvement in November 2007 after the document passed its examination by the Secretary of State. Further details on the timetable and key milestones for the City of York LDF are discussed in section 4 of this report along with a review of actual progress.
- 3.3 The development of a monitoring framework is an ongoing process and further indicators and targets will be developed as the work on the production of the LDF progresses. As the new policies emerge, new ways of measuring their implementation and effects will be devised and added to the monitoring framework to be reported each year in the AMR.
- 3.4 The guidance on the production of the AMR suggests that where authorities are at the start of the LDF process and do not yet have emerging policies to monitor, the report should present an analysis of existing 'saved' policies as set out in existing adopted development plans for the area. Existing adopted development plans are saved for three years from the date of commencement of the Act. The situation is slightly different in City of York as there is no formally adopted Local Development Plan.
- 3.5 In November 1999 a public inquiry opened to examine objections to the City of York Local Plan. One of the first issues to be considered by the independently appointed Government Inspector was the York Green Belt. In January 2000 he published his provisional views, which made it clear that the Plan should seek to adopt a permanent Green Belt. This differed to the approach advocated by the Council, which involved initially designating an interim Green Belt whose boundaries would endure only for the lifetime of the Local Plan i.e. until 2006. Taking its lead from the inspector, in February 2000, the Council suspended the inquiry and officers began a Green Belt Review, which led to the Third set of Changes to the Plan.
- 3.6 The consultation on the Third set of Changes was held in February and March 2003. The Council received over thirteen thousand representations. This led the production of the Fourth set of Changes to the Plan. The Local Plan up to and including the Fourth Set of Changes has been approved for Development Control purposes by the Council (City of York Development Control Local Plan April 2005). Although this document does not have full Development Plan status, as it has not been through the Inquiry process, it is considered to be an important material consideration in the assessment of planning applications. This document will be used for the purposes of Development Control until such time as it is superseded by elements of the LDF.

- 3.7 Following advice from the Government Office for Yorkshire and the Humber the first AMR for City of York focussed on the policies contained in the City of York Development Control Local Plan. The core output indicators have been the main way that these policies have been measured. Due to no formally adopted documents under the LDF, the 2010/11 report also monitors progress made as per the policies set out in the City of York Development Control Local Plan.
- 3.8 As required by section 35 of the Act and Regulation 48 the AMR must contain information on whether the timetable and milestones in the Local Development Scheme (LDS) are being achieved. A local development scheme sets out the programme for preparing local development documents and all local authorities were required to submit a scheme to the Secretary of State for approval by March 2005. City of York submitted a revised Local Development Scheme in March 2007 and a further revised scheme in December 2008 which covers the period 2007-2010. Section 4 in this report reviews the local development document preparation timetable as set out in the Local Development Scheme for the City of York Council.
- 3.9 Local Authorities must complete a set of Core Indicators laid out by the monitoring guidance within their AMR's. A revised set of core indicators were released by CLG in July 2008⁸ which update the original set released in October 2005⁹. Section 5 of this report provides an analysis of these indicators.
- 3.10 Section 6 of this report discusses the baseline position of the wider social, environmental and economic circumstances in the City of York area. Contextual indicators for the city have been drawn together to help describe the background against which the Local Development Framework will be working. This is not necessarily new data but drawn from related policy area indicators. Annex 2 of this report sets out the contextual indicators under the relevant Community Strategy theme and the Council Plan's Priority Area.

⁸ Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, July 2008

⁹ Update 1/2005 Local Development Framework Core Output Indicators, ODPM, October 2005

Section 4: Monitoring the Local Development Framework Preparation

Introduction

- 4.1 As required by Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of The Town and Country Planning (Local Development) Regulations 2004, the annual monitoring report must contain information on whether the timetable and milestones in the LDS are being achieved. This requires the AMR to compare Local Development Document (LDD) preparation timetables set out in the Local Development Scheme (LDS), which has come into effect under Regulation 11, against actual document production
- 4.2 Planning Policy Statement 12 (Local Spatial Planning) (hereafter referred to as PPS12), advises that the AMR should assess whether the council has met the local development scheme targets and milestones, is on target to meet them, is falling behind schedule or will not meet them and the reasons for this. The AMR should recommend if the LDS needs revising particularly where plan production is falling behind schedule.
- 4.3 In June 2008, a revised PPS12 was published, which incorporated a number of changes which the Council reflected in a revised LDF program and incorporated in a revised LDS (December 2008). This LDS has now been superseded by a revised a new LDS to be considered by Members in December 2011 and given that this reflects more accurately the Councils position this AMR has been updated to reflect this revised position . The City of York LDS is available to view on the City of York Council website (www.york.gov.uk).
- 4.4 The 2008 LDS establishes that preparation of documents for publication and submission (including ongoing consultation) will be undertaken on the following:
- Core Strategy DPD
 - Allocations DPD (and associated proposals map)
 - City Centre Area Action Plan
 - York Northwest Area Action Plan
- 4.5 Each proposed LDD is listed in table 4.1, together with a brief review of progress in meeting milestones to date. NB, a revised LDS has been reported to Members, covering the period 2012-2013. The milestones listed below relate to the 2008 LDS, with commentary provided in relation to the updated 2012 LDS where relevant.

Figure 1: Comparing Local Development Document Preparation to milestones in the LDS

Local Development Document	Milestone	What has been achieved	Issues	Action*
Core Strategy Development Plan Document	Examination - March 2010 Inspector's reporting time and receipt of Inspector's report - April-June 2010	Further to citywide consultation during Autumn '09, collated responses were reported to Members early in 2010. Key national policy changes enacted by the new coalition government (including the intention to revoke Regional Spatial Strategies) reopened discussion around housing and employment growth, and the distribution of development. This required further work to test and ratify the Core Strategy's assumptions, with further Member debate during Summer/Autumn 2010. Members approved the Core Strategy Submission DPD for consultation in April 2011. Work progressed alongside on a number of key evidence base documents, including the Heritage Topic Paper and Impact Appraisal, Affordable Housing Viability Appraisal, Local Transport Plan (3), Renewable Energy Viability Study, and Topic Papers on York's Green Corridors, Retail and Houses in Multiple Occupation. The 2012 LDS sets out an updated timescale for the production of the Core Strategy, as follows: Submission - January 2012 Examination - April 2012 Inspector's reporting time and receipt of Inspector's report - May – August 2012.	Substantial work was undertaken during the 2010/11 period in response to the changing national policy position brought about by the new coalition government from May 2010 onwards. Most significantly, as a result of the planned revocation of RSS, this resulted in further work to evaluate, evidence and consult on the Core Strategy's proposed housing and employment growth assumptions, alongside consideration of availability of development land.	None required – see comments in relation to updated LDS.
Allocations Development Plan Document	Submission - April 2010 Pre-examination meeting - May 2010	Work continues on assessing potential sites, informed by the emerging Core Strategy Spatial Strategy, and further evidence base work including an update to the Strategic Housing Land Availability Assessment (SHLAA). Updated timescales for the production of the Allocations DPD are set		None required. Further consultation on the Allocations DPD will take place following the

Local Development Document	Milestone	What has been achieved	Issues	Action*
	<p>Examination - June-July 2010</p> <p>Inspector's reporting time and receipt of Inspector's report - August-Oct 2010</p>	<p>out in the 2012 LDS, as follows: Consideration of reps - Jan-April 2012 Preferred Options consultation - May-June 2012 Examination - April 2012 Inspector's reporting time and receipt of Inspector's report - May – August 2012.</p>		<p>publication of the Core Strategy. This will ensure that site selection reflects the overall spatial strategy.</p>
<p>City Centre Area Action Plan</p>	<p>Consideration of reps of publication document April 2010</p> <p>Submission May 2010</p> <p>Pre-examination meeting June 201</p> <p>Examination July-Oct 2010</p>	<p>Further to citywide Issues and Options consultation during Summer '08, collated responses were reported to Members early in 2009. An appraisal of the options and assessment of further work required was reported to Members early in 2010.</p> <p>A City Centre Vision Prospectus was developed during 2009 to raise the profile of the AAP and issues in the City Centre. This work influenced the York New City Beautiful report (February 2011, part of the Yorkshire Forward Renaissance programme).</p> <p>Work has progressed on a number of key evidence base documents, including: City Centre Movement and Accessibility Framework (May 2011); Central Historic Core Conservation Area Appraisal (November 2011); Public Space Strategy (December 2011); City Centre Design Manual (December 2011).</p> <p>The 2012 LDS sets out an updated timescale for the production of the City Centre Area Action Plan, as follows: Preferred Options consultation May-June 2012; Submission - June 2013; Examination - September 2013; Inspector's reporting time and receipt of Inspector's report - October – December 2013.</p> <p>At a meeting of the Councils executive on 30th March 2010 it was resolved that development of the York Central and British Sugar sites, which collectively form the York Northwest development area,</p>	<p>With the completion of the key aspects of the evidence base for the AAP, progress can be made towards the Preferred Options consultation.</p>	<p>None required – see comments in relation to updated LDS.</p>
<p>York Northwest Area Action Plan</p>	<p>Consideration of reps of publication document</p>			

Local Development Document	Milestone	What has been achieved	Issues	Action*
	<p>April 2010</p> <p>Submission May 2010</p> <p>Pre-examination meeting June 201</p> <p>Examination July-Oct 2010</p> <p>Inspector's reporting time and Inspector's report Sept-Dec 2010</p>	<p>would be better progressed in the form of individual Supplementary Planning Documents of Planning Briefs, as opposed to a combined Area Action Plan. This was as a result of timeframes for the planning and delivery of the two sites diverging, with a need for work on the less complex British Sugar site to progress at a more rapid pace than that of York Central.</p> <p>Subsequently, a draft supplementary Planning Document has been prepared for the British Sugar site, which has also been extended to include the adjacent former Manor School site. Consultation on this draft was undertaken between November 2010 and January 2011, and a final draft will be reported to Members for adoption early in 2012.</p> <p>Work is also being progressed with the sites owners to prepare a masterplan and public consultation program, in advance of a planning application submission anticipated in 2012.</p> <p>With a framework in place for the Former British Sugar/ Manor School sites development, work that was also being undertaken on a planning framework for the York Central site will continue in 2012 with public consultation and adoption programmed for this year.</p> <p>Evidence base work for the development of both sites is continuing to be assembled, most notably in the form of a significant series of engineering feasibility studies for new accesses to the sites, funded through the Urban Eco-Settlement revenue fund.</p> <p>Revised timeframes and planning approaches are reflected in the 2011 LDS</p>		

Section 5 – Core Output Indicators and Local Output Indicators for 2010/11

5.1 Definitions for each indicator can be found in Annex 1 of this report.

Business Development and Town Centres

5.2 One of City of York Council’s main objectives through the Development Control Local Plan (April 2005) has been to provide sufficient employment land in terms of size, location and quality as outlined in Chapter 8: Employment. The main objectives for employment set out by this chapter are:

- To create the conditions necessary to stimulate the local economy, and to protect and enhance existing jobs.
- To provide for a wide range of new employment opportunities to meet the needs of local and incoming employers, whilst balancing market requirements with sustainable objectives;
- To achieve increased sustainability in employment premises and processes.

5.3 Figures for employment land completions this year have been monitored based on planning permissions, Building Control completions and site survey.

CORE INDICATOR BD1:		
Total amount of additional employment floorspace - by type (gross and net):		
Use Class	2010/11 (m ²)	Gross internal floorspace (m ² – 3.75%)*
B1(a)	2793	2688.3
B1(b)		
B1(c)	258.60	250.8
B2	0	0
B8	2322	2234.9
B2/B8	0	0
TOTAL	5373.6	5174

Relevant Policies: E1a: Premier Employment Sites
E3a: Standard Employment Sites
E3b: Existing and Proposed Employment Sites

Targets: No targets identified

*See definitions Appendix 1

Performance:

5.4 Between April 2010 and March 2011 there were 12 completed employment permissions totalling 3.36 hectares of land and equating to almost 5400m² of internal floorspace. The completed floorspace is much less than half that recorded last year and forms part of a declining trend since 2009. It is assumed the reduced number is due to the economic downturn. It is possible that the issue is further pronounced by the lack of large scale developments being completed this year when we have had them in the past. The largest development site completed this year was for the catalyst building at the university campus. Of the floorspace completed 2793m² was for B1a office use/B1b Research and development mainly due to the new catalyst building at the university. This year no specific B2 developments have been completed (where we had seen an increasing trend in the past) and no B2/B8 mixed uses. There have however been 2322m² of Specific B8 storage and warehousing completions.

CORE INDICATOR BD2:
Total amount of employment floorspace on previously developed land*:

Use Class	Total internal floorspace developed on PDL 2009/10 (m ²)	Percentage of internal floorspace developed on previously developed land (PDL):	PERCENTAGE OF USE CLASS TYPE DEVELOPED ON PDL	Total developed on PDL out all developments completed:
B1(a)	2793	51.8	98.64	51.27
B1(b)				
B1(c)	258.6	4.8	89.56	4.3
B2	0	0	0	0
B8	2322	43.3	100	43.3
B2/ B8	0	0	0	0
Total	5373.6	100	N/A	98.97

* Have used a 3.75% discount to achieve gross internal floorspace

Relevant Policies: E1a: Premier Employment Sites
E3a: Standard Employment Sites
E3b: Existing and Proposed Employment Sites
* Have used a 3.75% discount to achieve gross internal floorspace

Relevant Policies: E1a: Premier Employment Sites
E3a: Standard Employment Sites
E3b: Existing and Proposed Employment Sites

Targets: No targets identified

Performance:

- 5.5 Policies E1a and E3a in the Draft Local Plan allocated both Greenfield and Brownfield sites for development. This year 98.97% of all employment development was on brownfield sites. The B1a/B1b use class developed represented 51.27% of the floorspace developed on PDL followed by 43.3% of B1c. It is also interesting to note that 100% of development for B8 was on Previously developed land.

CORE INDICATOR BD3:
Employment land available by type (in hectares at March 2009):

Use Class	Allocated Sites Available*	Allocated land with Planning Permission	Unallocated land with Planning Permission**
B1(a)	2.64	0	2.13
B1(b)		0	0
B1(c)		0	1.2
B2 only	1	0	0.4
B8 only	0	0	0.06
B2/B8	4.37	0.67	0
B1/B2/B8	16.3	3.02	0
Total	24.31	3.69	3.79

* The B1 allocated available sites does not include the draft allocations of York Central, A59 Northminster site (14 ha) and North of Monks Cross (15.41 ha), south of monks cross and University Campus 3.

** This does not include those permissions which are currently under construction with a building control reference.

Relevant Policies: E1a: Premier Employment Sites
E3a: Standard Employment Sites
E3b: Existing and Proposed Employment Sites

Targets: No target identified

Performance:

- 5.6 The results for this indicator show that just over 3.69 ha of allocated land had permission during 2010/11 which is about equal to the 3.79 ha of unallocated land. There has been an increase in the amount of allocated land with planning permission.
- 5.7 The majority of planning permission on unallocated sites is for B1a development (2.13ha) followed by B1c uses (1.2ha). There has been an decrease in the total amount of unallocated land with planning permission during 2010/11 It should be noted that the figures for north and south of monks cross have been omitted.

CORE INDICATOR BD4:		
Amount of completed retail, office and leisure development in the City Centre:		
Use Class	2010/11 Total m ²	2010/11 in York Town Centre*
A1	Pending	pending
A2	Pending	pending
B1(a)	Pending	pending
D2	Pending	pending
TOTAL		

* As per the Development Control Local Plan City Centre Proposals map

Relevant Policies: S1: Proposed Shopping Sites
 S3a: Mix of Uses in Shopping Streets
 S4: Protected Primary Shopping Streets
 SP7a: The Sequential Approach to Development
 SP7b: York City Centre and Central Shopping Area
 E1a: Premier Employment Sites
 E3b: Standard employment sites
 E7: B1 Office Development in Existing Buildings
 L1a: Leisure Development

Targets: No target identified

Performance:

- 5.8 Indicator BD4 has not been completed for 2010/11 due to competing deadlines and workloads preventing site visits. The whole section will be overhauled in the next monitoring year to provide more detailed analysis of city centre and wider retail and leisure permissions in line with core strategy policies.

Local Indicator: Loss of employment land

Performance

- 5.9 In total, there has been 0.34 ha of employment land, which has been lost to other uses. This is significantly more than 2009/10's figure of 0.117ha. All of these completions have been on unallocated land and predominantly completed for D1 uses of health care and leisure uses.

Housing

- 5.10 Planning Policy Statement 3: Housing (PPS3) was published in November 2006 coming about as a response to the Treasury Commissioned Baker Review of housing supply and replaced Planning Policy Guidance 3: Housing published in March 2000. PPS3 sets new requirements for local authorities with regard to planning for housing with emphasis being placed on the provision of housing to meet the needs of local communities, in locations accessible to employment, services and infrastructure.

- 5.11 On 9th June 2010 the New Government announced the re-issue of PPS 3 specifically amending definitions of previously developed land (garden infill now excluded from the definition) and removal of the national minimum density paragraph. However, the strategic housing policy of the government is still to 'ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live'.
- 5.12 In determining whether a Local Authority is achieving housing delivery consistent with its targets and policies PPS3 and Planning Policy Statement 12¹⁰ requires that a housing trajectory be produced showing a progress report of past housing supply together with anticipated future delivery rates.
- 5.13 Annually produced housing trajectories give indications of how robust a housing strategy is, and assess the likelihood of any shortfall or surplus in the additional dwellings compared to required build rates.
- 5.14 By incorporating the '*plan, monitor and manage*' approach to housing delivery, a housing trajectory will include details of past and projected completion and conversion rates over an appropriate period of time.
- 5.15 It must be emphasised that a housing trajectory is not intended to produce a perfect forecast of future housing supply. However, as a forward planning tool it can assist in providing an understanding of the prospects of housing delivery and possible reasons behind anticipated over or under supply.
- 5.16 PPS3 also requires that Local Planning Authorities identify and maintain a rolling 5-year supply of deliverable land for housing (Paragraph 7) as this influences how planning applications are determined. The latest assessment of potential sites brought forward as a result of our Strategic Housing Land Availability Assessment – September 2011, has been incorporated within our housing trajectory and provides evidence for a fifteen year housing supply conforming to the latest advice from DCLG and the Planning Inspectorate.

Historic Housing Completions and Anticipated Delivery to March 2027	
Net additional dwellings over the past 5 years (2005 to 2010)	3185
Net additional dwellings for 2010/11 from a gross total of 572 completions	514
Projected net additional dwellings from 2010 to 2027 including:	
<ul style="list-style-type: none"> • Completions at 1st October 2011 (172 net) and anticipated completions by 31st March 2012 (180 net) 	352
<ul style="list-style-type: none"> • Net outstanding residential planning permissions on non-allocated sites 	809
<ul style="list-style-type: none"> • Housing Allocations with planning permission phased up to March 2027 	2,150
<ul style="list-style-type: none"> • Housing Allocations without planning permission anticipated to deliver housing over the next fifteen years 	258
<ul style="list-style-type: none"> • Sites with consent subject to S106 Agreements and sites with development briefs or part of area action plans 	3,125
<ul style="list-style-type: none"> • Contingent sites identified through the SHLAA and emerging sites anticipated for long term development 	2,463
<ul style="list-style-type: none"> • Windfalls (i.e. unallocated brownfield sites that have potential to make significant contributions to housing delivery over the term of the plan) 	2,268
TOTAL	11,425
Annual Net Additional Requirement	Average 635 (2011/12-2015/16) and Average 855 (2016/17- 2030/31)
Annual average number of net additional dwellings needed to meet the overall housing requirements (2011/12 to 2026/27)	786

¹⁰ Regulation 48(7) and paragraph 4.48 of The Town & Country Planning (Local Development) (England) Regulations 2004 – PPS 12

Relevant Policies

- **National Policies: Planning Policy Statement 3: Housing**

Planning Policy Statements set out the Government's national policies on aspects of planning in England. Local Authorities are required to have regard for national policy statements when producing development plans and determining planning applications.

PPS 3: Housing sets out the national policy framework for delivering the Government's housing objectives and its goal is to ensure that everyone has the opportunity to live in a decent home.

On 9th June 2010 the New Government announced the re-issue of PPS 3 specifically amending definitions of previously developed land (garden infill now excluded from the definition) and removal of the national minimum density paragraph.

- **Regional Policies: Regional Spatial Strategy For Yorkshire and The Humber**

In July 2010 the Secretary of State announced the revocation of Regional Strategies and stated that each local planning authority should be responsible for establishing the right level of local housing provision in their area.

Prior to its revocation the Regional Spatial Strategy produced by the Government Office For Yorkshire and the Humber following examination in public and public consultation set housing targets for York at:

Net additional dwellings per annum: 640 (2004 – 2008) and 850 (2008 – 2026)

- **Local Policies**

Draft City of York Local Plan

The City of York Development Control Draft Local Plan (April 2005), incorporating the Fourth Set of Changes, proposed a housing requirement of 8775 dwellings for the period between 1998 and 2011. This figure represented 27% of the approved RSS annual rate for "York/North Yorks".

NB. Following advice from DCLG in July 2010 for future trajectories both housing requirements and timescales will be adjusted in accordance with locally approved figures together with any amendments brought about by ongoing monitoring, evidence based studies and emerging LDF development plan documents.

Relevant City of York Development Control Local Plan (April 2005) Policies:

- H1: Housing Allocations
- H3b: Managed Release of Allocated Housing Sites
- H4a: Housing Windfalls
- SP6: Location Strategy

Core Strategy Submission (Publication) September 2011 - Current Housing Target for York

The target for City of York is to provide an overall average of 800 dwellings per year from 2011 to 2031. The target is phased to recognise the lower housing completions that have occurred in recent years as a result of the slow down in the housing market. It is anticipated that this will continue in the immediate short term but gradually increase to achieve the overall average across the plan period. Accordingly the targets for phasing are:

- The delivery of an average of **635** dwellings per year between **2011/12 and 2015/16**; and,
- The delivery of an average of **855** dwellings per year between **2016/17 and 2030/31**.

CORE INDICATOR H1:

Plan Period and Housing Targets

Paragraph 34 of PPS3* states that Regional Spatial Strategies should set out the level of overall housing provision for the region for a sufficient period to enable Local Planning Authorities to plan for housing over a period of at least 15 years.

The adopted Yorkshire and Humber Plan Regional Spatial Strategy to 2026 (May 2008) set out in table 12.1 a target for York of **640** net additional houses per annum from 2004 to 2008 and **850** net additional houses per annum from 2008 to 2026. Provision rates for York reflected the balance between its significant economic role and safeguarding the historic City’s environment and setting and took into account the latest evidence about household growth in the region.

Recent advice from DCLG following the revocation of Regional Spatial Strategies states that Local Authorities are now responsible for establishing the appropriate level of housing provision for their area.

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1: Plan Period and Housing Targets (Regional)	2004	2026	15,310	Table 12.1 of The Yorkshire & Humber Plan Regional Spatial Strategy - May 2008 provides a target of 640 net additional dwellings per year between 2004 - 2008 and 850 per year between 2008 - 2026 for the City
H1(a): Plan Period and Housing Targets (Local)	2011	2031	16,000	Following work carried out by Arup our housing target is based on an annual average of 800 net additional houses. This figure represents a rate of development sufficient to provide an adequate housing supply for the next twenty years taking into account household and employment growth.

* The Localism Bill received Royal Assent on 15 November 2011 and became law. It is now the Localism Act. Section 109 of this Act relates to the abolition of RSS. PPS3 is still a material consideration until such a time as the National Planning Policy Framework supersedes it.

5.17 Following the intentions of the Coalition Government to abolish the regional tier and regional housing targets, Arup were commissioned by City of York Council to consider whether the RSS housing figures are still appropriate¹¹.

5.18 Arup’s conclusions were that there is a strong case for planning for a lower level of housing provision in the short term but that it is realistic to plan for delivery rates to increase in the medium term. Accordingly the targets that include an element of phasing are:

- The delivery of an average of **635** dwellings per year **between 2011/12 and 2015/16**; and,
- The delivery of an average of **855** dwellings per year between **2016/17 and 2030/31**.

5.19 For the purposes of this report the housing trajectory will project forward 15 years, with an assessment of identified sites projected forward over that time. Ultimately when the LDF is adopted it is likely to look forward beyond this time period to allow for an appropriate level of permanence to the green belt boundary.

¹¹ See both City of York Council Population Topic Paper (July 2011) and LDF Housing Growth Paper (September 2011) where a more detailed account of this assessment is provided.

CORE INDICATOR H2a: Net additional Dwellings – in previous years
Purpose – to show recent levels of housing delivery

H2(a): Net Additional Dwellings – In Previous Years

5.20 For the period between 2005 and 2010 a total of 3,185 net additional dwellings have been completed in the City of York Local Authority area at an average of 637 dwellings per year. Figure 2 below indicates that the vast majority of additional properties were new build, with approximately 14.9% of the net increase in homes resulting from changes of use and conversions to existing properties. Typically demolitions of residential properties in York are low and have averaged around 30 demolitions over the five years between 2005 and 2010.

5.21 In July 2010 the Secretary of State announced the revocation of Regional Strategies and stated that each local planning authority should be responsible for establishing the right level of local housing provision in their area, and to identify a long term supply of housing land without the burden of regional housing targets.

Figure 2: Net additional dwellings between 2005-2010

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2005-2006	949	784	11	128	17	906
2006-2007	875	734	18	92	46	798
2007-2008	557	442	19	68	6	523
2008-2009	502	391	23	50	13	451
2009-2010	606	513	-2	66	70	507
2005-2010	3489	2864	69	404	152	3185

CORE INDICATOR H2b: Net additional Dwellings – for the reporting year

Purpose – to show levels of housing delivery for the reporting year

Definition - ‘Net additional dwellings’ are calculated as new build completions, minus demolitions, plus any gains or losses through change of use and conversions

National Indicator 154: Net additional homes provided

Definition – This indicator measures the net increase in dwelling stock over one year

Targets 2011/12	Targets 2012/13	Targets 2013/14	Targets 2014/15	2009/10 Result	2010/11 Result	Improving from 2009/10
635	635	635	635	507	514	Yes (+1.38%)

H2(b): Net Additional Dwellings – For The Reporting Year

5.22 For this monitoring period a total of **514** net additional dwellings have been completed from a gross total of 571 additional homes. Whilst net conversions and changes of use

have decreased slightly compared to more recent years, a total of 40 demolitions took place within the local authority area, representing a higher than average figure compared to the previous five years where around thirty per year have been experienced (see figure 3). Of this total two redevelopment schemes amounted to 37 demolitions, both of which provided replacement affordable homes¹²

- 5.23 For the fourth successive year completions have fallen below that previously required through the old RSS targets, however, a number of factors contributed to a lower return;-
 - A delay to commencement of significant housing schemes due to legal challenges and delays in the signing of S106 Agreements on major housing sites;
 - Following a sustained period of buoyant market conditions, a slow down experienced within the housing sector has ultimately affected completion rates. Whilst long term recovery is anticipated in the housing market the short term view is that low levels of completions may well continue during the next two to three years (this is reflected in the housing trajectory shown later in this report).
- 5.24 Notwithstanding the above factors which resulted in below target completions, the overall completion rate generally matches targets set for York since the start of the RSS Period (Falling 251 short of the old RSS target for the period 2004/5 to 2010/11).

Figure 3: Net additional dwellings in 2010/11

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2010-2011	571	489	9	56	40	514

CORE INDICATOR H2c: Net additional Dwellings – in future years
Purpose – to show likely future levels of housing delivery

H2(c): Net Additional Dwellings – In Future Years

- 5.25 In previous Annual Monitoring Reports City of York Council has not had a fully assessed Strategic Housing Land Availability Assessment (SHLAA) in place to calculate the anticipated housing land coming forward in the long term. In the absence of this evidence based document a 5 - year housing supply has previously been provided.
- 5.26 The City of York Council SHLAA – September 2011 has now been approved and we now believe it to be appropriate to include within our housing trajectory details of sites assessed as being available, suitable and achievable and considered to provide a qualified future supply of housing.
- 5.27 Having fully assessed deliverable sites as part of the SHLAA process our housing trajectory projects forward 15 years and fulfils the requirements of PPS3 in including specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption of the LDF.
- 5.28 Whilst PPS3 has primarily been used as guidance in producing our housing trajectory, reference has also been made to National Indicator 159: Supply of Ready to Develop Housing Sites, Guidance on demonstrating a 5 year supply of deliverable sites provided by DCLG and Strategic Housing Land Availability Assessment practice guidance.

¹² These sites included the replacement affordable homes at the Discus Bungalow Schemes at Regent Street (11) and Richmond Street (26)

Housing Delivery for 2011/12

5.29 During the first six months of the monitoring year 2011/12 a total of 172 (net) housing completions have been recorded. A further 180 (net) completions are anticipated for the remaining part of the year bringing an estimated total of **352** completions combined.

Outstanding permissions

5.30 Housing commitments on non-allocated sites at 31st October 2011 totalled 947. As an estimated 138 houses are expected to be sourced from this total for the remainder of 2011/12, an anticipated **809 net additional** dwellings are due for completion over the next five year period.

5.31 Future completions on allocated sites with permission or which are part-complete have been estimated to deliver **2,150** net additional homes when phasing is taken into account. This figure excludes the anticipated 42 houses due for completion in the remaining six months of this monitoring year.

Sites with the Principle of Development Accepted

5.32 Within this category there are a number of sites where the principle of development has been accepted, these include;

1. Planning Consent Granted Subject to an Unsigned Section 106 Agreement

At the time of writing this report an application at Terry's Former Factory has permission for **395** houses subject to a S106 being agreed

2. Sites Where a Development Brief has been Approved

The strategic sites at York Central, British Sugar/Manor School and Nestle South have all been assessed to deliver up to **2,775** net additional homes over the remainder of the plan period.

3. Remaining Allocated Sites Without Permission

There is currently a capacity of up to **258** additional dwellings on sites allocated in the Local Plan where planning permission has yet been granted. An assessment on possible housing delivery has been made for these sites and taking into account phasing this figure represents a realistic level of housing delivery over the remainder of the plan.

5.33 An assessment of housing delivery has been made from this potential source of supply and a total of **3,428** homes should be completed by 31st March 2027.

Net Additional Dwellings Anticipated Over the Next Fifteen Years

5.34 Combining the above totals, **6,739** dwellings are anticipated from outstanding permissions on allocated and non-allocated sites together with allocations without permission and sites with the principle of development accepted over the next fifteen years.

Contingent Sites

5.35 This category includes strategic sites identified through the SHLAA process as being Suitable, Available and Achievable and subject to emerging LDF policy includes emerging sites that have been assessed for the long term future housing supply.

5.36 SHLAA sites included within our trajectory will be used as technical evidence to inform the City of York Allocations Development Plan Document (DPD) where potential housing sites will be subjected to more rigorous testing through the plan making process. Inclusion of individual sites at this stage does not guarantee their allocation in the LDF or indicate that planning permission will ultimately be granted for housing.

5.37 Our intention is to keep the SHLAA under review on a regular basis to maintain an up to date understanding of development potential within City of York that may contribute to the creation of sustainable mixed communities.

Figure 4: Contingent Sites Identified in the SHLAA – September 2011

SHLAA Ref.	Name of Site	Potential Number of Dwellings
Potential Sites Identified in the SHLAA		
15a	Former Bio-Rad Premises Haxby Road	153
54	Land at Frederick House East of Fulford	31
91	Land at Cherry Lane	16
108	Heworth Family Centre, Sixth Avenue (revised capacity for increased density on accessible sites)	23
111	Askham Bar Park and Ride Car Park	68
151	Lowfield Secondary School, Dijon Avenue	96
195	Former Citroen Dealership - Lawrence Street	29
223	The Tannery, Sheriff Hutton Road	60
29	Millfield Industrial Estate Wheldrake (1)	46
62	The Grange, Huntington	110
89	Land at Mill Mount	23
93	Rear of 62 Mill Lane, Wigginton	7
101	Land at Blairgowerie House, Main Street	21
135	Council Depot, Beckfield Lane, Acomb	20
156	1 - 9 St Leonard's Place	25
219	22 Princess Road	14
231	Land at Bootham Crescent (revised capacity for increased density on accessible sites)	127
278	Site off Water Lane, Clifton	26
309	Yearsley Bridge Centre	53
193	Barbican Centre (revised capacity for student/young persons housing)	170
15b	Site to the North East of Nestle	187
327	Former Garage 172 Fulford Road (revised capacity for increased density on accessible sites)	19
225	Safeguarded Land Brecks Lane Strensall	127
18	Land West of Grimston Bar, Safeguarded Land (revised capacity for student/young persons housing)	736
329	Our Ladys RC Primary School Windsor Garth	69
330	Sessions Factory Huntington Road	76
332	Millfield Industrial Estate Wheldrake (2)	99
336	ATS Euromaster 110 Layerthorpe (revised capacity for increased density on accessible sites)	19
337	The Purey Cust Nuffield Hospital	12
338	121 The Mount	1
	Total	9,163

5.38 Figure 4 above provides details of sites identified through the SHLAA process as having potential for future housing capacity.

Windfalls

5.39 Guidance provided in PPS 3 states when determining how much housing land is required in future years an allowance for windfalls should not be included in the first 10 years of the land supply unless robust evidence of genuine local circumstance prevent specific sites being identified.

- 5.40 Historically York has had a large proportion of completions on small unallocated brownfield sites. For example during the last 10 years windfalls sites have accounted for over 50% of all homes built.
- 5.41 As sites below 0.2 ha and completions as a result of changes of use and conversions to existing residential properties will not be picked up through our SHLAA research, it is considered appropriate to include a phased element of windfalls throughout the 15 year housing trajectory with an estimated 168 coming forward annually. This total reflects the spatial strategy settlement hierarchy with the focus of development on the main urban area and local service centres and is based on a ten year trend of windfall completions by type and location.
- 5.42 The windfall allowance has been phased in over an eighteen month period to allow for planning permissions time to go through the development process and result in completions. The annual allowance represents a much lower figure compared to the inclusion of a full allowance for windfalls. Over the last ten years in York an average of 376 windfalls per annum have been completed, this excludes development on garden infill sites now regarded as Greenfield land.
- 5.43 Due to the special nature of City of York's historic housing supply heavily based on a contribution from small brownfield sites and conversions we believe this to be a realistic level of windfall contribution for future years.

Dialogue with Landowners/Developers and Internal Departments

- 5.44 To assess the achievability of housing sites and to determine if there is a reasonable prospect for housing completions on site within the identified trajectory period, various mechanisms are in place to collect information, including:
- Development Management monthly decision reports
 - Building Control monthly completions reports
 - Regular updates to ensure progress of appeal cases are included within the supply where applicable
 - Site inspections carried out on a 6 monthly basis involving discussions with applicants where possible
 - Telephone calls and e-mails to landowners and developers to verify the prospects for development and an indication of anticipated build rates – sites with proposals for 10 or more homes are contacted on a regular basis

CORE INDICATOR H2d: Managed delivery target

Purpose – to show how likely levels of future housing are expected to come forward taking into account the previous years performance

- 5.45 Reference to the trajectory Figure 5 produced later in this report provides an indication of future housing build rates required to meet the set target.

The Housing Trajectory

- 5.46 As stated earlier in this report our housing trajectory has been based on a 15-year supply of deliverable sites and advice produced by The Department of Communities and Local Government has been used to calculate anticipated delivery of housing completions in future years.

- 5.47 All sites in our opinion are **deliverable** in terms of producing likely housing completions within the next fifteen years. They are;
- **Available** at this point in time
 - **Suitable** in terms of providing an appropriate location for development now and will contribute to the creation of sustainable mixed communities, and
 - **Achievable** i.e. there is a reasonable prospect that housing will be delivered on these sites within the next twenty years.
- 5.48 Figure 5 and 6 indicate the anticipated delivery of housing over the next fifteen years, together with providing details of past completion rates and most recent housing targets, all which have been explained earlier in this report.
- 5.49 The managed delivery target indicates what needs to be achieved to ensure that house building rates meet the target figure. This figure reflects the annual number of completions needed to meet the housing target and bring it back on track. Use of a managed delivery line allows an assessment of whether past over/under supply will be addressed through future predicted completions.
- 5.50 The managed line has been calculated through the following method using the Core Strategy target from 2011/12 to 2026/27 (12,579) less the cumulative rate of completions divided by the number of years the plan strategy has left to run.

For example, for 2012/13 this equates to:-

Total cumulative target to 2026/27 (12,580¹³) less anticipated completions to that date (352) divided by 15 years = 815 additional houses required per year.

- 5.51 As can be seen from Figure 5 it can be considered that York has sufficient evidence to support a five year supply of housing, with an anticipated over-supply of 949 homes over the timescale. It should be noted that we anticipate a small deficit in supply in the short term (years 1 - 2 of the trajectory), however, once predicted completions take place on all assessed sites there will be an amount of flexibility in the supply should economic or market forces adversely affect delivery on housing sites over any part of the five year trajectory period.
- 5.52 An estimate of land take up has not been supplied within the table over the next five years. As conversions to existing houses do not require additional land together with the unknown land take up resulting from windfall sites, we believe that any figures regarding land take up at this time would not be meaningful.
- 5.53 Figure 7 charts the 'monitor' line and provides information as to whether the plan strategy is under or over providing at any one point in time during the trajectory period. This is calculated by adding completions, either past completions or projected completions at a cumulative rate and comparing it to the target.

Conclusions

- 5.54 In conclusion, this assessment indicates that there is a demonstrable 5 year housing land supply for the period up to 31st March 2017. This is based on a target of 4,029 homes (inclusive of a target of 635 homes for the monitoring year 2011/12) and City of York Council anticipates that a total of 4,978 homes shall be completed over the forthcoming 5 years. This represents **an oversupply of 949 homes** (or **23.55% above target**) and allows for a good degree of flexibility in supply should housing delivery slip on key sites.

¹³ As our Core Strategy plan period runs to 2030/31 the average target rises to 800pa compared to a lower average of 826 for this shorter time scale. This is a result of four additional years with a target of 855pa.

- 5.55 It is anticipated that in addition to the supply identified in the housing trajectory, further previously developed sites, which are as yet unidentified, will come forward for housing development over the lifetime of the Core Strategy. However, to ensure that York's housing needs can be met over the longer term, a number of future areas of search for urban extensions have been identified. A sequential approach will be taken to these areas and they will only be brought forward for development if there is insufficient brownfield land and other suitable sites with the sub regional City of York, large villages and villages to maintain a 10 year supply of land.
- 5.56 The delivery of housing will be monitored through the AMR to ensure that a continuous supply of deliverable sites is available and suitable to produce a range of housing types. The AMR would initiate a review of the Allocations DPD to bring forward the future areas of search for urban extensions if housing targets are not being achieved.
- 5.57 More recent falls in housing completion rates is a nation-wide issue and is expected to continue for the next year and possibly longer. Current adverse market conditions, most notably the lack of available credit for home buyers, have resulted in low demand for houses. However, York can evidence a healthy supply of deliverable housing land and the sites identified within our 5-year supply provide a reasonable assumption that sufficient homes will be built within the 5 years under normal market conditions.
- 5.58 On the back of this evidence there is no necessity for City of York Council to grant planning consent contrary to national and local policy in order to increase supply as this would not address the lack of demand, rather it may prejudice other national and local planning objectives.

Figure 5: Fifteen-year housing supply table

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
H2(a)	906	798	523	451	507	514																	
H2(b)							352																
H2(c) Net additional dwellings in future years	a) Net Additions							477	985	1066	1211	887	1098	1007	721	790	645	512	328	254	190		
	b) Hectares							N/A	N/A	N/A	N/A	N/A											
	c) Target	N/A	N/A	N/A	N/A	N/A	635	635	635	635	635	855	855	855	855	855	855	855	855	855	855	855	
Cumulative Completions	906	1812	2610	3133	3584	4091	352	829	1814	2880	4091	4978	6076	8114	8835	9625	10270	10782	11110	11364	11554		
Cumulative Target	N/A	N/A	N/A	N/A	N/A	N/A	635	1270	1905	2540	3175	4030	4885	5740	6595	7450	8305	9160	10015	10870	11725	12580	
Monitor – Over/Under Supply of Housing	N/A	N/A	N/A	N/A	N/A	N/A	-283	-441	-91	340	916	948	1191	1367	1519	1385	1320	1110	767	240	-361	-1026	
H2(d)	N/A	N/A	N/A	N/A	N/A	N/A	786	815	839	828	808	772	760	723	684	638	624	591	578	599	735	1216	

Figure 6: 15 Year Housing Trajectory Graph

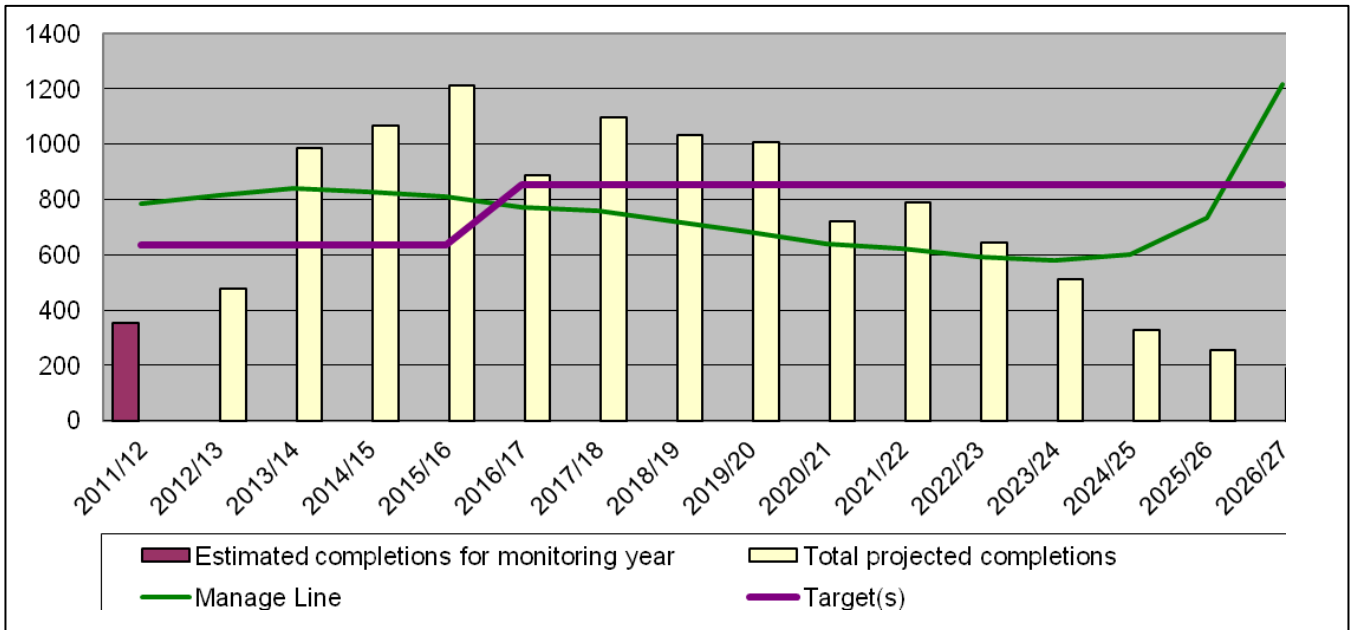
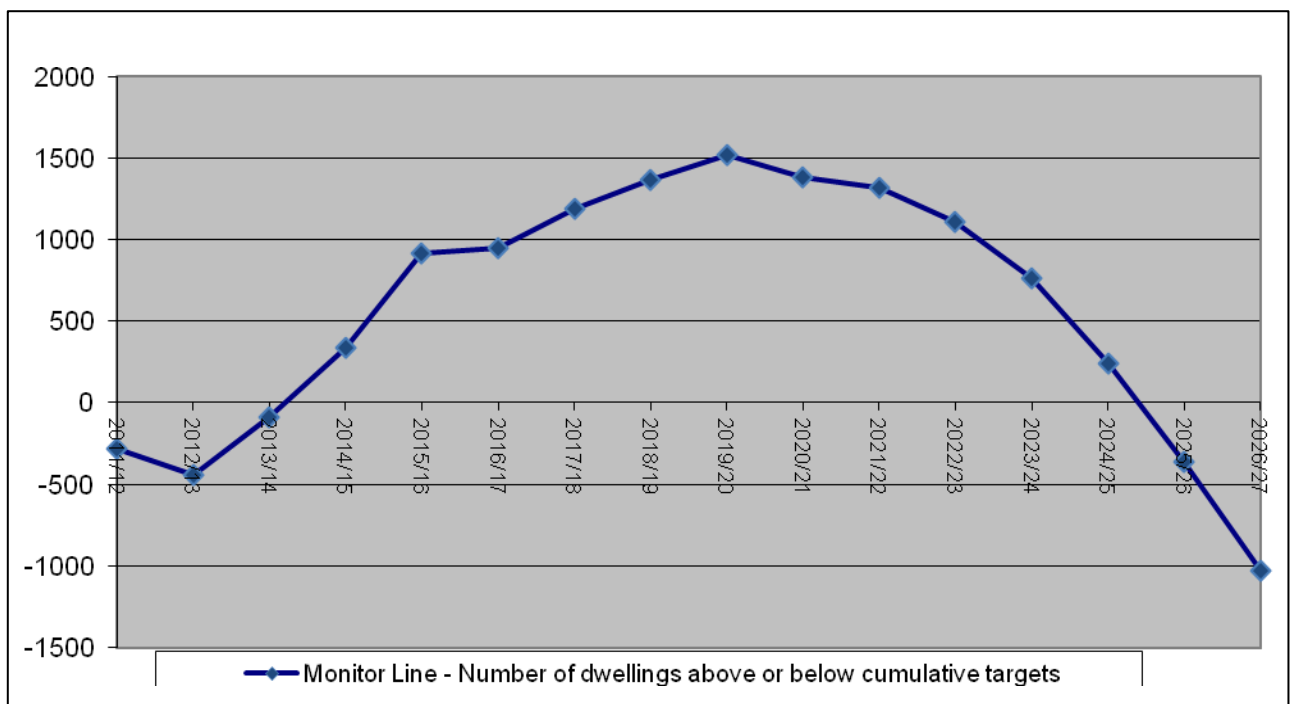


Figure 7: 15 Year Housing Monitoring Graph



Local Indicator:

Housing Consents and Unimplemented Planning Permissions

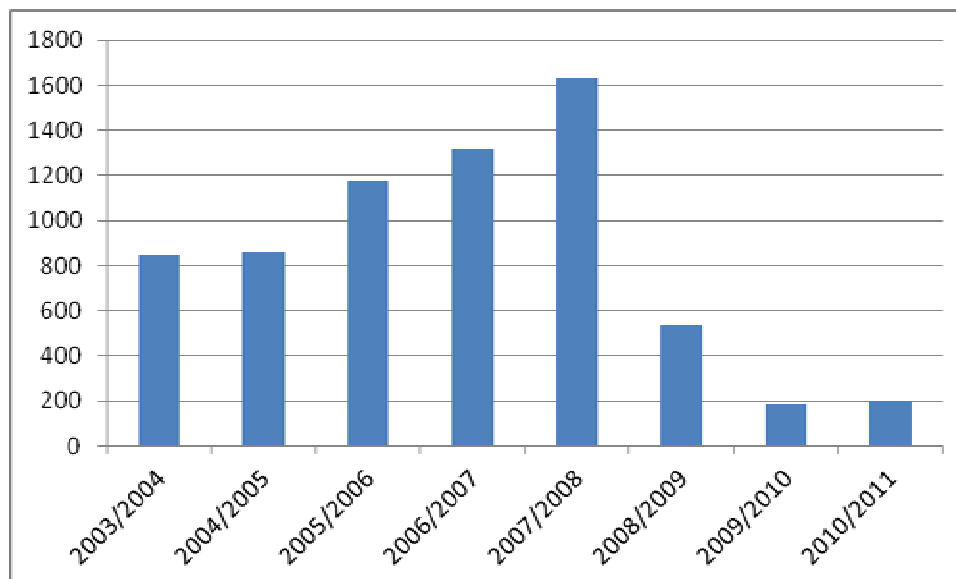
Historic Housing Consents (York)

5.58 A record of residential consents¹⁴ has been kept since 2003/4 and comprises details extracted from Development Management monthly reports together with records of residential planning applications won on appeal. As can be seen from figure 8 and Figure 9 below housing consents have dropped considerably over the last three years from a high of 1,629 net consents experienced during 2007/08. For the second consecutive year 2010/11 saw net residential planning consents fall **below 200 additional homes**. Over the period that records have been assessed an average of just below 843 planning consents have been granted annually.

Figure 8: Housing Consents 2003 to 2011

Year	Gross Housing Permissions	Net Housing Permissions
2003/2004	885	848
2004/2005	927	859
2005/2006	1218	1176
2006/2007	1359	1316
2007/2008	1700	1629
2008/2009	665	534
2009/2010	207	182
2010/2011	224	198
2003 to 2011	7185	6742

Figure 9: Graph of Housing Consents from 2003 to 2011



¹⁴ To avoid double counting reserved matters applications have not been included in the analysis

Housing Consents 2011/12

5.59 During the first six months of the current monitoring year residential consents have amounted to **124 net additional homes**. Whilst it is difficult to assess the level at which future sites are likely to be granted permission for housing during the remainder of the year, we may experience the low trend of more recent years. However, should both the Terry’s and Nestle development sites gain planning consent following the successful signing of S 106 Agreements within the next few months this could help to redress the balance.

National and Regional Approval Rates

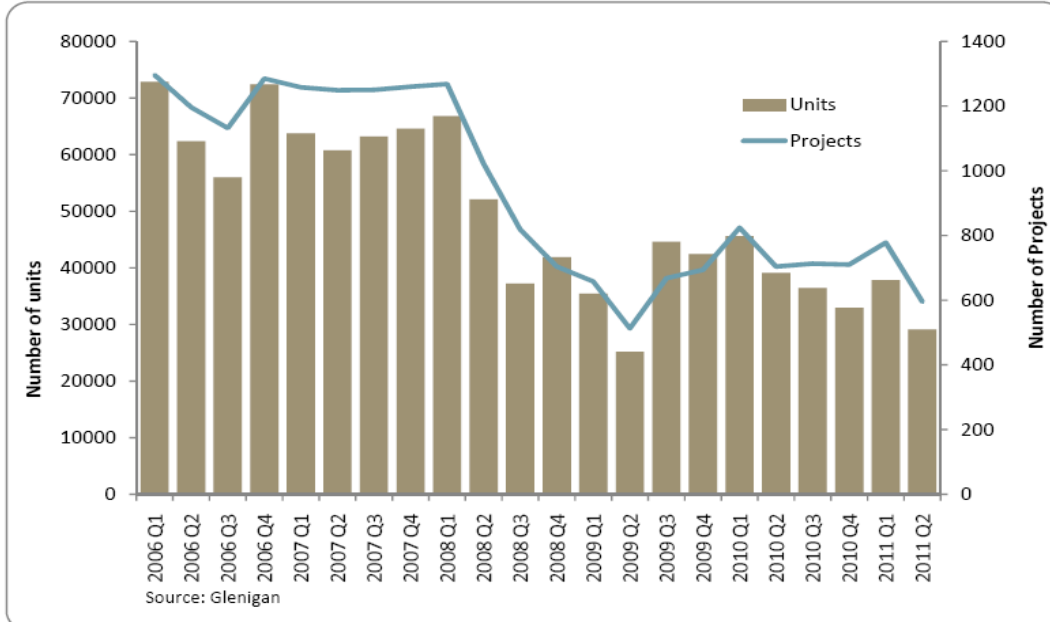
5.60 The Home Builders Federation (HBF) in its latest Housing Pipeline report of August 2011 highlights that there were 29,100 residential planning permissions¹⁵ granted during the second quarter of 2011 – 23 per cent less than the previous quarter, and 26 per cent less than the previous year. Figures from 2010 also indicate a drop in the number of planning permissions compared to previous years. Figure 10 below highlights approval trends since 2006.

5.61 Regionally the number of housing units securing detailed planning approval in Yorkshire and Humber has declined from a high of 7,667 during the first quarter of 2006 to 2,215 in Q2 of 2011, a drop of around 71%.

5.62 Nationally over the same period approvals have dropped from 72,853 to 29,100 resulting in a drop of slightly over 60%.

Figure 10: Graph of National Residential Planning Approvals 2006 to 2011

Chart 1: Residential planning approvals (Great Britain)



(Source: Graph Extracted from HBF Housing Pipeline Report of August 2011)

Unimplemented Permissions

5.63 A good indication of potential future housing supply can be made from the level of unimplemented housing consents that remain to be built at any one point in time. Figure 11 provides details of extant permissions at the end of each of the previous four

¹⁵ These figures only account for projects of 10 or more residential units

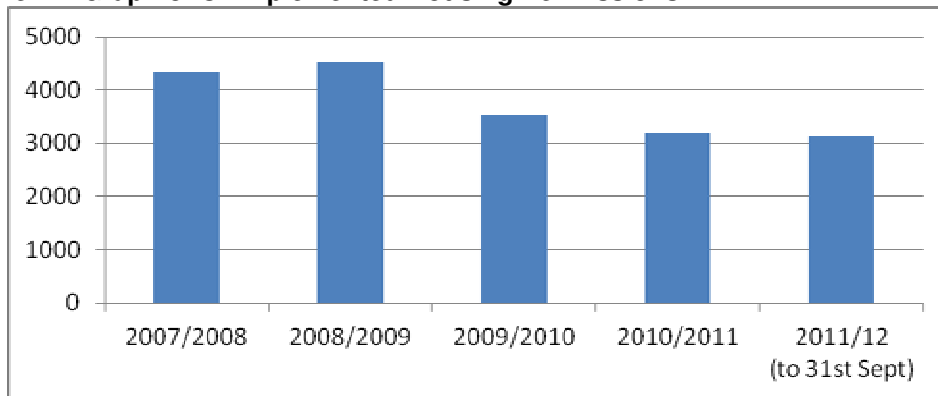
monitoring years (the latest figure updates the current monitoring year to 31st September 2011).

5.64 From a high of 4,518 extant permissions at 31st March 2009 figures have fallen by roughly 31% to 3,120 unimplemented permissions currently held within the system.

Figure 11: Historic Record of Unimplemented Housing Consents

Year	Gross Housing Permissions	Net Housing Permissions
2007/2008	4457	4331
2008/2009	4725	4518
2009/2010	3652	3537
2010/2011	3265	3190
2011/2012 (to 31 st Sept)	3186	3120

Figure 12: Graph of Unimplemented Housing Permissions



**CORE INDICATOR H3:
New and Converted Dwellings - on Previously Developed Land (PDL)**

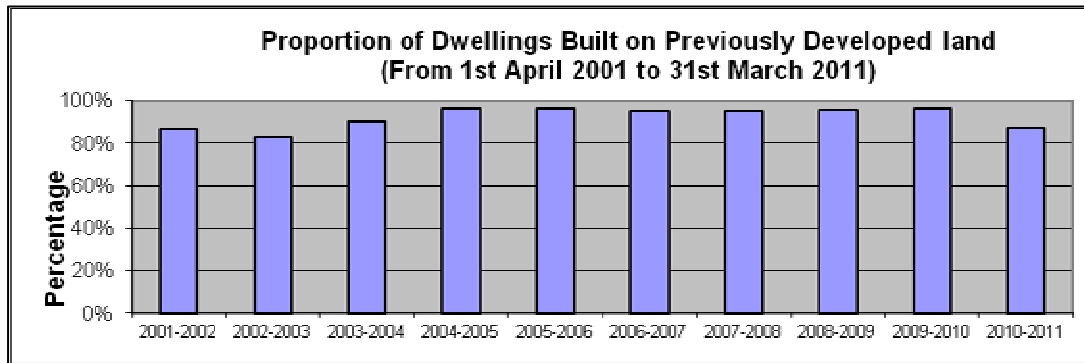
	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Average 2001-2011
Total Number of Dwellings Through New Build and Conversions	1020	844	669	1193	949	875	557	502	606	572	721.50
Gain of Dwellings Through New Build and Conversions on PDL	881	700	601	1145	914	828	528	478	581	497	665.60
BVPI 106:% of New Homes Built on PDL*	86.37 %	82.94 %	89.84 %	95.98 %	96.31 %	94.63 %	94.79 %	95.22 %	95.87 %	86.89 %	92.25%

Relevant Policies: SP6: Location Strategy H3b: Managed Release of Allocated Housing Sites	
Target:	
Targets For Dwellings on Previously Developed Land	
National Target¹	At Least 60% of additional housing should be provided on previously-developed land and through conversions of existing buildings.
Regional Target²	In Yorkshire and the Humber a target for 'prioritising housing development on brownfield land and through conversions to contribute to a regional target of at least 65% '.
Council Plan Target	The national Best Value Performance Indicator (BVPI) 106 monitors the percentage of new homes built on previously developed land. City of York Council has set itself a target of 65% brownfield development.
¹ PPS3 - Housing: Paragraph 41	² RSS12: Policy H2

Performance:

- 5.65 As highlighted by the above table the City of York has achieved high levels of housing development on previously developed land over the last ten years. An average of over 92% of all housing developments since 2001 have taken place on brownfield sites, well above all targets set at local, regional and national level.
- 5.66 It should be noted that following amendments to PPS 3 in 2010 regarding the definition of 'garden infill' development, this type of development is now regarded as greenfield rather than brownfield and as a result the proportion of previously developed land take up during this monitoring year has been marginally lower than is more recent years at slightly below 87%. Should a calculation be made using last years definition a figure of 97.37% would have been achieved in the local authority area.
- 5.67 The designation of garden land as 'previously developed' and therefore 'brownfield' around a decade ago led to an increase in the number of dwellings built on gardens in towns and cities. On 9 June 2010, the Government announces that it would reverse this decision and re-designate gardens as greenfield sites – meaning that the presumption is now against their development rather than in favour. The decision on the development of individual sites will now be in the hands of local authorities.
- 5.68 In accordance with PPS3 agricultural farm building conversions to housing are regarded as greenfield developments. With a large proportion of the York Local Authority area taken up by agricultural use it is likely that a supply of housing on this type of greenfield land will continue in future years. Of the seventy five dwellings completed on Greenfield sites in 2010/11 six (8%) came from this source.
- 5.69 Two large greenfield allocations (Germany Beck and Metcalfe Lane sites) were given approval following a public inquiry held in the summer of 2006, the anticipated 1,240 additional homes included within these schemes will no doubt lower the proportion of homes built on brownfield land within the authority area, however, future rates are still expected to remain above the national and regional targets for housing provided on brownfield sites.

Figure12: Proportion of Dwellings Built on Previously Developed Land 2000 – 2010



**Core indicator H4:
Net Additional Pitches (Gypsy and Traveller)**

	Permanent	Transit	Total
H4 Net Additional Pitches (Gypsy and Travellers)	0	0	0

Relevant Policies:

H16: Residential Sites for Gypsies/Travellers – City of York Local Plan
 CS8: Sites for Gypsies, Travellers and Showpeople – LDF Core Strategy – Submission (Publication) September 2011

- 5.70 Government guidance (PPS3) states that Local Planning Authorities should plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period with particular regard to Gypsies and Travellers.
- 5.71 During the monitoring period no applications were granted consent or won on appeal for net additional gypsy/traveller pitches, whilst no loss of existing pitches was experienced.
- 5.72 The Sub-regional Gypsy and Traveller Needs Assessment of 2008 identifies York as being an area of under supply and found a need for some 36 additional pitches and also shows a small demand for a permanent base for Showpeople in the area.
- 5.73 Within City of York boundaries there are three permanent gypsy and traveller sites all of which are council owned and are located at:
 - Water Lane, Clifton
 - Outgang Lane, Osbaldwick
 - James Street, York
- 5.74 In total the three sites provide 55 individual pitches, most of which are large enough for two caravans and one or two vehicles.
- 5.75 The registered number of travellers on the waiting list currently stands at 20, down by four since last year, whilst there is a turnover of approximately one plot per year.
- 5.76 It has been estimated that there were 3 unauthorised pitches within the authority area at 31st March 2011, representing a fall of over 60% since the same date in 2008.

Housing Density

LOCAL INDICATOR:

New Housing Development achieving the following minimum net housing densities:

- City Centre 75 dwellings per hectare;
- Urban area 50 dwellings per hectare;
- Suburban area 40 dwellings per hectare; and
- Rural area 30 dwellings per hectare

Location	Minimum Density Requirement (dpha)	Number of new dwellings built in 10/11	Number of dwellings achieving target
City Centre	75	19	12 (63.2%)
Urban Area	50	383	371 (96.9%)
Sub-Urban Area	40	69	54 (78.3%)
Rural	30	18	11 (61.1%)
Totals		489	448 (91.6%)

Relevant Policies:

Policy CS9: Housing Density – from the LDF Core Strategy – Submission (Publication) September 2011.

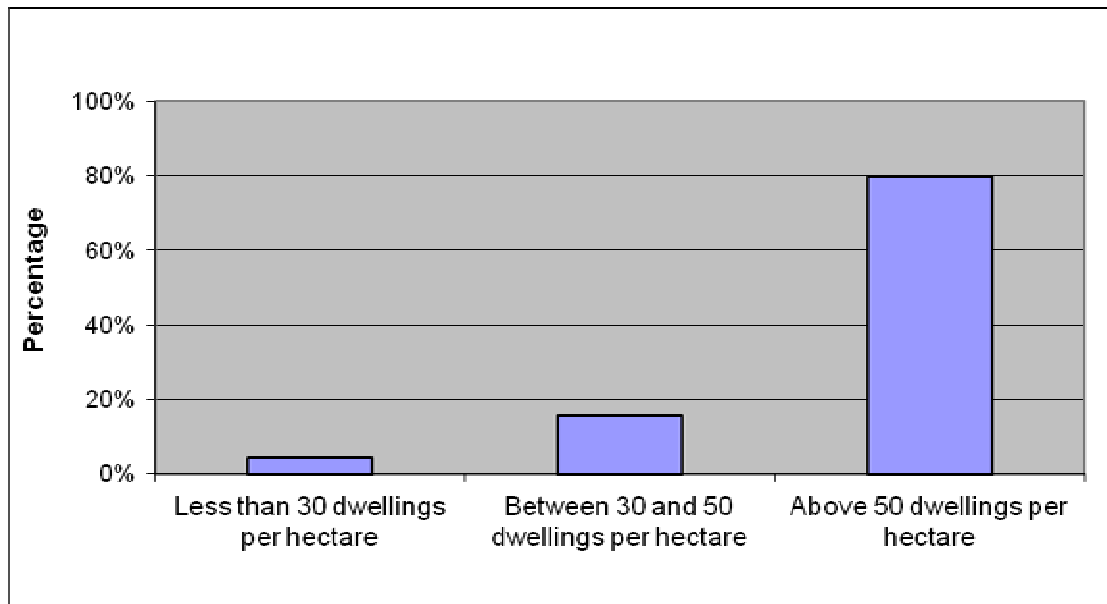
Targets:

- Planning Policy Statement 3: Housing (November 2006) stated that '30 dwellings per hectare (net) should be used as a national indicative minimum to guide policy development and decision making, until local density policies are in place'.
- In June 2011 the minimum density requirement was removed from PPS 3 stating Local Planning Authorities should now develop housing density policies having regard to:
 - The spatial vision and strategy for housing development in their area, including the level of housing demand and need and the availability of suitable land in the area.
 - The current and future level and capacity of infrastructure, services and facilities such as public and private amenity space, in particular green and open space.
 - The desirability of using land efficiently and reducing, and adapting to, the impacts of climate change.
 - The current and future levels of accessibility, particularly public transport accessibility.
 - The characteristics of the area, including the current and proposed mix of uses.
 - The desirability of achieving high quality, well-designed housing
- Within the Core Strategy CYC have set a range of densities across the plan area rather than one broad density range (see above).

Performance

5.77 Net density levels for new housing built over the 2010/11 monitoring period averaged just over 52 dwellings per hectare, well above the previous national density target of at least 30 dwellings per hectare. A total of almost 96% of all new dwellings achieved greater than 30 dwellings per hectare, and of this total around 80% were built at more than 50 dwelling per hectare (see Figure 13).

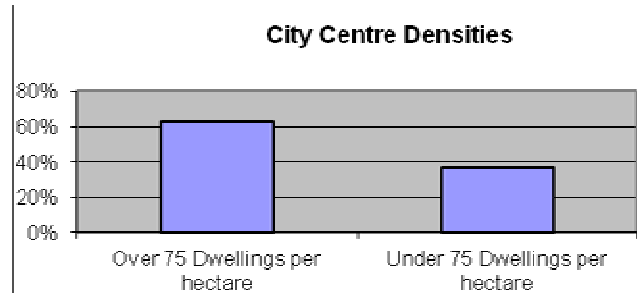
Figure 13: Densities Achieved Through New House Builds in York during 2010/11



- 5.78 Since the end of the last monitoring period the new coalition government announced the abolition of the minimum housing density target in an effort to encourage increased construction of family houses rather than flats. The move has been designed to provide councils with the ability to decide what level of density is appropriate for their areas and work with developers to deliver the right mix of homes for local communities and encourage greater numbers of family homes and affordable housing.
- 5.79 In figures 14 to 17, together with their associated charts, housing density has been assessed against the targets set in the City of York LDF Core Strategy Submission (Publication) September 2011. As an authority City of York Council has set out this range of densities across the plan area rather than one broad density range as suggested in PPS 3 paragraph 47.

Figure 14: City Centre Densities

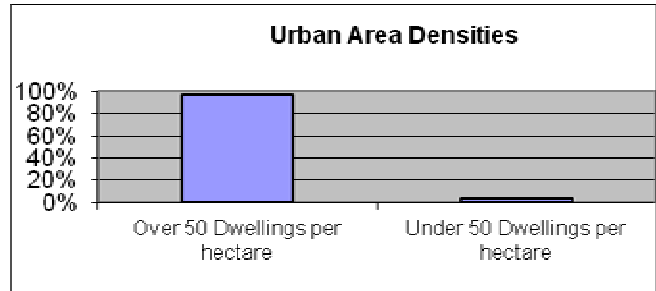
10/11 Completion Densities (City Centre)	Number of Dwellings	%
Over 75 Dwellings/ha	12	63.16
Under 75 Dwellings/ha	7	36.84
Totals	19	100%



Average density in City Centre = 81 dwellings/hectare

Figure 15: Urban area completion densities

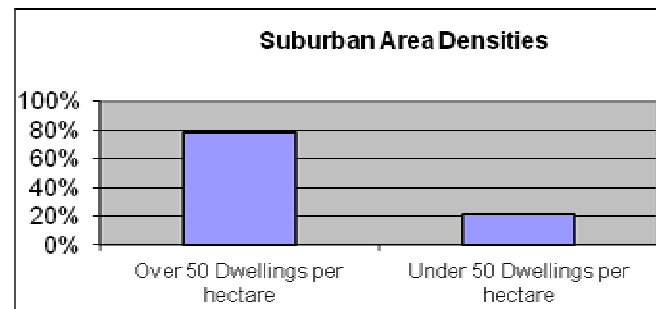
10/11 Completion Densities (Urban Area)	Number of Dwellings	%
Over 50 Dwellings/ha	371	96.87
Under 50 Dwellings/ha	12	3.13
Totals	383	100%



Average density in Urban Areas = 70 dwellings/hectare

Figure 16: Sub-Urban area completion densities

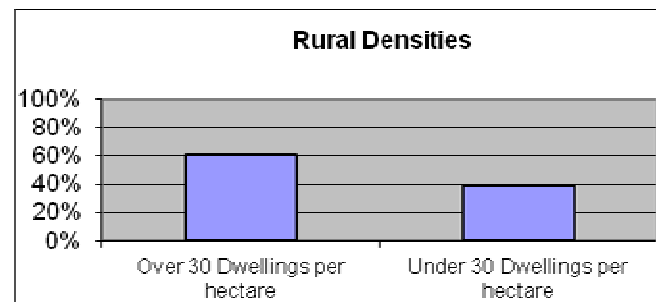
10/11 Completion Densities (Sub-Urban Area)	Number of Dwellings	%
Over 40 Dwellings/ha	54	78.26
Under 40 Dwellings/ha	15	21.74
Totals	69	100%



Average density in Sub-Urban Areas = 40 dwellings/hectare

Figure 17: Rural Completion Densities

10/11 Completion Densities (Rural Areas)	Number of Dwellings	%
Over 30 Dwellings/ha	11	61.11
Under 30 Dwellings/ha	7	38.89
Totals	18	100%



Average density in Rural Areas = 14 dwellings/hectare

5.80 The above tables illustrate new build housing densities within the four areas defined in the Core Strategy i.e. City Centre, Urban, Sub-Urban and Rural Areas. High density levels have been achieved over the twelve-month period in both City Centre and Urban locations, whilst the average density achieved in the Sub-Urban area matches the target set. It should be noted, however, that over 39% of dwellings completed within Rural Areas fell below a density target of 30 dwellings per hectare.

Affordable Housing

- 5.81 Improving the quality and availability of decent affordable homes in the city continues to be one of the main priorities of City of York Council and has been identified as such within the Corporate Strategy 2009-2012 and continues to be referred to with similar significance in The Council Plan 2011 - 2015.
- 5.82 In February 2003 the Third Set of Changes to the Local Plan proposed to increase the required levels of affordable housing on qualifying sites from 25% in urban areas to 50%. Changes were also made to threshold levels for affordable homes in small villages. The amendments were approved for development control purposes in April 2005 in the Fourth Set of Changes to the Local Plan and have implications on all qualifying sites granted permission from that date. Completions of affordable homes during the course of 2010/11 resulted from schemes approved before and following these amendments, hence, the full impact of the most recent policy changes will become more evident in future monitoring reports.
- 5.83 Following the results of the Affordable Housing Viability Study (2010) produced by Fordham Research on behalf of the Council to meet PPS3 requirements, the Council has adopted interim affordable housing targets (Dec 2010). These targets reflect current market conditions and approved in the interim to speed up the negotiation process by reducing the need for a full viability appraisal where the application meets the required target. The LDF Core Strategy Submission affordable housing policy is based on this 'dynamic model' interim approach whereby sites large enough to accommodate two or more homes will provide affordable housing. It requires an off site contribution or a range of targets from 20% depending on size of site, whether the site is Brownfield or Greenfield and related viability issues.
- 5.84 Given that the interim approach was not approved until December 2010, it is expected that completions in this monitoring period will relate to applications approved in accordance with the H2 Policy.

CORE INDICATOR H5: Gross Affordable Housing Completions			
Affordable Housing Secured Through Every Source	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5: Gross Affordable Housing Completions	153	129	282
Housing Supplied Through The Planning System		Total Completions 2010/11	
Net Additional Dwellings to Housing Stock		514	
Net Additional Affordable Homes provided		238	
% Of new homes built that are affordable dwellings		46.30%	
Relevant Policies:	City of York Development Control Local Plan (April 2005) H2a: Affordable Housing CYC Interim Affordable Housing approach (Dec 2010) Yorkshire and Humber Plan Regional Spatial Strategy H4: The provision of Affordable Housing Local Development Framework Core Strategy – Submission (Publication) September 2011 CS10: Affordable Housing		

Target:

- 50% of new housing developments on:
 1. Sites of 15 dwellings/0.3 hectares or more in urban areas, and
 2. dwellings/0.03 hectares or more in villages with less than 5,000 population should be affordable housing¹
- City of York Strategic Housing Market Assessment produced in June 2007 identifies a need of an additional 1,218 affordable homes each year over the next five years.

¹Lower targets previously agreed in Local Plan allocations or where clearly set out in approved Development Briefs will be reassessed down from 50% where the developer can demonstrate financial loss against previous land acquisition price.

National Indicator 155: Number of affordable homes delivered (gross)

Definition – Total supply of social rented housing and intermediate housing

Targets 2009/10	Targets 2010/11	Targets 2011/12	Affordable Homes Provided 2009/10	Latest 2010/11	On Target	Improving (from 2009/10)
146	252	Not set	130	282	Yes	Yes

5.85 The Local Development Framework Strategic Housing Market Assessment produced in June 2007 shows an overall need for 1,218 new affordable dwellings per annum for the next five years in York, based on The Department for Communities and Local Government methodology. This highlights the fact that affordable housing provision is a serious issue to be addressed especially in light of lower levels of housing completions experienced during more recent years. A Joint York and North Yorkshire Strategic Housing Land Availability Assessment is currently being prepared. The results of this document will feed into future AMRs after its anticipated release early in 2012.

Performance (Gross Supply)

5.86 In accordance with National Performance Indicator (NPI) 155 which measures the gross supply of affordable housing, York experienced an additional **282** affordable housing completions during the 2010/11 monitoring period. This figure includes all homes provided as a result of planning consents, together with acquisitions and provisions that do not require planning permission.

5.87 Planning Policy Statement 3 states, ‘The Government defines affordable housing as including **social-rented** and **intermediate** housing’ and can include pitches on Gypsy and Traveller sites owned and managed by local authorities or registered social landlords.

5.88 Social-rented housing includes housing owned by local authorities and registered social landlords for which guideline target rents are determined through the national rent regime (as set out in the ‘Guide to Social Rent Reforms’ published in March 2001. Also included is housing owned by other persons and provided under equivalent rental agreements and agreed with the local authority or funded with a grant from the Housing Corporation under the Housing Act of 2004.

5.89 Intermediate housing includes homes at prices or rents above those of social-rent but below market prices or rents. This may include shared equity products such as HomeBuy and intermediate rents (i.e. rents above social-rented level but below market rents).

- 5.90 In York a discounted sale model has been established with house builders and Registered Social Landlords in order to realistically address affordable housing need. Effective discounts of between 50 and 70% off open market value have generally resulted from setting an affordable initial sale price.
- 5.91 A breakdown of affordable housing supply shows that 153 social rented homes and 129 intermediate rental or discount sale homes were provided over the monitoring period.
- 5.92 Further analysis reveals that 104 affordable homes were delivered through the National Affordable Housing Programme, a further 135 through Section 106 Schemes, whilst the remaining 43 were provided through other programmes such as Homebuy Direct, Golden Triangle HomeBuy Plus and Homesave Plus (Golden Triangle Mortgage Rescue Scheme).

Performance (Through Planning Consents)

- 5.93 During the twelve months of the monitoring period
- A total of 238 additional affordable homes were provided following planning approvals¹⁶ on nine sites¹⁷ throughout the City of York area.
 - From a total of 514 net additional dwellings for the year this represents 46.3% being affordable homes (see Figure 18).
 - Of the nine planning gain sites where affordable housing had previously been negotiated, a total of 365 dwellings were completed. Affordable home completions on these sites equates to 65.21 % of all completions and represents both a higher proportion than the pre-2005 target and the amended affordable housing policy target
 - The proportion of affordable housing is so high as a number of additional homes were purchased on sites that had stalled due to poor market conditions. Purchasing the surplus homes increased the supply of affordable housing and kick-started the developments to ensure building work could begin or progress.
 - Of the nine sites providing affordable housing, two schemes provided 100% affordable housing¹⁸ and on the remaining seven sites, four sites have had affordable housing provision negotiated above 50% of the total scheme.

Figure 18: Number of affordable housing completions

	Planning gain sites with affordable housing agreed and where completions took place in 2009/10	Planning gain sites with less than 25% agreed affordable housing	Planning gain sites with between 25% and 50% agreed affordable housing	Planning gain sites where above 50% affordable housing has been agreed
Number of sites	9	2	1	6 (see footnote 3 above)
Total dwelling completions on these sites	365	43	27	295
Number of affordable housing completions	238	8	17	213

¹⁶ Affordable homes monitored through the planning system only include Use Class Order C3 (dwellinghouses) as defined in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

¹⁷ Out of a total of 94 sites developed for housing during 2010/11.

¹⁸ 100% affordable housing schemes have been provided on sites managed by Registered Social Landlords/CYC through acquisition and conversion or new build.

- 5.94 Previous permissions at the pre 2005 policy level of 25% affordable housing and on sites of less than 25 dwellings are still being constructed and in some cases have not yet started. It may, therefore, take several years before larger sites commence at the post 2005 policy target level of 50% (or more accurately, at the level agreed through negotiation and appraisal of site viability).
- 5.95 A breakdown of house types and size based upon bedroom numbers is provided in Figure 19. This reveals that two thirds of completions were houses and the remainder were flats whilst almost 95% of properties had two or more bedrooms.

Figure 19: Housing mix through affordable housing completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached/Semi/Town House	0	34	12	15	0	61	26.52
Flat/Apartment/Studio	0	169	0	0	0	169	73.48
Totals	0	203	12	15	0	230	
%	0.00	88.26	5.22	6.52	0.00		

- 5.96 By comparison the 2007 Strategic Housing Market Assessment for York identifies a requirement of 64% of completions to be houses. As stated above sites approved pre 2005 are still being constructed, these were characterised by flats, and therefore accounts for the high percentage of 2 bed flats. However, recent consents include more 2 and 3+ bedded family housing to meet our priority need.
- 5.97 The large proportion of apartments is also a reflection of the large numbers of homes that have been purchased on stalled developments. The market for apartments was particularly hard hit by the economic downturn and consequently this dwelling type presented the most significant opportunities to buy additional homes.

Local Indicator:

Housing Mix

Government advice to Local Authorities in recent years has been to encourage the development of mixed and balanced communities by ensuring that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics. PPS3 states that the key characteristics of a mixed community are variety of housing, particularly in terms of tenure and price and mix of different households such as families with children, single person households and older people.

The Government’s household projections indicate a projected increase in the number of new households over the longer term with the accepted view that a large part of this will be through a change in the composition of households especially in an increase in one-person households. Local authorities should adopt policies that secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their areas to accommodate the anticipated future demand.

Our most recently completed Strategic Housing Market Assessment (June 2007) (SHMA) includes details of the mix of houses and flats required, together with the demand for the number of bedrooms needed by households.

A summary of the requirements indicate that there is demand for 64% houses and 36% flats, with a requirement of 21% 1 bedroom, 29% 2 bedroom, 29% 3 bedroom and 21% 4+ bedroom properties.

Housing mix has been monitored for the last 8 years with the resulting proportions of property type and size highlighted in figure 20 to 22..

Figure 20: 2003-2011 Housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	5	29	76	248	106	464	7.83%
Semi-detached House	10	60	240	58	10	378	6.38%
Detached Bungalow	7	33	43	30	2	115	1.94%
Semi-detached Bungalow	8	64	5	0	0	77	1.30%
Town House/Terraced House	23	297	564	316	67	1267	21.39%
Flat/Apartment/Studio	1038	2485	88	7	4	3622	61.15%
Totals	1091	2968	1016	659	189	5923	
%	18.42%	50.11%	17.15%	11.13%	3.19%		

Figure 21: 2003 - 2011 Housing mix by number of bedrooms

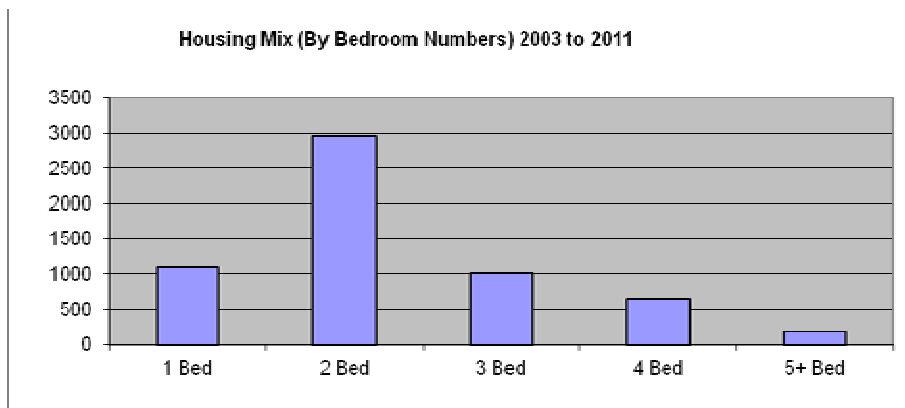
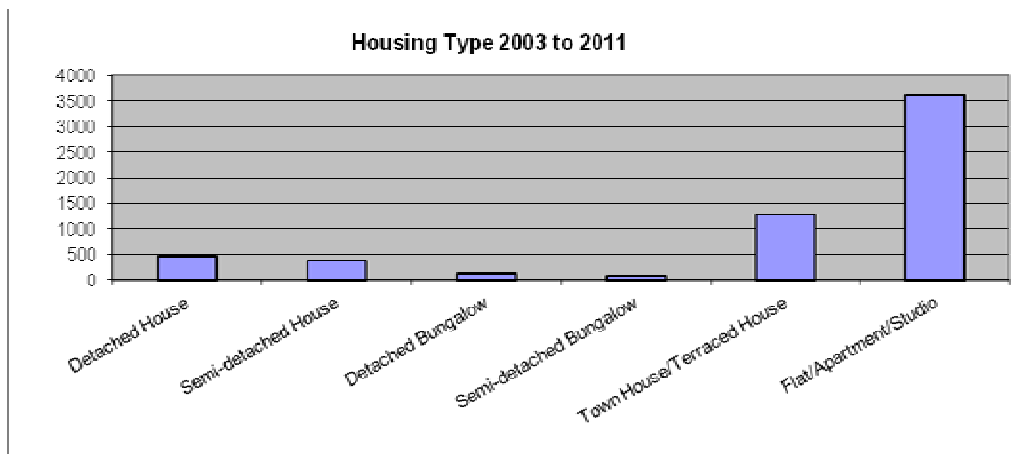


Figure 22: 2003 - 2011 Housing mix indicated by house type



5.98 As can be seen from these tables, rather than supplying the needed two thirds of houses, in recent years around 39% have been provided. A disproportionate amount of 1 and 2 bed properties have been built amounting to around 69% of the total, as opposed to the need for around 50%.

Figure 23: 2010 - 2011 housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	1	2	10	36	10	59	10.31%
Semi-detached House	0	4	17	0	1	22	3.85%
Detached Bungalow	1	5	2	3	0	11	1.92%
Semi-detached Bungalow	1	19	0	0	0	20	3.50%
Town House/Terraced House	1	25	32	22	10	90	15.73%
Flat/Apartment/Studio	56	314	0	0	0	370	64.69%
Totals	60	369	61	61	21	572	
	10.49%	64.51%	10.66%	10.66%	3.67%		

5.99 Over the last twelve months a large proportion of flats have been completed compared to houses and the number of bedrooms per property targeted in the SHMA was not achieved. For the monitoring period 75% of households were either 1 or 2 bed properties, whilst just 35% were houses.

Figure 24: 2010/11 Housing mix by number of bedrooms

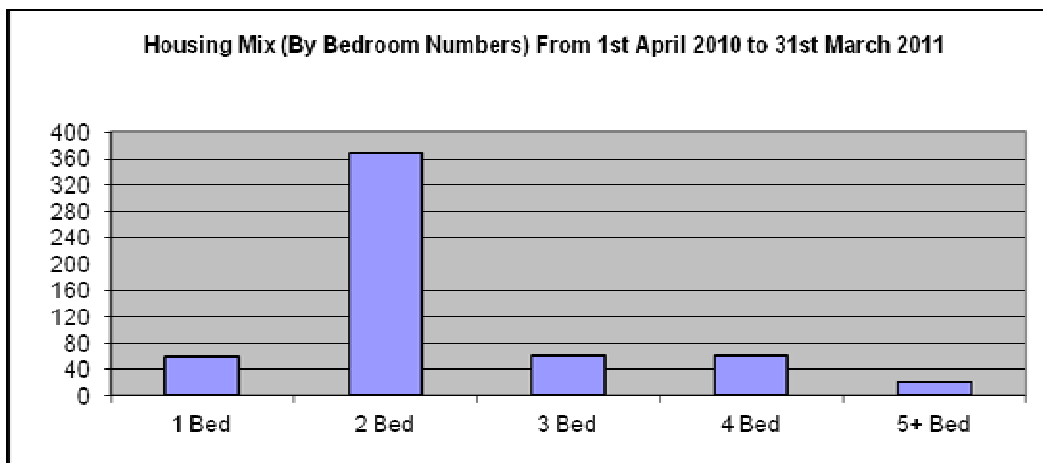
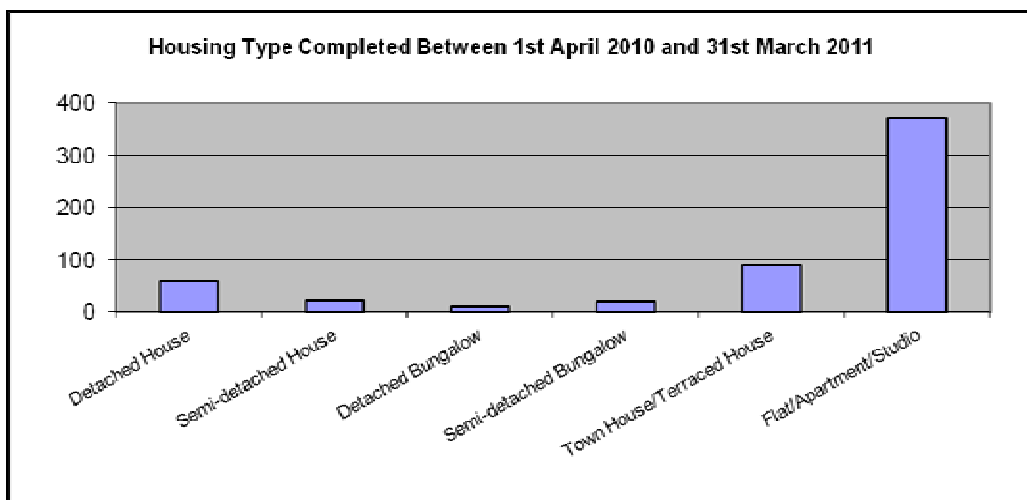


Figure 25: 2010/11 Housing mix indicated by house type



**Core Indicator H6:
Housing Quality – Building for Life Assessments**

- 5.100 Building for life is the national standard for well-designed homes and neighbourhoods, it is led by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation and backed by the Housing Corporation, English Partnerships, Design for Homes and the Civic Trust.
- 5.101 Good quality housing design is considered to improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for life promotes design excellence and celebrates best practice in the house building industry.
- 5.102 Twenty Building for Life criteria are assessed to embody the partners' vision of functional, attractive and sustainable housing. These principles are founded on government policy and on guidance developed by CABE in partnership with Design for Homes. New housing developments are scored against the criteria to assess the quality of their design at both the pre-planning and post construction phases.
- 5.103 The twenty criteria are laid out in a series of questions to evaluate the quality of a new development and fall into four broad categories for assessment, these being;
- Environment and community
 - Character
 - Streets, parking and pedestrianisation
 - Design and construction
- 5.104 Informal assessments can be carried out by anyone, however, formal assessments can only be carried out by an accredited Building for Life Assessor.
- 5.105 In the absence of a fully accredited assessor, and similar to many local authorities, City of York Council is not in a position to monitor this indicator for this years report. CABE had announced that they were setting up a nationwide network of 500 accredited assessors to enable new housing schemes to be evaluated against the Building for Life criteria.
- 5.106 CABE was committed to training at least one individual in every local authority in England to use Building for Life as an assessment tool. By 2011 CABE was to provide training, accreditation, support and monitoring free of charge, this should have enabled monitoring of this indicator in forthcoming years.
- 5.107 In 2010 the Government announced that it would withdraw public funding from CABE and whilst a replacement body brought about by a merger with the Design Council, a chartered charity, it has a much reduced workforce and at this time it is unclear whether the training and support for assessors within local authorities will continue.

Local Indicator: New Housing – Key Access to Services

Amount of new residential development within 30 minutes public transport time of:	Total Number of Dwellings	% of Total Dwellings
GP	566	99.0
Hospital (incl. St Helens and White Cross Community Hosps)	549	96.0
Hospital (York Hospital only)	543	94.9
Primary School	566	99.0
Secondary School	565	98.8
Area of Employment	566	99.0
Major Retail Centre	563	98.4

Relevant Policies: SP8: Reducing Dependence on the Car
T7c: Access to public transport

Targets:

City of York Council Development Control Local Plan (April 2005) through policy T7c: Access to Public Transport states:

All new built development on sites of 0.4 hectares or more should be:

- a) Within 400 metres of a bus service offering a day time frequency of 30 minutes or better; or
- b) Within 1000 metres of an existing railway station

Where the proposed development is greater than 100 dwellings or 5,000 square metres (gross floorspace), the required frequency will be 15 minutes.

Where these frequencies are not available developers will be expected to fund the provision of an appropriate public transport service from when the first unit is occupied to a minimum of 2 years after the development is 95% occupied.

In all new development site layouts should provide appropriate infrastructure to accommodate bus services including the provision of direct, safe and convenient access to stops and the provision of alternative routes for buses where required to avoid traffic congestion.

Performance:

5.108 The table for this local indicator has been compiled from new residential completions data that was run through Accession, a computer programme set up to analyse accessibility of developments against the requested public facilities, employment areas and retail centres as determined by The Department of Communities and Local Government (DCLG).

5.109 In general the table indicates the success of our accessibility policies with results of around 99% being achieved for developments within 30 minutes public transport time of GPs, primary and secondary schools, areas of employment and major retail centres. The one category that achieved below 95% was for developments with access to a hospital, these sites were generally in the more rural locations within our authority boundary or on the fringe of the built up area. When we included the local community hospitals in the analysis for a comparison, slightly higher results were achieved (see results table above).

- 5.110 Targets set in the Development Control Local Plan (April 2005) through policy T7c: (see Targets) have not been measured against this year due to resource constraints, however, it is hoped that in future Annual Monitoring Reports this may be possible.

Environmental Quality

Flood Protection and Water Quality

- 5.111 Planning Policy Statement 25: (December 2006) sets out Government policy on development and flood risk. The aims of this document are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall. Local planning authorities should ensure that flood risk is properly taken into account in the planning of developments to reduce the danger of flooding and the damage that floods cause. Guidance is provided to planning authorities, developers, the public and the Environment Agency on a wide range of measures to ensure flood risk is fully taken into account when dealing with applications for development.
- 5.112 Flooding is an important land use consideration for the City of York and policy GP15a of the Development Control Local Plan provides direction for development in York based upon Government guidance.
- 5.113 The City of York is situated at the confluence of the Rivers Ouse and Foss and the eastern boundary of the authority area is marked by the River Derwent, consequently the flood risk this generates, all applications in York that may increase the risks of flooding are consulted on by the Environment Agency, British Waterways and the relevant Internal Drainage Board before being determined.

CORE INDICATOR E1:

Number of Planning Permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Number of planning permissions objected to by the Environment Agency on flood defence grounds in 2009/10	8
Planning applications refused	4
Planning applications withdrawn	1
Planning permission granted where EA objection has been withdrawn as a result of receipt of an acceptable Flood Risk Assessment or amended plans or additional information	3
Planning permissions granted against EA advice	0
Number of planning permissions objected to by the Environment Agency on water quality grounds in 2009/10	0
Planning applications refused	0
Planning permissions granted against EA advice	0

Relevant Policies: GP15a: Development and Flood Risk
(City of York Development Control Local Plan (April 2005))

Target: No target identified

Performance:

- 5.114 All advice provided by the Environment Agency is considered carefully by City of York Council members and officers alike and of the eight applications objected to by the EA on flood risk grounds all were either refused, withdrawn or permitted following receipt of amended plans, additional information or had Flood Risk Assessments carried out that were acceptable subject to conditions placed in the planning approval.
- 5.115 During the monitoring period no objections were received from the Environment Agency (EA) on water quality grounds.
- 5.116 For a full list of all applications objected to by the Environment Agency during 2010/11 on water quality and flood risk grounds please see Annex 5.

Safeguarding of Existing Historic Environment

Local Indicator : Safeguarding existing Historic Assets

The amount of planning applications referred to English Heritage 2010/11

- 5.117 Over the twelve-month monitoring period, planning applications referred to English Heritage, due to the impact on the historic environment within the City of York boundary, have been recorded and assessed in order to ensure that due care is made to protect the numerous important historic buildings present within the authority area.
- 5.118 As indicated in Figure 26 below, a total of 77 applications were referred to English Heritage - none of which have been granted permission contrary to an unresolved objection.

Figure 26: Outcome of planning applications referred to English Heritage in 2010/11

	Referred to English Heritage	Approved Despite Sustained Objection
Number of Applications	77	0

- 5.119 For a comprehensive list of all applications referred to English Heritage see Annex 6 to this report.
- 5.120 Currently there are no qualifying buildings on The Heritage at Risk Register 2011 in York. The Register, published annually, brings together information on all Grade I and II* listed buildings, and Scheduled Ancient Monuments known to English Heritage to be 'at risk' through neglect and decay, or vulnerable to becoming so.
- 5.121 In 2009/10 English Heritage for the first time incorporated conservation areas into the Register and from a total of 35 conservation areas, within York three were noted as being at risk, these being:-
- Strensall CA
 - Towthorpe CA
 - Racecourse/Terry's Factory CA
- 5.122 Since that time these three areas have been prioritised and appraisals have been carried out on all the conservation areas highlighted – an improvement scheme for the Racecourse/Terry's Factory CA has since been approved.

5.123 During 2010/11 some of the key facts revealed by the Heritage at Risk Register are that:-

- Nationally 3.0% of grade I and II* listed buildings are at risk – In Yorkshire and the Humber this rises to 4.2% (93 sites)
- Nationally 6.6% of conservation areas surveyed are at risk – Regionally 6.2% (52) are at risk
- Nationally 16.9% of scheduled monuments are at risk – Regionally this rises to 26.7% (701 sites)
- Nationally 6.4% of registered parks and gardens at risk – In Yorkshire and the Humber 12 of our 117 sites are at risk (10.3%)
- Of the 43 registered battlefields in England, 6 are at risk – of the 7 registered battlefields in Yorkshire and the Humber 4 are at risk
- Of the 46 protected wreck sites off England's coast, 7 are at risk. Regionally the 1 protected wreck site is not at risk.

Biodiversity

5.124 City of York Council sets out in Chapter 3 of the Development Control Local Plan (April 2005) their commitment to protect and enhance the nature conservation and biologically diverse resources of the City by ensuring that there is a properly balanced consideration of nature conservation and biodiversity interests against the need for development and economic growth. Wherever possible, opportunities will be taken to enhance the ecological diversity of the District as the area already boasts a range of sites and habitats of exceptional nature conservation value.

5.125 The objectives set out in Chapter 3 of the Development Control Local Plan regarding conservation and amenity are set out below:

- To conserve species and habitats of significance in order to maintain biodiversity;
- To ensure new development is compatible with nature conservation and biodiversity;
- To promote public awareness, understanding and the general accessibility of existing nature conservation sites, to restore degraded habitats, and to create new wildlife habitats wherever possible and improve biodiversity;
- To promote the provision of new woodland and increased tree and vegetation cover.
- To conserve wetland habitats of importance for nature, wildlife and biodiversity.

5.126 The LDF Core Strategy will also seek to present issues and options on the management of the Natural Environment and also help deliver protection and enhancement of nature conservation, biodiversity and valued landscapes within the City of York. The Green Infrastructure of York is a key priority for the LDF process and work has continued towards ensuring that it is embedded within the Core Strategy in an appropriate way along with the production of a Green Infrastructure Supplementary Planning Document (SPD). This SPD will provide the detail to supplement the strategic objectives, targets and policy within the Core Strategy.

CORE INDICATOR E2:

Change in areas and population of biodiversity importance, including:

- Loss and addition of priority habitats and species (by type); and
- Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Relevant Policies: NE4a: International and National Nature Conservation Sites

NE5a: Local Nature Conservation Sites

NE7: Habitat Creation and Protection

Targets: No identified targets, see objectives in

A) Change in areas (ha) of biodiversity importance

	Loss	Addition	Total Change
Area of Biodiversity	5.75	223	217.25

B) Total area (ha) of biodiversity importance in LA as of 31 March 2011

Total Area	1624.93
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National Indicator 197: Improved Local Biodiversity –proportion of Local Sites where positive conservation management has been or is being implemented

Definition – Performance is calculated as a percentage of all Local Sites in the local authority area where positive conservation management has taken place up to five years prior to the reporting date (31st March)

2008/09 Original data set	New Target 2009/10	Targets 2010/11	Targets 2011/12	Latest 2011/12	On Target for current year	Improving (from 2008/09)
40.0%	32% Act 32%	38% Act 38%	45%	42%	No	Yes

Performance:

- 5.127 The initial 'City of York Biodiversity Audit' in 1996 was commissioned by the then English Nature and City of York Council as a first step towards implementing Government policy at the local level and was essentially a review of the City's known wildlife resource. It was not intended as a local strategy or action plan. This audit has formed the basis of conserving sites of nature conservation interest in York since it was produced. The decision to develop the LDF however, has meant that all of the existing data needed to be reviewed, not only because of the length of time since information had been collected but also because in the intervening years additional sites of interest and unusual species had been discovered. A new Biodiversity Audit for York has been completed and this identifies new potential Sites of Importance for Nature Conservation (SINC) and assesses these alongside existing ones to see if they have sufficient value to be designated as a SINC. The North Yorkshire SINC Panel as part of the formal designation process has considered these sites.
- 5.128 From the previous review, 41 sites had been identified as being of significant interest for wildlife, i.e. of SINC quality, in addition to the 9 Sites of Special Scientific Interest (SSSI), 3 of which also have international designations as Ramsar sites (wetlands), Special Protection Area's (SPA's for birds) or Special Areas of conservation (SACs for habitats). A review of the original SINC sites has identified that 35 still fulfil SINC criteria whilst 5 are proposed for de-notification, either because their value has decreased or because they were never of sufficient interest to fulfil the new criteria. As

such they have been moved to the list of sites of interest. A further 52 new sites have been identified as fulfilling the requirements for designation as SINC's. There are a further 13 sites that are close to SINC quality but where further information is required.

- 5.129 Over and above these, a further 130 sites have been identified as being of some wildlife interest but where this is insufficient to qualify them for designation. Such sites are though still of great significance for biodiversity and do therefore merit a level of consideration. Such sites are particularly valuable in the local context and when considering climate change and the establishment of habitat networks.

Figure 27 : SINC/Wildlife Sites

Title	Total No	Total Area	Total Length
SSSI's	9	895.08	18000
SAC's	3	714.75	18000
SPA's	1	36 ha (682 ha)	
NNR's	1	36 ha (682 ha)	
Total Statutory Protection	9	895.08	18000
Existing SINC's (retained)	34	450.3	5345
New Sinc's	40	186.80	3015
Candidate Sinc's -	12	25.80	21600
Candidate Sinc's - Possible	13	178.01	1125
Sinc Hedges	48		14156
Total Sinc (excl. hedges)	86	637.10	
Total Sinc (incl. hedges)	122		8360
SINC LNR's	3	54.65	
Non Sinc LNR's (1 prt SINC)	2	12.30	
Total LNR's	4	66.95	
Non SINC Sites with Social Value	1	5.30	0
Sincs to be De-notified	5	5.75	950
Sites of Local Interest (Not Sinc Quality)	116	429.51	21721
Created Sites	16	28.44	550
Total Sites of Local Interest (Not SINC value)	141	486.42	
Other sites(Unknown value)	16	60.30	750
Total Sites of Interest SSSI/SINC/LNR	134		

- 5.130 The Biodiversity Audit and the Biodiversity Action Plan (BAP) forms part of the evidence base for the LDF and sits behind the emerging Core Strategy informing its policies. The establishment of a new Biodiversity Audit has been critical to further development a Green Infrastructure SPD and the BAP. A Draft Green Infrastructure Strategy is due to be prepared in March 2012. Work on the BAP is continuing with work also currently being carried out on the City Of York Tree Strategy.
- 5.131 The Biodiversity Audit is complete and was presented to a Local Development Framework Working Group in January 2011.

Openspace

LOCAL INDICATOR:

Amount of eligible Openspaces managed to Green Flag award Status:

2009/10	Size (hectares)	Percentage of total Openspace in authority awarded to Green Flag status
Rowntree Park	10	1.7%
Glen Gardens	1.5	0.3%
West Bank Park	6.5	1%
Rawcliffe Bar Country Park	11.5	2%
Total	29.5 ha	5%

Relevant Policies:

GP7: Openspace

L1c: Provision of New Parks Openspace in Development

L1d: New Public Parks, Green Spaces, Woodlands and Wetlands.

Targets:

2005/2006: 2 Openspaces to Green Flag Award Standard

2006/2007 to 2008/2009: 3 Openspaces to Green Flag Award Standard

2009/2010: 4 Openspaces to Green Flag Award Standard

Performance:

- 5.132 The ODPM recognised that good quality openspace including parks and green spaces have an essential role to play in building sustainable communities, and enhancing people's quality of life in towns and cities. The Green Flag Award, which is administered by the Civic Trust on behalf of the Green Flag Advisory Board and the then Office of the Deputy Prime Minister, is the national standard for parks and green spaces in England and Wales. The Green Flag award target set was for 60% of all local authority areas nationally and 60% of local authority areas in receipt of Neighbourhood Renewal Funding to have at least one Green Flag Award by 2008.
- 5.133 The Green Flag Award Scheme was first launched in 1996 to recognise and reward the best green spaces in the country. The first awards were given in 1997 and it continues to provide the benchmark against which our parks and green spaces are measured. It is also seen as a way of encouraging others to achieve high environmental standards, setting a benchmark of excellence in recreational green areas.
- 5.134 Green Flag Award parks are judged against eight key criteria;
1. A welcoming place
 2. Healthy, safe and secure
 3. Clean and well maintained
 4. Sustainability
 5. Conservation and heritage
 6. Community involvement
 7. Marketing
 8. Management
- 5.135 For full details of these criteria please visit the Green Flag Award site at: www.keepbritaintidy.org/GreenFlag/Default.aspx

- 5.136 City of York Council surpassed this national target and achieved it's own target of 3 Openspaces attaining Green Flag Award Status for 2006/2007 to 2008/09. During the 2009/10 one further award was granted in the York area for Rawcliffe Bar Country Park, and during the 2010/11 monitoring period Clarence Gardens was added to this list bringing the total to 5.

Renewable Energy

- 5.137 To address Climate Change Local Authorities are advised to approach energy use within the context of the Energy Hierarchy, addressing sustainable construction and design as well as considering less polluting methods of energy generation. Policy GP5 in City of York Council's Development Control Local Plan (April 2005) recognises the authority's commitment to achieving key sustainability and climate change targets set by the government on renewable energy. New renewable energy schemes, which have no adverse impacts on the existing landscape are encouraged by the authority to reduce the emission of greenhouse gases.
- 5.138 In 2005 the Land Use Consultants produced a report entitled 'Delivering Sustainable Energy in North Yorkshire'. The report recommends adopting the energy hierarchy, covering sustainable design, incorporating energy use assessments, requiring on-site and stand alone renewable energy generation, including policies on Combined Heat and Power (CHP) and integrating with other policies and strategies. This evidence base was used to input into the RSS renewable energy targets and was also used to influence the preferred approach in the emerging Core Strategy.
- 5.139 A new renewable energy strategic viability study was commissioned for York which forms part of the LDF evidence base. The study, carried out by AEA consultants, provides a robust understanding of the key drivers and priorities for the development of renewable energy, as well as the demand for energy within the study area. It identifies the potential for renewable energy in York in spatial planning terms, investigates the deliverability and viability of renewable energy from large scale 'stand-alone' technologies (e.g. large-scale wind and biomass) through to integrated on-site options, assesses the potential contribution of renewable energy to the city's energy consumption and provides advice and recommendations on the deliverability of identified renewable energy targets through the emerging LDF.

CORE INDICATOR E3:

Renewable energy capacity installed by type

Relevant Policies: GP4a: Sustainability
GP5: Renewable Energy

Targets: Emerging LDF target

	Grid Reference		Energy type
	Easting	Northing	
Permitted installed capacity in MW	459633	452608	CHP providing 10% of energy demand
	456586	453474	3 banks of photovoltaics
	457384	451313	Solar Panels
	461801	456030	Solar Panels
	457732	445362	Wind turbine
Permitted applications stating % of sites energy use as renewable energy required	455853	453331	10% renewable energy conditioned
	461127	455030	10% renewable energy conditioned
	458391	454422	10% of use (biomass and solar thermal)
	459670	455493	10% of use (ground mounted photovoltaics)

Performance:

- 5.140 Planning permissions for 2010/11 have been monitored for applications for renewable energy schemes. There have been 5 recorded schemes this year. Several other applications have also been permitted where 10% of the anticipated energy demand on site will need to come from renewable sources but require further details of how this will be achieved.

Local Indicator: CO₂ reduction from local authority operations

Definition – Percentage CO₂ reduction from LA operations

New performance indicator no data collected or targets set

Local Indicator: Per capita reduction in CO₂ emissions in the LA area

Definition – Percentage reduction of the per capita CO₂ emissions in the LA Area

Year	Industry and Commercial	Domestic Kt CO ₂	Road Transport Kt CO ₂	LULUCF Kt CO ₂	Total Kt CO ₂	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
2005	556	461	307	3	1,327	189	7.0
2006	551	458	305	3	1,317	191	6.9
2007	461	440	306	3	1,209	193	6.3
2008	451	438	293	2	1,185	195	6.1
2009	404	398	283	2	1,088	199	5.5

(Source: DECC, 2011)

Local Indicator: Planning to Adapt to Climate Change

Definition – Local Authorities should report the level of preparedness they have reached against the 5 levels of performance, graded 0-4. The higher the number, the better the performance

Level 0 – Baseline (the authority has begun the process of assessing the potential threats)

Level 1 – Public commitment and prioritised risk-based assessment

Level 2 – Comprehensive risk-based assessment and prioritised action in some areas

Level 3 – Comprehensive action plan and prioritised action in all priority areas

Level 4 – Implementation, monitoring and continuous review

2008/09	2009/10	2010/11
Level 0	Level 1	Level 1

Performance:

- 5.141 It can be seen that York has made overall CO₂ reductions between 2005-2009. The emissions from Industry and commerce have had the highest reduction at 27%. Overall this shows a reduction in the per capita emissions (tonnes) from 7.0 to 5.5. Furthermore, the local indicator for planning for climate change shows that we have achieved Level 1 of the programme. Further progress in this programme will be reported in future AMRs.

Minerals

- 5.142 An important aspect of resource efficiency is considering how we manage minerals. The LDF will seek to reduce dependency on primary extraction through encouraging the use of secondary and recycled aggregates wherever possible. Safeguarding mineral deposits along with reducing the use of non-renewable resources, is a key part of the LDF vision.

- 5.143 In 2001, the British Geological Survey were commissioned by Yorkshire and the Humber Regional Aggregates Working Party to produce the Yorkshire and Humber Sand and Gravel Study, to identify the broad areas of sand and gravel resources in the region and to further identify potentially suitable resources for use as concrete aggregate. Phase 1 of the study examines the broad areas of potential reserves of sand and gravel suitable for use as a concrete aggregate. The results of this study confirmed areas within York which offer potential reserves of sand and gravel.
- 5.144 Phase 2 of the Yorkshire and Humber Sand and Gravel Study was undertaken by Land Use Consultants in 2007. It looked at the possible alternative approaches to the sub-regional apportionment of sand and gravel requirements across the region. The study put forward possible alternatives based on a range of sustainability objectives. It concluded that the current “business as usual” approach to apportionment is likely to be less sustainable than other options considered due to the potential for greater transport distances. The appraisal showed that the best option due to the overall sustainability effects would be a substantial increase of sand and gravel extraction from the south of the region, particularly West Yorkshire. Representatives of the sand and gravel industry in the region have expressed concern over the increased figure for the south of the region, they felt it to be a gross overestimate. No agreement on an alternative approach has yet been reached.
- 5.145 The Regional Spatial Strategy (RSS) seeks the safeguarding of mineral deposits and maximisation of the use of secondary aggregates. However, the regional apportionments set out in the RSS does not identify York as needing to produce aggregates in the period 2001-2016. Therefore at this stage the Council will not be identifying specific sites and areas for future working.
- 5.146 However national planning policy (MSP1: Planning and Minerals) requires that Mineral Safeguarding Areas (MSAs) are defined in Development Plan Documents to ensure that proven resources are not needlessly sterilised by non-mineral development, although there is no presumption that MSAs will be worked. If extraction is necessary in the future, an integrated approach will be adopted which considers the social, environmental and economic factors of doing so and securing avoidance or appropriate mitigation of environmental impacts.

CORE INDICATOR M1: Production of primary won aggregates by mineral planning authority		
	Secondary	Recycled
M1	0	0
Relevant Policies:	City of York Local Plan MW1: Areas of Search MW3: Minerals Extraction Yorkshire and Humber Plan Regional Spatial Strategy ENV4: Minerals	
Targets:	No target identified	

- 5.147 **Performance:** Provision of this information has proved difficult to obtain and monitor. However, North Yorkshire County Council has advised that minerals are not currently extracted in York and therefore has not produced primary land won aggregates. This information will continue to be monitored for future years.

CORE INDICATOR M2:
Production of secondary and recycled aggregates by mineral planning authority

	Secondary	Recycled
M2	0	0

Relevant Policies: MW1: Areas of Search
MW3: Minerals Extraction

Targets: No target identified

Performance:

- 5.148 During the monitoring period no planning applications relating to the production of secondary and recycled aggregates were completed within the City of York boundary.

Waste

- 5.149 For York to be an environmentally friendly city we must consider the way we deal with the waste that we create. The LDF will aim to reduce waste production through supporting innovation and improvement of current waste practices, promoting recycling and providing sustainable and accessible waste sites, with the overall aim of achieving sustainable waste management. This is a fundamental part of the LDF vision and York's Sustainable Community Strategy.
- 5.150 The Waste Strategy for England 2007 set challenging national targets including:
- Recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020; and
 - Recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.
- 5.51 The policies identify key regional objectives and address issues related to the type and location of waste management facilities. In addition the RSS provides waste arisings forecasts for the whole region broken down to a local authority basis. In summary the City of York Council are required to manage 146,000 tonnes of Municipal Solid Waste (MSW) and 299,000 tonnes of Commercial and Industrial waste (C&I) BY 2021.

CORE INDICATOR W1:

Capacity of new waste management facilities by waste planning authority

Relevant Policies: MW5: Waste management Facilities
ENV13: Provision of waste management and treatment facilities

Target: No target identified

National Indicator 191: Residual household waste per household

Definition – This indicator is the number of kilograms of residual household waste collected per household

Targets 2009/10	Targets 2010/11	Targets 2011/12	Target 2012/13	2009/10 Result	2010/11 Result	Improving (from 2009/10)
17kg	611kg	547kg	546kg	614kg	582kg	Yes

National Indicator 192: Percentage of household waste sent for reuse, recycling and composting

Definition - The percentage of household waste which has been sent by the authority for reuse, recycling, composting or anaerobic digestion

Targets 2009/10	Targets 2010/11	Targets 2011/12	Target 2012/13	2009/10 Result	2010/11 Result	Improving (from 2009/10)
47.86%	48.07%	47.07%	>50%	43.26%	45.06%	Yes

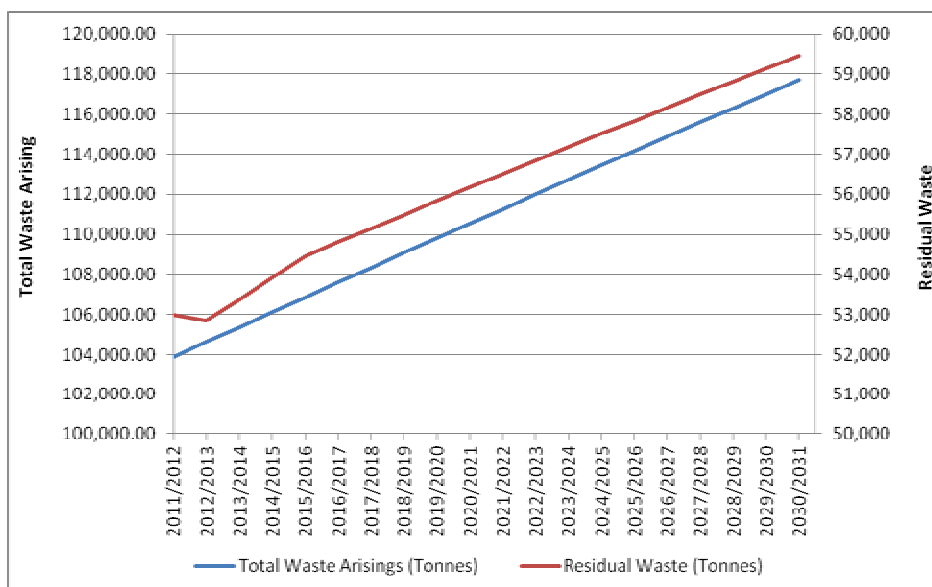
National Indicator 193: Percentage of municipal waste land filled

Definition – The percentage of municipal waste which is sent to landfill

Targets 2009/10	Targets 2010/11	Targets 2011/12	Target 2012/13	2009/10 Result	2010/11 Result	Improving (from 2009/10)
52.6%	51.13%	51.83%	>50%	56.73%	54.47%	Yes

- 1.52 Figure 28 below has been taken from the City of York Core Strategy Submission (Publication) September 2011 and provides the Municipal Solid Waste (MSW) projections together with hazardous waste tonnages that would be managed by the Council. They are based on zero growth in existing domestic property base but with additional waste arisings from new households. In addition there would be further MSW and hazardous waste arising in the York area not managed by the Council. In planning for this waste the Council would need to take account of the source of waste and further work will be undertaken to ascertain levels.

Figure 28: The Council's Waste Projections



Performance 2010/2011:

	Total Capacity (m³, tonnes or litres)	Maximum annual operational throughput (tonnes (or litres if liquid waste))
W1: New waste facilities	0	0

5.153 Details provided by the Environment Agency show that during the monitoring period no new waste transfer facilities were opened.

CORE INDICATOR W2:

Amount of municipal waste arising, and managed by managed type, and the percentage each management type represents of the waste managed.

Relevant Policies: MW5: Waste management Facilities

Target:

City of York Council has developed a waste management strategy to help meet set targets over the next few years. A main objective of the strategy is to develop and implement a plan that minimizes waste and maximizes recycling.

Under the Landfill Directive the United Kingdom is obligated to reduce the amount of biodegradable municipal waste (BMW) being sent to landfill for disposal. Key targets are to reduce the amount of BMW going to landfill to 75% of the 1995 level by 2010, to 50% by 2013 and to 35% by 2020. Each Waste Disposal Authority (WDA) has been given an annual tonnage allowance specifying the maximum amount of BMW that can be sent to landfill in each financial year from 2005/2006 to 2019/2020. If an authority breaches this allowance a fine is levied on the WDA at a rate of £150 per tonne for each tonne of BMW land filled in excess of annual allowances. This means that City of York Council's key targets of BMW being sent to landfill must not exceed:

- 2009/2010 - 44,280 tonnes
- 2012/2013 - 29,490 tonnes
- 2019/2020 - 20,640 tonnes

Other targets have been set for England and Wales for recycling and composting, as set out in Waste Strategy 2007, and are as follows:

- To recycle or compost at least 40% of household waste by 2010
- To recycle or compost at least 45% of household waste by 2015
- To recycle or compost at least 50% of household waste by 2020

Targets for recovery are:

- To recover value from 53% of municipal waste by 2010
- To recover value from 67% of municipal waste by 2015
- To recover value from 75% of municipal waste by 2020

Associated National Indicators:

See W1 for information on relevant national indicators

Performance:

5.154 During 2010/11 the total municipal waste arising was 102,460 tonnes. Figure 29 sets out how this waste was managed.

Figure 29: Waste Management 2010/11

	Landfill*	Incineration with Energy from Waste (EfW)	Incineration without Energy from Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
Amount of Waste Arisings in Tonnes	57,400	0	0	45,060	0	102,460
%	56.02%	0.00%	0.00%	43.98%	0.00%	100.00%

*Landfill figures includes material processed in liquid waste treatment plant

5.155 The total waste and recycling figures indicated in Figure 29 show that City of York Council are currently performing beyond some of the targets set out in the Waste Strategy for England 2007 and the RSS figures. However, the council intends to build on these figures through increased kerbside collections for flats and terraces and other initiatives as set out in the Councils Waste Strategy Refresh for the period 2008-2014 (Executive September 2008).

Sustainable Transport

5.156 There is a framework of indicators in place to monitor the Local Transport Plan and this is currently being reviewed alongside the requirements for a monitoring framework for the Core Strategy Sustainable Transport Priorities (Policy CS18).

5.157 The strategic objectives of the Sustainable Transport section of the LDF is to address the City’s transport issues and deliver transport infrastructure and measures which ensure sustainable growth and development through:

- Providing quality alternatives to the car;
- Providing strategic links;
- Supporting and implementing behavioural change;
- Tackling transport emissions; and
- Improving the quality of public streets and spaces

5.158 Progress towards achieving these objectives will be measured against the following targets which will be reported through future AMR’S:

- All new developments are located within a five minute (400 metres) walkable route of a frequent public transport service and a range of local facilities and within 100 metres of an existing or proposed cycle route.
- The delivery of the strategic infrastructure schemes identified in phase 1 by 2016.
- The delivery of the strategic infrastructure schemes identified in phase 2 by 2021.
- The delivery of the strategic infrastructure schemes identified in phase 3 by 2031.
- Achieving as a minimum an 85% reduction in projected additional travel delays by 2016 (i.e. less than 10% increase in delays relative to 2008).
- Achieving as a minimum an 80% reduction in projected additional travel delays by 2021 (i.e. less than 25% increase in delays relative to 2008).
- Achieving as a minimum a 75% reduction in projected additional travel delays by 2031 (i.e. less than 50% increase in delays relative to 2008).

- The Submission of travel plans for all new developments which are likely to employ more than 30 employees, or include more than 20 residential units or generate a significant number of trips.
- The Submission of travel plans for all new and expanded schools.

Local Indicators

NI175/LTP 9 a-d: Access to Services by Public Transport
Performance:
Access to Health: Within 30 mins of York District Hospital by public transport

All Households	76%
Households without a car	87%

Access to education: 16-19 yr olds within 30 mins of York College by public transport

	41%
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Access to leisure: within 30 mins of sports centres by public transport

All households	83%
Household without a car	91%

Access to retail sites: within 30 mins of retail sites by public transport

City Centre	92%
Clifton Moor	41%
Monks Cross	51%

NI178/LTP122-01: Bus Services running on time
Performance:

- % of non-frequent (fewer than 6 buses per hour) buses on time

Target ¹⁹ (March 2015)	2010/11 result
78%	to follow

- The average excess waiting time for frequent services (six or more buses per hour)

Target (March 2015)	2010/11 result
1.42 mins (1 min 25 secs)	1.37 mins (1 min 22 secs)

NI 176: % of people aged between 16 and 74 yrs living within 30 mins of a location with more than 500 jobs
Performance:

Walking	to follow
Cycling	to follow
Public transport	Target (March 2015): increase 2010/11 by 3% from 09/10 baseline

¹⁹ Target set through benchmarking against other authorities

	(83%) result – 82%
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NI 167: Time to travel 1 mile in the a.m peak

Target ²⁰ (March 2015)	2010/11 result
increase not to exceed 1.5% per year 2009/10 result – 3 min 17 sec	This will be monitored quarterly in the future

LI14: Nitrogen Dioxide Levels

The mean of all annual average NO₂ concentrations measured within the Air Quality Management Area (AQMA)

Baseline (rounded)	2010/11 results
45ug/m ³	49ug/m ³

²⁰ Target set through benchmarking against other authorities

Section 6 – Contextual Information for the City of York

Notes for Figures in this section:

Name of column in Figure (graphs)	Explanation
VALUE	City of York Authority's result.
NATIONAL AVERAGE	Average of National results
TOP QUARTILE BREAKPOINT	The top quartile of any table (top 25%), when put in order of any selected scale of value, from highest to lowest; or the quarter of the population in any distribution with the highest values of any selected attribute.
BOTTOM QUARTILE BREAKPOINT	The bottom quartile of any table (bottom 25%), when put in order of any selected scale of value, from highest to lowest; or the quarter of the population in any distribution with the lowest values of any selected attribute.
MEDIAN	The 'median' is the middle value in a set of data, when the data is arranged in ascending order.

Introduction

- 6.1 There has been an increasing amount of recognition that social, environmental and economic evidence should be used to back up developing policies in the emerging LDF. The Good Practice Guide suggests that a number of contextual indicators should be used to describe the wider social, environmental and economic background against which we can consider the effects of policies and inform the output indicators. This section sets out key contextual characteristics for the City of York as well as issues and challenges facing the city.

Contextual Information

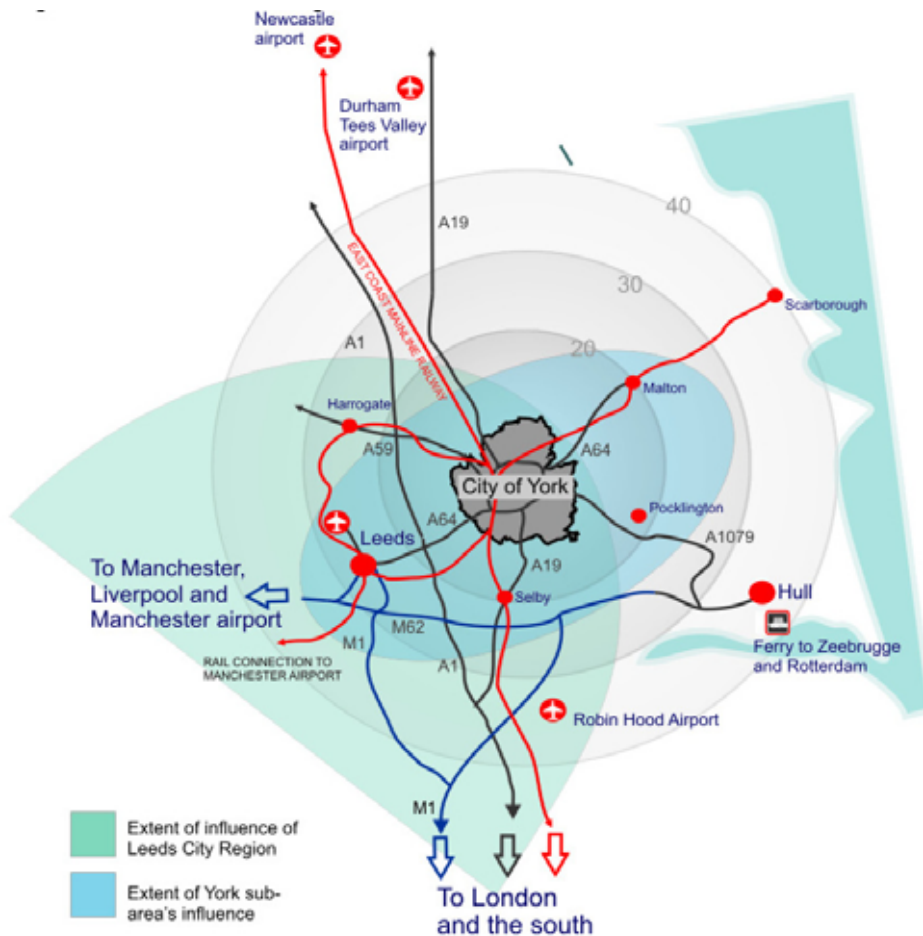
- 6.2 Annex 2 of this report sets out the whole suite of contextual indicators which have been collected for the city. They are split into key themes which relate both to the Local Quality of Life Indicators, The Sustainable community Themes and York's Corporate Priorities. Future AMR's may use these indicators to align to LDF monitoring frameworks and to gauge progress and understanding of how a policy is working.
- 6.3 In previous years the AMR has used the local Residents Survey to understand public opinion on services, facilities and the overall city. An annual survey was not carried out for 2010/11 however and so these results remain the same as the previous year. A new residents survey will be taking place in 2012 and the results will be used for next years AMR, where applicable.

People and Place

- 6.4 The City of York Local authority area covers approximately 105 square miles (272 square kilometres). Its proximity to other towns and cities in the region along with its transport links to the region and wider UK are highlighted in Figure 1. It is characterised by a compact urban area surrounded by several smaller settlements. The compactness of the main urban area is a key feature of the city. The close relationship of the city to

its surrounding villages is also a key element of York's character. This relationship is not just about the distance between the settlements but also their size.

Figure 30: York in the Regional Context



- 6.5 The landscape of York is broadly characterised as relatively flat and low lying agricultural land dominated by the wide flood plain of the River Ouse, rising slightly to the east. This allows good views of the Minster Tower which is the key defining feature of the skyline of York. It is prominent across the city from within the urban area and in longer distance views towards the city from the surrounding countryside. It is important that this is recognised and not compromised as York plans for the future. The Rivers Ouse, Foss and Derwent are important green corridors as well as important historic determinants to the city's location. They do however make flooding a concern following the severe floods in 1982 and more recently in 2000.
- 6.6 York has increasingly intense pressure for development as there is high market demand, partly due to the city's proximity to Leeds. The pressures of development, traffic and other activity are increasingly felt, not just in terms of major development schemes but also the collective effects of a range of small-scale developments. These all impact incrementally on the existing infrastructure capacity of the City of York area which requires a balanced approach to development.
- 6.7 There is a population of approximately 202,447²¹ people in the authority giving a population density of 744 (person per sq km). The overall population of the City of York increased by 22% between 1981 and 2010 and is expected to increase by a further

²¹ 2010 Mid Year Estimates, ONS (released June 2011)

19% between 2010 and 2030 from 202,400 to 241,000 people²². The State of English Cities Report 2006²³ acknowledges that York has experienced one of the highest growth rates of all of small cities in the country, which may be linked to the university.

Figure 31: Population change between 1981 and 2010

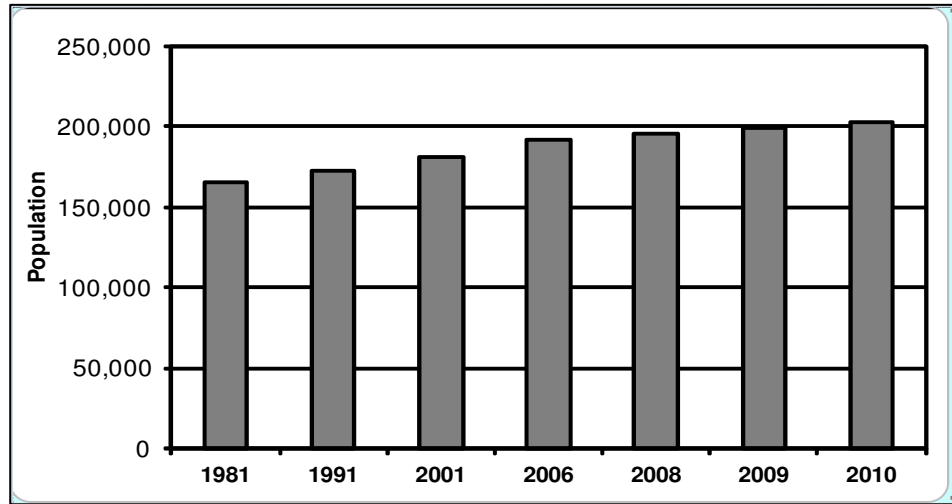


Figure 32: Mid Year Population Estimate - Age Structure 2010

	Persons	Males	Females
	<i>Thousands</i>	<i>Thousands</i>	<i>Thousands</i>
ALL AGES	202.4	98.6	103.9
0	2	1	1
1 - 4	8.2	4.1	4
5 - 9	9.1	4.7	4.4
10 - 14	9.6	4.8	4.8
15-19	13.8	6.7	7.1
20-24	21.7	10.7	11
25-29	16.9	8.7	8.2
30-34	13.1	6.6	6.5
35-39	13.1	6.4	6.6
40-44	14	6.9	7.1
45-49	13.6	6.7	6.9
50-54	11.8	5.8	6
55-59	10.7	5.3	5.4
60-64	11.7	5.7	6
65-69	8.7	4.1	4.5
70-74	7.9	3.6	4.3
75-79	6.6	2.9	3.7
80-84	5.1	2.1	3
85-89 / 85+ ¹	3.3	1.2	2.1
90+ ¹	1.6	0.4	1.2

Data Source: Office of National Statistics, June 2011

²² Population Projection figures are based on 2008 projections released by ONS (2010)

²³ Published by the Department of Communities and Local Government.

- 6.8 The City of York has a lower percentage of young children (0-9 yrs) than the national average but a higher percentage of young adults aged 20-24. These figures have been consistent for the last few years, the latter of which can be attributed to the large number of students in the City of York area. There is also a slightly higher than average number of people aged 75 years and over. This reflects the national trend of longer life expectancy.
- 6.9 Overall, white people (177,191) made up 97.8% of York's population at the time of the 2001 Census. York has a much lower proportion of ethnic minorities than both the region and the national average. In 2001 (based on the 2001 Census) 4.89% of York's population were from a black and minority ethnic (BME) background (8,866 people). This figure includes White Irish and White other. The largest ethnic minority group in York is White Other. Anecdotal evidence suggests that this group includes Turkish and Kurdish citizens and members of the traveller community. Based on more recent 2006 estimates from the Office of National Statistics 5% of York's population were from a BME background (9,400 people). The largest ethnic groups were White Other with 6,600 people (3.4% of the total population), Chinese with 1,800 (1%), Asian Indian with 1,500 (0.8%) and White Irish with 1,300 (0.7%).
- 6.10 York's ethnic population is changing. Traditionally there has been little ethnic diversity in the city, though recently this has significantly increased, especially as a result of economic migration from Eastern Europe. The State of the English Cities Report (ODPM, March 2006) noted that York experienced the second highest percentage growth rate in ethnic minorities of any city in the country between 1991 and 2002, with the number of non-whites more than doubling.²⁴ Add to this the observation that York was one of only six cities in which segregation of ethnic minorities was increasing (ODPM 2006, State of the English Cities: Volume 2, P.124), and it becomes clear that if we are to be successful in promoting equality of opportunity, then we also need to be cognisant of this dimension.
- 6.11 As figure 33 shows, the number of households in the City of York area has risen by 40% between 1981 and 2011, 14.5% of which has occurred since 2001. In 2001 City of York had a higher proportion than the national average of single person households. The 2001 Census registered that 30.6% of all the households in York consisted of a single person, compared to a national average of 29.1%. Of these single person households 15.2% are single person pensioner households, which was also a slightly higher proportion than the national average of 14.6%.
- 6.12 The 2008 based household projections²⁵ show that the number of households is projected to rise from 84,000 in 2008 to 101,200 in 2021 and 115,000 in 2031, which is an increase of 20% and 36.9% respectively.

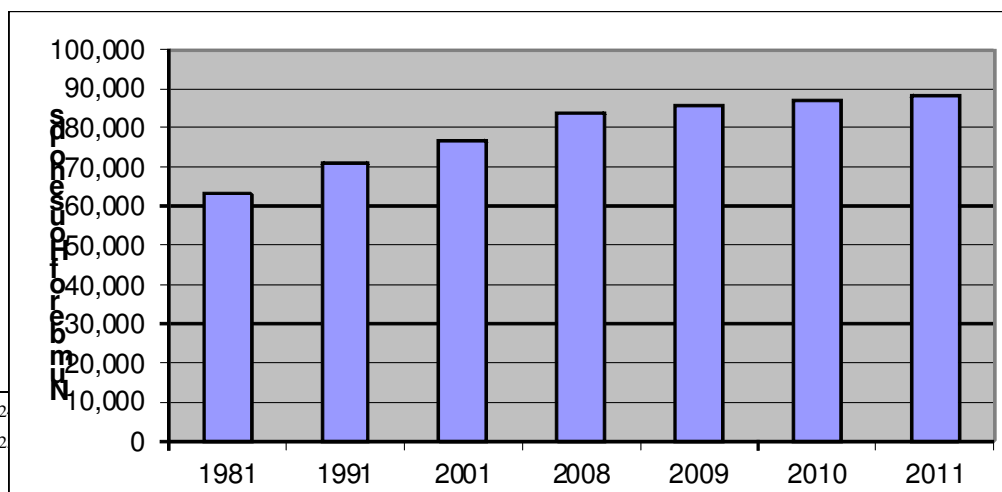
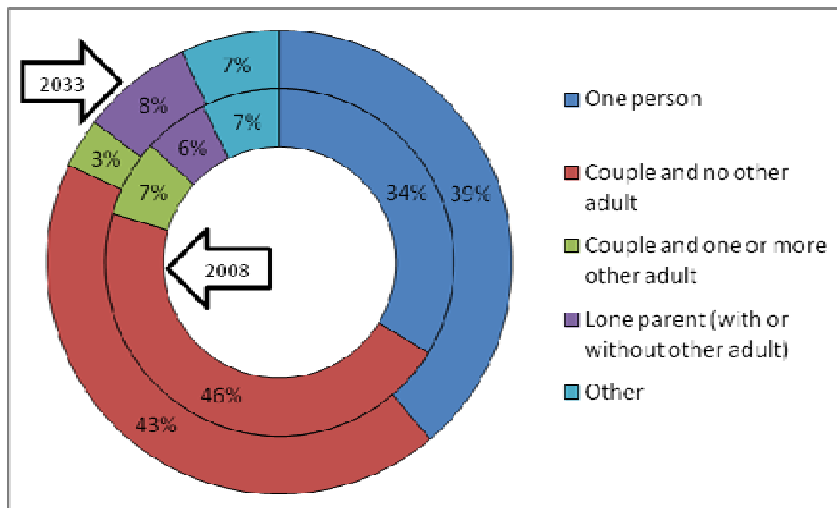


Figure 33:
Number of Households

(Source: 2008 based Household Projections, CLG)

6.13 The data states that York’s household size will decrease by 0.14 persons between 2008 and 2026 to 2.14 persons per household. Single person households will rise overall by 60.7% in the same timeframe. The other largest cohort increase will be for lone parents (with or without other adults), which is set to increase by 80%. Couples living with one or more other adults is set to decrease by a third, decreasing the proportion in York’s total household numbers from 7% to 3%.

Figure 34: Household composition



Community Cohesion and Involvement

6.14 Each of the 22 wards in York has a ward committee, which consists of elected members. The ward committees hold quarterly meetings with residents to enable them to influence decisions made about local issues. Each ward committee is responsible for producing a Neighbourhood Plan, which feeds into the wider Community Strategy along with other information gained from a range of consultations throughout the year. Each ward committee is currently producing a neighbourhood action plan to highlight the specific needs of the neighbourhood and develop a framework for tackling these in conjunction with the neighbourhood and service providers.

6.15 Each year a number of residents participate through ward committee meetings and make decisions regarding their local area. As part of the National Indicator Dataset the percentage of people who feel they can influence decisions in their locality has been measured. 32% of people in York think they can influence decisions in their area.

- 6.16 The new planning system introduced in September 2004 by the Planning and Compulsory Purchase Act requires local authorities to consult with the community throughout the preparation of the LDF. The Statement of Community Involvement (SCI) forms part of the LDF and sets out the Council's proposals for how the community will be involved in the production of the documents it intends to prepare. It describes the Council's standards for consultation, the bodies/committees/organisations to be involved and the different methods that will be used in relation to different documents and different groups, and when these groups can expect to be consulted.
- 6.17 In order to make the most efficient use of resources, the existing consultation structures will be utilised for example the Local Strategic Partnership, the Council's existing ward committees, the parish councils and other local groups and organisations. Special efforts will be made to consult with hard to reach groups and those who do not normally get involved in planning matters such as young people, the elderly, disabled and those from minority ethnic groups.
- 6.18 City of York Council's Statement of Community Involvement was adopted by Full Council on 29th November 2007 after being approved at an examination by the Secretary of State earlier in the year.
- 6.19 In terms of community cohesion, 79% of residents with York agree that their local area is a place where people from different backgrounds get on well together.

Community Safety

- 6.20 In 2009/10 75% of York residents felt York is a safe place to live which is an increase on the 2008/09 figure of 64%. Agreement that residents local area is a safe place to live increased to 81%.
- 6.21 People's perception and satisfaction with crime has been recorded on a national level to understand what residents are concerned about most. The results for 2009/10 show that 28% of residents within York are concerned about burglary or theft from home, 28% about car crime and 67% about speeding cars/lorries.
- 6.22 The City of York Council 'Talkabout' Panel have also discussed their perceptions with regards other crime associated behaviour. The results were: 27% of residents think that people who graffiti, vandalise and cause other deliberate damage in their area is a big problem, 22% think people being rowdy or drunk in their local area is a big or fairly big problem and 19% of residents think that dealing and using of drugs in their area is a big or fairly big problem. The figures from North Yorkshire Police show a continuing decreasing trend for offences within the authority. Total recorded crime incidents have decreased by 9.5% from the previous year.
- 6.23 Incidents of violent crime have decreased steadily since 2008/09. The total violent crime incidents in 2008/09 was 3085 and this has decreased by 8.2% to 2831 in 2010/11. Vehicle crime in the city has also decreased over the same period. Performance across most areas of community safety in York shows very good improvement, with the total recorded crime incidents forecast to decrease by around 9.5% on last year. Serious acquisitive crime and hate crime have now started to decline again, with 20% and 5% reductions forecast respectively. The number of people killed or seriously injured in road traffic accidents in York also continues to decline, with the number of incidents declining by nearly a third. The only area which is showing an increase in incidents is recorded anti-social behaviour.
- 6.24 The City of York Community Safety Plans have been produced by the Safer York Partnership (a multi-agency partnership with City of York Council, North Yorkshire

Police, North Yorkshire Fire and Rescue and others). Following a full audit of multi-agency data on crime and disorder and a public consultation exercise, the 2005-2008 strategy identified the top issues to be address within York were: dwelling (house) burglary, violent crime, anti-social behaviour and vehicle crime. The community consultation also identified drugs and alcohol and speeding traffic as causing most concern to the community.

- 6.25 The 2008-2011 Community Safety Strategy is an update to the previous strategy and identifies the key priorities facing York. The key priorities to be addressed are:
- Safer neighbourhoods
 - Violent Crime
 - Drugs and Alcohol
 - Volume crime
- 6.26 In order to help achieve these priorities the partners (outlined above) will help to deliver and monitor the priorities though the Local Area Agreement and reported through the Safer York Partnership.

Culture and Leisure

- 6.27 Sport England and the Audit Commission agree that only 1.1% of the population of the City of York is within 20 minutes travel time (urban – walking and rural – driving) of a range of sports facilities (one of which has received a quality mark). This compares to the national average of around 21%. In 2008/09 36% of city of York residents were satisfied with sports and leisure services within the authority. This is a decrease on 2007/08's 44%. The annual place survey in York has also captured how satisfied residents are with a number of other facilities. 68% of residents are satisfied with the libraries, 72% with the museums and galleries, 68% with the theatres/ halls and 74% with parks and openspaces.
- 6.28 City of York has also had an openspace study completed in line with PPG17²⁶. The study highlights priorities for the future delivery of open space, sport and recreation facilities across the City of York based upon local needs. A full audit of all accessible openspace has been undertaken across the city and categorised according to the primary use of the site. The report has based this assessment upon 12 typologies of openspace: City parks, Local Parks, Natural and Semi-natural Greenspaces, Amenity Greenspace, Provision for Children, Provision for Young people, Outdoor sports facilities, Allotments, Cemeteries and Churchyards, Green Corridors and Accessible Countryside. The study has also provided local provision standards for each typology and applied these to the existing sites enabling the identification of surpluses and deficiencies based upon quantity, quality and accessibility across the city. Consultation with regards to openspace with residents identified varying perceptions on the provision of openspace. 60% of residents agreed that the provision of city parks is about right although provision for local parks is insufficient. The quantity of children's openspace was also highlighted as being poor and the quality for outdoor sports facilities was perceived to be mixed. The Openspace assessment forms part of the evidence base for the City of York Local Development Framework and will feed into the future planning of openspace around the authority. Continuing monitoring of openspace will update the evidence base to ensure that the this is up-to-date and will feed into future AMRs.
- 6.29 Five parks within the City of York authority area have also been awarded Green Flag award status based upon the quality and provision of facilities within the park. These

²⁶ Planning Policy Guidance 17 (PPG17): Planning for Open Space, Sport and Recreation (July 2002) Communities and Local Government.

parks are Glen Gardens, Rowntree Park, Rawcliffe Bar Country Park, Clarence Gardens and Westbank Park.

- 6.30 The City of York has long been established as one of the country's main tourist destinations, for both UK and overseas visitors. Each year York receives around 7 million visitors per year. The total spend made by visitors is increasing year on year with the total annual spend now approaching £450 million (2008). This positive trend for has grown 17% overall since 2005/06. Tourism is a major element of the City's economic and social life, with visitor spending contributing to the economy and one in 5 people employed in jobs connected with the industry. The significant tourism industry in York gives the city a huge advantage in developing a high international and national profile.
- 6.31 Tourism is forming an increasing part of York's economy, with almost a quarter of all jobs forecast to be related to the tourism sector by 2021 (currently 1 in 5 of the local workforce is employed in the tourism industry – 22,900 in 2008). It also has direct benefits for the cultural offer available to residents. The main issue regarding tourism is to maximise the economic and employment advantages of tourism to York to the benefit of businesses, employees, residents and visitors. However, to make the most of these benefits it is necessary to manage the potential environmental implications for the city and its citizens, such as crowded streets and traffic problems and the development pressures on the surrounding countryside.
- 6.32 'Visit York' the city's tourism organisation has proposed a Vision for Tourism for the city, and a set of ambitions. The vision seeks to deliver long term, sustainable growth of the visitor economy (the target is a minimum of 5% average annual growth in visitor expenditure, building on York's distinctiveness, enhancing the quality of the visitor experience and promoting the city as a world class visitor destination).
- 6.33 York's history has provided a complex mosaic of buildings and streets unique in character. The importance of York is highlighted by the city's status one of only five historic centres in England that has been designated as an Area of Archaeological Importance. It's wealth of historic buildings include: York Minster, England's largest (surviving) medieval church and the largest Gothic Cathedral in Northern Europe; 2300 listed buildings of which 300 (13.4%) are Grade 1 and 2* and 21 scheduled monuments in the city including the City Walls, York Castle, Clifford's Tower and St Mary's Abbey. The city also has 4 registered historic parks and gardens, which include the Museum Gardens and Rowntree Park. Much of the unique attractiveness of the city as a place to live, work and visit arises from its historical and cultural assets and the special relationships between its buildings, streets, squares and open spaces. Design and conservation issues are a very important consideration for the City of York and maintaining this special character is very important.

Economic Well-Being

- 6.34 City of York is an attractive place to locate in economic terms due to its growing economy and its proximity to the rapidly growing Leeds conurbation, combined with the availability of a skilled workforce. The area's outstanding quality environment and strong research led university have also made it an attractive location for the knowledge economy and science led employment. Indeed, York, Leeds and Manchester are the only three northern cities to be in the top quartile for economic performance in the country.
- 6.35 York's economy has seen significant structural change with the decline of its traditional industrial base through the late 1980s and early 1990s. In its place an economy based on science and technology, financial services and tourism has emerged helping to make York a vibrant city. The Council has a role to play in ensuring that these industries provide good quality jobs for York. As a modern commercial city internationally

renowned for its unique heritage, a key challenge is to achieve this economic success in a sustainable manner that protects the wider environment. Further to this, there is a challenge for York to respond and adapt to changing economic circumstances into the future.

- 6.36 The Science City York initiative, focussing on bioscience and healthcare, IT and Digital and creative technology has had significant success in creating new employment opportunities since its launch in 1998. Its continued success is vital to creating continued prosperity and thereby long term sustainability in York. This success, plus the importance of the University, has led to York being named as one of six national 'Science Cities' alongside Manchester, Newcastle, Birmingham, Bristol and Nottingham. The maintenance of York's position as a market leader in the development of its knowledge and science base is a key issue in the City of York Community Strategy (Without Walls). This includes being a world-class centre for education and learning with the University maintaining its top 10 position within the UK and acting as a key local and regional economic generator.
- 6.37 In 2010, 68% of the City of York population were of working age (138,400 people) which is 3.6% above the national average. In total however, 77.1% of people are economically active, 72.2% of which were in employment between April 2010 and March 2011, which is lower than previous years but still higher than the national and regional averages of 68.4 and 70.3 respectively for people in employment. In November 2011, 2.4% of York's residents were claiming Job Seekers Allowance (JSA) . Of the people who were claiming JSA at this time, 63.1% of people had been claiming up to 6 months, 18.6% had been claiming 6-12 months and 18.4% over 12 months. The age group claiming the majority of the JSA were aged between 25-49. Whilst the total figure for the number of JSA claimants is below the national and regional average. The Economic downturn has seen an increase in the number of JSA claimants. This figure peaked in February 2010 (4134) .This has steadily decreased to the present figure of 3333 (November 2011).
- 6.38 Job density in York has also decreased when compared to previous figures. In 2009 job density was 0.84 which is a slight decrease on the previous figure of 0.87 in 2008. Although this is a decreasing trend, it is still above the regional average of 0.73 and the national average of 0.78. This again may be due to the recent national economic downturn.
- 6.39 The Index of Multiple Deprivation (DCLG, 2010) is a measure of multiple deprivation and is made up of seven Super Output Area (SOA)²⁷ level domain indices: Income Deprivation, Employment Deprivation, Health Deprivation and Disability, Education, Skills and Training Deprivation, Barriers to Housing and Services, Living Environment Deprivation and Crime. There are also two supplementary indices – Income deprivation affecting children and Income deprivation affecting older people.
- 6.40 When looking at the overall rank of each Local Authority (district, unitary and metropolitan) in the country, the City of York is ranked 244nd out of 354 areas where a rank of 1 is the most deprived in the country and a rank of 354 is the least deprived. This is an improvement on the IMD 2007 where York was ranked 242th and shows the authority has become overall less deprived compared to other Local authority areas. Looking at income specifically, the City of York is ranked 136th out of 354 Local Authorities, which is also an improvement from the 2007 IMD.

Figure 35: Full-time earnings in pounds (£) (ASHE 2011)

	York	Yorkshire & The Humber	Great Britain
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²⁷ A super Output Area is an aggregate of Census Output Areas produced at three levels. The lowest level is used in the Index of Multiple Deprivation and each SOA contains an average of 1,500 people.

25% earn less than	18989	17472	18584
40% earn less than	22549	21405	22988
70% earn less than	33234	31343	34637
Mean income	30909	28527	32022

- 6.41 No detailed and accurate secondary database exists for district and sub-district incomes. However there are a range of secondary data sources which provide useful evidence. The main one is the Annual Survey of Hours and Earnings (ASHE) which provides information about earnings down to local authority level.
- 6.42 Figure 35 shows average full-time earnings and also quartile incomes. The data shows that the average (mean) full-time earned income in 2011 in York was £30,909 which is a slight decrease from the 2010 figure. The 2011 figure is still above the regional average, but below the equivalent national figure showing a continuing trend from previous years.
- 6.43 The data also shows that there is quite a range of incomes of employed people in the district. Overall, the ASHE data suggests that a quarter of people earn less than £18,989 per annum and 40% earn less than £22,549. The incomes in York are above regional figures but below the figures for Great Britain.
- 6.44 In terms of employment deprivation the City of York area is ranked 131st out of the 354 local authority areas (where 1 is the most deprived and 354 is the least deprived), which is also an improvement on the 2007 figure. The employment deprivation domain measures employment deprivation as an involuntary exclusion of the working age population from the world of work. The measure moves beyond simply using a count of those registered as unemployed to include elements of the 'hidden unemployed' such as those who were out of work through sickness.

Education and Life Long Learning

- 6.45 Educational attainment in York is high; GCSE/GNVQ and GCE/VCE A/AS level achievements are significantly higher than both the Yorkshire and Humber region and the England average. In York in 2010/11 62% of pupils achieved 5 or more A*-C grades at GCSE. This is an increase from both the 2008/09 and 2009/10 figures.
- 6.46 The Local Education Authority's (LEA) rating in the *Audit Commission Survey of Schools' View of their LEA* has improved over every one of the last three years. All of the services provided by the LEA now rate in the top 25% in the country and most are listed in the top five. In 2005, York was rated significantly more highly by its schools than any other LEA in the country. Despite these successes, the authority faces significant challenges over the next few years as declining pupil numbers hit schools and reduce the capacity of centrally managed services. *The Education Plan 2005-2008* produced by City of York Council offers a way of meeting those challenges whilst continuing to raise standards.
- 6.47 In the City of York at the time of the 2001 Census 24.6% of the population had no or low formal qualifications which is lower than both the national average of 28.5% of the population and the Yorkshire and Humber region figure of 33%. The data presented in the City of York Council Life Long Learning and Leisure Plan 2005-2008 demonstrates that York has significant numbers of adults without a level two qualification in literacy, numeracy or ICT, with some 25% of adults lacking a GCSE at grade C or above or equivalent in Maths or English. 25% of adults in York have no formal qualifications while 36% have an NVQ or equivalent at level three and above and 24% have a qualification at level 5.

Environment

- 6.48 The setting of York is characterised by open approaches leading towards the city. The series of green wedges in the city enable long views to be experienced from the outskirts of the city towards important city landmarks such as York Minster, which are widely held to be very important in defining the special character of York and its setting. The open approaches enable the city to be experienced within its wider setting establishing a close relationship between the urban area, green wedges, surrounding countryside and the villages.
- 6.49 The landscape of the City of York area is broadly characterised as relatively flat and low lying agricultural land dominated by the wide flood plain of the River Ouse, rising slightly to the east and surrounded by a relatively evenly spaced pattern of villages. Within a relatively small area (272 square kilometres) the City of York boasts a range of sites and habitats which provide for some of Britain's rarest breeding birds and a diverse range of plant life and are recognised as being of exceptional nature and conservation value. They include ancient flood meadows, species-rich grasslands, lowland heath, woodlands and wetlands. The City of York area is home to a variety of European protected species including bats, great crested newts, otters and other rare species such as the Tansy Beetle.
- 6.50 The City of York has nine Sites of Special Scientific Interest (SSSI). Three of these (Strensall Common, River Derwent and Derwent Ings) are also of international importance. A detailed table of the nature conservation sites can be found in the biodiversity section of Section 5.
- 6.51 The City of York has a total woodland cover of 998 hectares, which is 3.7% of the total land area and approximately 5.2 hectares per 1,000 population. This is lower than the regional coverage (Yorkshire and the Humber) of 5.8% of the total land area and 18.2 hectares per 1,000 population.
- 6.52 Three main rivers – the Ouse, Foss and Derwent along with associated becks and tributaries, affect the City of York. The Rivers Ure and Swale are the major upstream tributaries of the Ouse. They drain much of the Yorkshire Dales and a part of the North Yorkshire Moors where the area is sparsely populated and the predominant land use is farming.
- 6.53 The River Ouse is ecologically important for several reasons. It acts as a conduit for the movement and migration of species to and from the Humber Estuary and, in its own right, it supports protected species, including otters and depressed river mussel. It provides a route for migratory fish and water voles, otters, bats and the only confirmed British population of the rare tansy beetle are present in the Ouse catchment. There are numerous important sites of environmental interest along the Ouse and its tributaries. For example the Ouse connects with the Lower Derwent Valley and Humber Estuary Special Protection Areas, which are designated under the European Union (EU) Birds Directive 1979. It also links with the River Derwent, Lower Derwent Valley and Humber Estuary Special Areas of Conservation.
- 6.54 In York the river quality has been assessed by the Environment Agency consistently towards the top of end of their water quality rating. Also, over 60% of the river length is consistently assessed as of good quality.
- 6.55 There is a well-documented history of flooding from the River Ouse, with the records for York dating as far back as 1263. More recently, the Ouse hit the local and national media headlines as a result of widespread flooding in autumn 2000. The principal flood risk upstream of Selby (which lies to the south of the City of York area) is from high river

flows in the Ouse. Through Selby and beyond the risk is principally from the sea as a result of storm surges. Map 1 (Annex 1) shows the areas within the City of York that are categorised by the Environment Agency as being in Flood Risk Zones 2 and 3. There are some 86km of defences on the River Ouse. The standard of protection provided by these defences ranges from greater than 20% to less than 0.5%.

- 6.56 Flood risk is predicted to alter in the future due to climate change and sea level rise. Climate change may result in different rainfall patterns, which could increase the flood risk and as a result of sea level rise the flood risk in the tidal parts of the Ouse catchment area, will increase.
- 6.57 The City of York Council completed a Strategic Flood Risk Assessment in 2007 which has been updated in 2010 using evidence from recent studies and taking on board more accurate methods and outcomes from the Environment Agency. It will continue to assist the Council in the process of sequentially testing the suitability of sites for flood risk in line with Planning Policy Guidance Note 25²⁸ and the Regional Spatial Strategy. The study provides concise information on flood risk issues to aid planners in the preparation of Local Development Framework documents and in the assessment of future planning applications.

Resource Consumption and Waste

- 6.58 In November 2001, the Stockholm Environment Institute at York (SEI-Y), based at the University of York, initiated a study to measure the quantity of food and materials that the residents of York consume annually and to determine the resultant 'ecological footprint' - a measure of the City of York's impact on the local and global environment. The study was funded by Norwich Union and was produced as a contribution to the Energy Saving Trust's 'Planet York' campaign and the City of York's Local Agenda 21 – Better Quality of Life Strategy.
- 6.59 The project set out to determine the total material requirement of the City of York using a 'Material Flow Analysis' and then to calculate the Ecological Footprint associated with the consumption of these materials. The study focuses on energy use; food, food packaging and food miles; housing, non-food consumables, waste, transport, water supply and other infrastructure. Taken together, these indicators can provide a comprehensive framework for understanding the various pathways that the City could take in order to move towards sustainability as well as enabling the more effective communication of ideas about sustainable lifestyles to the City's residents.
- 6.60 The total ecological footprint of York was 1,254,600 hectares (ha) in 2001 representing an average per capita footprint of 6.98 ha. In 2006 the ecological footprint of York was 5.3 showing that a reduction has occurred over the last 5 years. However, York's ecological footprint is still approximately 46 times the land area of greater York – nearly the same size as the total area of the North Yorkshire Moors National Park.
- 6.61 York's ecological footprint of 5.3 ha per capita actually represents only a slightly lower impact than the reported UK average (5.4 ha per capita). When compared with the fair Earthshare (which is 2 ha each) York's ecological footprint would have to be reduced by 62% in order to approach sustainability. The City of York Community Strategy – Without Walls uses the ecological footprint as a performance measure for the sustainable city theme. It sets a target for a progressive reduction of York's ecological footprint to 3.5ha per person by 2033 and by 70% over the next 50 years. The largest contribution to York's ecological footprint comes from the consumption of food (33%) followed by other consumer goods (24%), direct energy (21%), infrastructure (13%) and transport (9%).

²⁸ Planning Policy Guidance Note 25 – Development and Food Risk (ODPM)

Land use planning can make a contribution, amongst other measures, to reducing York's ecological footprint and this will be a key guiding principle in developing the LDF.

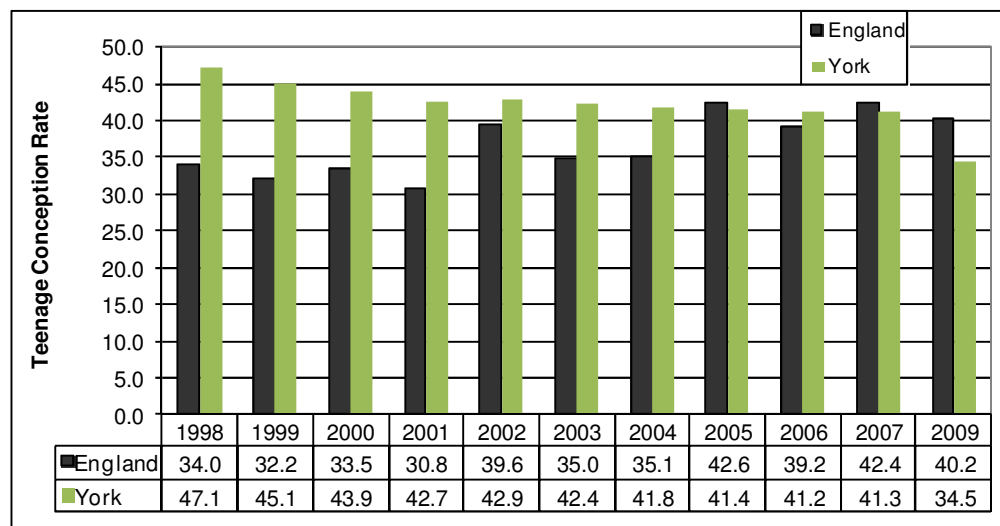
- 6.62 Carbon footprinting is another method in which we can measure the environmental impacts of our day-to-day actions associated with housing, food, energy and personal travel. The carbon footprint is the total amount of CO₂ emissions which result directly and indirectly from individual use of goods and services. It is measured in tonnes of CO₂ per person per year with the average UK resident having a carbon footprint of 12.12 tonnes of CO₂. The neighbourhood carbon footprint has been calculated by the Stockholm Environment Institute (SEI) as part of a project to identify the carbon footprint of York residents and show how this varies across York. The study has found that the carbon footprint of an average York resident is 12.58 tonnes of CO₂ per year. Households with the lowest carbon footprint were in Heslington ward and households with the highest average were in Dringhouses and Woodthorpe.
- 6.63 In terms of daily domestic water use the City of York uses 146 litres per person per day. This is slightly lower than the national average of 154 litres per capita per day. The average domestic consumption of gas (kilowatts per hour) for the City of York in 2009 was 15,505.6 compared to 2008: 16938 and 17563 in 2007. The average amount of commercial and industrial gas consumption has also continued to reduce in 2009 to 549192 from 592327 Kwh in 2008 and 607144 Kwh in 2007, which is lower than the national average of 663764Kwh. The average annual domestic consumption of electricity for City of York in 2009 was 3820 which is just slightly higher than the 2008 figure of 3817. This figure is also below the national average of domestic electricity consumption of 4,149 Kwh. The average annual consumption of electricity for commercial and industrial use has increased between 2008 and 2009 to 70215 Kwh from 67631 Kwh. This figure is also well below the national average consumption figure of 68,079Kwh.
- 6.64 The City of York produced 582 kilograms of household waste per person, which is significantly less than previous years (663 kilograms in 2007/08 and 2008/09 and 614 in 2009/10). Of this waste 45.06% has been reused, recycled and composted which is a continuing positive and lowering trend. In 2010/11 99.37% has two kerbside recycle collections which is an improvement on 92% of residents in 2009/10. It is also recognised that whilst the majority of people have a recycling service uptake is low in various parts of the city. Recycling and waste management is high on the council agenda to promote sustainable living and has been presented in campaigns to the public heavily over the past couple of years. We expect that improvements will be made each year hence forth.
- 6.65 The amount of waste that was landfilled decreased over the the last 3 years to 49180 tonnes in 2010/11 from 50850 in 2007/08.

Health and Social Well Being

- 6.66 On the whole York is a healthy city with good quality health and social services. The current picture of the City's health and wellbeing is consistent with a regional perspective. The Yorkshire and Humber region currently has the second highest rate of premature death from cancer and has the third highest rate of long term limiting illness and disability claimant rate. The most common cause of deaths under 75 years in York are cancer and circulatory disease, however the rates in York are below the regional and national average and are decreasing.
- 6.67 The health of people in York is generally better than the England average. Deprivation is lower than average, however 4,450 children live in poverty. Life expectancy for both men and women is higher than the England average.

- 6.68 Life expectancy is 9.9 years lower for men and 3.6 years lower for women in the most deprived areas of York than in the least deprived areas (based on the Slope Index of Inequality published on 5th January 2011).
- 6.69 Over the last 10 years, all cause mortality rates have fallen. Early death rates from cancer and from heart disease and stroke have fallen.
- 6.70 About 14.0% of Year 6 children are classified as obese. A lower percentage than average of pupils spend at least three hours each week on school sport.
- 6.71 72.2% of mothers initiate breast feeding and 14.5% of expectant mothers smoke during pregnancy.
- 6.72 An estimated 19.2% of adults smoke and 23.0% are obese. There were 3,280 hospital stays for alcohol related harm in 2009/10 and there are approximately 299 deaths from smoking each year.
- 6.73 The infant mortality rate (deaths up to 1 year) in the City of York is currently 4.96 (2009) and improvement since the 5.5 deaths per 1,000 live births in 2007. This is higher than the current national rate of 4.71. The average life expectancy for a male in York is 79.6 years and for females 83.2 years. Life expectancy in York is lengthening year on year with a growing population of people aged over 85 and life expectancy rates for both males and females in York are higher than the national average.
- 6.74 The teenage conception rate in York (number of conceptions per 1000 people aged 15-17) for 2009 (34.5) have decreased from 42.4 in 2007. This is lower than the average for England and Wales (40.2). As the figure below illustrates the trend for York is to be below the national average.

Figure 36: Teenage conception rates



- 6.75 The percentage of adults in York who achieved the Department of Health activity guidelines (3 or more times 30 minutes moderate intensity activity per week) is currently 19.3% which is downward trend from 24% in 2007/08. In terms of the percentage of school children who achieve the government’s PSA target of two hours high quality physical education and school sports per week, current information suggests that only 11% of York schools are offering this amount of time to their pupils.

Housing

- 6.76 There were 76,920 households in the City of York at the time of the 2001 Census, with an average household size of 2.3 persons per household. The revised 2008 based household projections²⁹ estimate that in 2008 there were 84000 households with an average household size of 2.24.
- 6.77 The 2007 City of York Strategic Housing Market Assessment (SHMA) is a key part of the evidence base for the LDF which identifies a range of issues facing York's housing market. The Assessment provides updated figures for housing stock and tenure in York. 74% of households have been identified as owner occupiers, 33.9% of which have no mortgage. 9.8% of the current stock is owned by the local authority, 4.9% owned by a registered social landlord and 10.6% of households privately rented their property. Compared nationally, York has a higher percentage of owner occupiers (70% nationally) and fewer households in the social rented sector (18% nationally).
- 6.78 A joint Strategic Housing Market Assessment is underway for York and North Yorkshire. This will feed into the evidence base for the LDF and the results of this report will feed into a future AMR.
- 6.79 There is a significant gulf between average income and average house prices in York. The typical house prices to earnings ratio is high both regionally and nationally at 8.1. House prices are consistently high across the City of York. The average house price (Jan to Mar 2010) was £180,329 compared to £178,473 in 2009. The average house prices are up by 1% compared to the same time last year and contrasts to the decreases seen in recent years.

Transport and Access

- 6.80 Transport and access to jobs, education, shopping, leisure facilities and services have a direct impact on people's quality of life. A safe, efficient and integrated transport system is important in supporting a strong and prosperous economy within York. This can contribute towards the Council's overall vision of ensuring the city is thriving, inclusive, healthy and sustainable.
- 6.81 The priority for the City of York in the 2nd Local Transport Plan (2006-2011) is to build a sustainable and safe transport network, to improve accessibility, air quality and safety and ease congestion. In the last four years through delivering the city's first Local Transport Plan (2001-2006) several key achievements have been reached. Achievements to date include:
- Restricting the growth in traffic by limiting peak period traffic to 1999 levels;
 - Bus patronage increasing by 49% since 2001;
 - Success of Park and Ride with more than 2.3 million passengers per year;
 - Improved safety with a 21% reduction in the numbers of people killed or seriously injured on the five year average;
 - Maintaining the city's status as the UK's top cycling city, with cycling levels well above the national average;
 - Achieving walking targets through the delivery of extensive pedestrian improvements across the city
 - City of York is the leading local authority in the management of traffic with the pioneering Traffic Congestion Management System and Bus Location Information System

²⁹ The revised household population data was released by Communities Local Government in February 2008.

- 6.82 However, despite the significant progress that has been made in tackling the growth in traffic and encouraging a modal shift towards more public transport, cycling and walking, it is clear from the traffic and congestion forecast that by 2021 travel and environmental conditions in the city would be unsustainable and impose significant economic cost to the city. The LTP3 is currently being developed and should be adopted in 2011.
- 6.83 Traffic levels in York during the morning peak are forecast to increase by 14% by 2011 and by 27% in 2021. As a result the development of a new, more radical strategy is required to address the issues. With the important role the City of York plays within the wider sub-region and region as a key economic driver, good transport links and connectivity with surrounding areas is very important. The second Local Transport Plan (2006-2011) and the longer term transport strategy and vision for the city to 2021, seek to provide the measures necessary to accommodate the impact of planned levels of growth.
- 6.84 City of York has 5 Park and ride Park and Rides from which people can park and access the city by a frequent bus service. This passenger journeys by bus at the park and ride grows each year and is well patronised. Currently the total number of passengers using bus services originating in York during 2007/08 was 15.1 million. In 2008/09 this figure has risen to 15.3 million journeys. The total number of passengers using the Park & rides specifically during 2008/09 was 2.98 million which is a slight increase on the previous year of 2.85 million passengers.

Annex 1: Definitions for Core Output Indicators:

Business Development

Core Indicator BD1 – BD4 :

- Use Classes Order 2005³⁰:

Use Class	Definition
Business	a) Offices, (Not within A2: professional financial services) b) Research and Development, studios, laboratories, high tech c) Creative industry
General Industry	General Industry
Storage and distribution	Retail warehouse, distribution centres, repositories

- Gross employment floorspace is calculated as new floorspace completions plus any gains through change of use and conversions.
- Net additional employment floorspace is calculated as new floorspace completions minus demolitions, plus any gains or losses through change of use and conversions.
- Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g toilets but excludes internal walls.
- ‘Allocated employment sites’ are those defined by City of York Council’s Development control Local Plan (April 2005) as ‘Premier and Standard Allocated Employment Sites’ (see policies E1a and E3a in Annex 3). They do not include existing employment areas (i.e. not subject to specific allocations) which make up the majority of employment areas in the city.
- Previously Developed Land is defined as land that is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure³¹. It is more commonly known as Brownfield land.
- Use classes identified as ‘B2/B8’ or ‘B1/B2/B8’ can be given permission for all/some of these uses on the site identified within Schedule 1: Premier allocated sites and Schedule 2: Standard allocated sites.
- Sites labelled available/with planning permission does not include sites that have work under construction or completed development.
- Lost employment sites are defined as sites which were allocated for or already in employment use which have been developed for non B1, B2 or B8 uses.

³⁰ Taken from the Use Classes Order 2005 (ODPM, 2005) (see annex 2)

³¹ Planning Policy Guidance 3: Housing, Annex C: Definitions, ODPM.

Use Class Order 2005³²:

Use Class	Definition
A1: Shops	Retail sale of goods to the public - shops, Post Offices, Travel Agents, Hairdressers funeral Directors, Dry Cleaners, Sandwich Bars, Internet Cafés.
A2: Financial and Professional Services	Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and employment Agencies, Other Services – Betting shops, Principally where services are provided to the public.
B1(a): Business	Office other than in a use within class A2.
D2: Assembly and Leisure	Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor Sports and Leisure Uses not involving motorised vehicles or firearms.

- Additionally, where development is for use class A1 (shops), the amount (m²) of trading floorspace of the total gross internal floorspace is provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage). The ratio used by City of York Council for this is 80:20 and the figures above have been adjusted accordingly.
- Figures given are for both new build retail, office and leisure developments and extensions/additions, which add to the floorspace area. Conversions that do not add floorspace area are not included in the results.

Housing

Core Indicator H1 – H6:

- The definition of a dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self contained spaces at the same address. The figure of 675 per annum is the requirement set out in the City of York Development Control Local Plan (April 2005).
- Net additional dwellings is calculated as new built completions minus demolitions plus any gains or losses through change of use and conversions. Figures for net additional and gross dwellings should be provided. ‘Current year’ means the previous financial year, which the Annual Monitoring Report is reporting upon.
- Projected dwellings relate to sources of net additional dwellings to meet the requirement in the relevant development plan document. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. This will include: (i) outstanding residential planning permissions, (ii) adopted allocations (without planning permission) in local development frameworks or local plans, and (iii) windfall³³ estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.

³² Taken from the Use Classes Order 2005, ODPM

³³ For a definition of ‘Windfall’, please see page 37, footnote 26

- Annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (i.e. total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.
- The number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.
- ‘Previously Developed Land’ (or Brownfield Land extracted from PPG3 Annex C)

Previously developed land is “that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.”

- Planning Policy Guidance Note 3: Housing (March 2000) does not provide a definition of net housing density, however, reference is made to *The Use of Density in Urban Planning (Annex D)* (DLTR, 1998) Paragraphs 8.19-8.27 extractions of which are provided below. It is from this definition that density levels have been calculated for the City of York.

“Net site density” is a more refined estimate than a gross site density and includes only those areas which will be developed for housing and directly associated uses. This will include:

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.
- It therefore excludes:
 - major distributor roads;
 - primary schools;
 - open spaces serving a wider area; and
 - significant landscape buffer strips.

A net site density is the most commonly used approach in allocating housing land in development plans and is appropriate for development on infill sites where the boundaries of the site are clearly defined and where only residential uses are proposed. It is also appropriate where phased development is taking place in a major

development area (perhaps spanning different plan periods) and individual housing sites have been identified.

Unlike gross, neighbourhood and town/district densities, the density assumption used does not need to reflect the inclusion of non-residential uses, but is solely based on the form of housing development envisaged.

- Gypsy pitches are considered completed when available for use. Only authorised pitches are included. Gypsy pitches are also included as part of the net additional dwellings (H2(b) if they are or likely to become, the occupants main residence and council tax is, or will, be liable on the pitch as a main residence.
- Affordable Housing is housing for sale or rent at below market price and provided for the occupation of people who cannot afford market priced housing. Types of affordable housing complying with this definition are listed and described :

The City Council will seek to negotiate the appropriate type according to local circumstances and, in particular, in accordance with the Housing Needs Study and Housing Waiting List. Provision should meet identified housing need and be of one or more the following types:

- **Housing for Rent** - affordable homes for rent for households registered on the Council's Housing Waiting List, normally in conjunction with a Registered Social Landlord or within Housing Corporation rent level guidelines.
- **Shared Ownership** - in partnership with a Registered Social Landlord.
- **Discounted Market Housing** - should be genuinely affordable to people on low incomes, and normally registered on the Council's Housing Waiting List, who would not otherwise be able to buy a home at open market prices.

It is important that affordable housing remains available in the long term and that the benefit provided can be passed on to subsequent occupiers. The Council will therefore require occupancy controls – either by condition and/ or Section 106 Agreement - in relation to any planning permissions to ensure that the affordable housing provided is occupied only by those in need of such housing in perpetuity.

Affordable housing is funded through one of three methods via Section 106 agreements in accordance with targets set by the Development Control Local Plan (April 2005). The methods are:

- Wholly funded through registered social landlords and/or local authorities.
- Wholly funded through developer contributions, or
- Funded through a mix of public subsidy and developer contribution.

The DETR circular 6/98 – Planning and Affordable Housing, together with PPG3 (March 2003) sets out guidance for the provision of affordable housing.

Local indicator Access to key services

- Residential development is the net additional dwellings for the current year. Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. H2(c) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year (April to March), which the AMR is reporting upon.
- Public transport time: The calculation of public transport time is a threshold measure which can be calculated by using local timetables; interchange times on scheduled

- arrival times of connecting public transport services and walking distances to access points.
- When measuring from large sites, measurement should be taken from the most relevant major public transport nodal point(s) within that area or where this is not possible the most appropriate access point(s).
 - GP/Hospital: GPs' surgeries and hospitals are NHS facilities as identified by the Department of Health database.
 - Primary/secondary schools: State schools as identified by DfES in its database (EduBASE).
 - Major Retail Centres: The areas identified as being city, town, or district centres (as defined in PPS6) identified in the local development framework and on the adopted proposals map. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres that authorities feel meet a range of the criteria set out in Table 3 of Annex A of PPS6 (March 2005).
 - Areas of Employment: Identified as those super output areas that have 500+ jobs within them. Super output areas are area units used in the ONS NOMIS census data. This assists with identifying out of town employment sites such as factories or business/industrial parks.


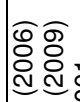
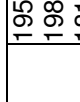



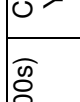


Environmental Quality






- Installed capacity is the amount of generation the renewable energy development / installation is capable of producing. Only on-shore renewable energy development /installations are reported does not include any permitted by a general development order.
- The Green Flag Award is the national standard for parks and gardens in England and Wales. The awards are given on an annual basis as a way of recognising and rewarding the best green spaces in the country. It is seen as a way to encourage others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green spaces³⁴
- 'Change' is to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Environmental value should be measured in hectares.








³⁴ The Green Flag Award, The Civic Trust, www.greenflagaward.org.uk (2005)

Annex 2: Contextual Indicators for the City of York 2009/2010

NB: Indicators which we have been unable to update for 2009/10 have been greyed out in the table below.





Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
People and Place								
Total resident population (,000s)	City of York	2010 (MYE)	202,400		195,400 (2006) 198,800 (2009) 181.3 (2001 Census)		Office for National Statistics (ONS) Mid Year Estimate (MYE)	Local Quality of Life Indicators, CLG
Size of the area (km2)	City of York	2005	272.0	616.3	272 (2004)		Audit Commission	Local Quality of Life Indicators, CLG
Population density (km2)	City of York	2010	744.1	1323.5	718.4 (2007) 730.9 (2009)		Audit Commission (based on MYE)	Local Quality of Life Indicators, CLG
% change in population 1981 to 2001	City of York	1981-2001	9.5	8.1	n/a		National Statistics	Local Quality of Life Indicators, CLG
% change in population 1991 to 2001	City of York	1991-2001	4.1	3.4	n/a		National Statistics	Local Quality of Life Indicators, CLG
Projected population 2009 to 2030	City of York	2008-2030	194,900 - 241000				2008 based population projections	
Projected % change in population between 2008 to 2021	City of York	2008-2021	14.5%	11.80%	18% (2006-2021, 2006 based projections)		National Statistics 2008 based population Projections (2010)	Local Quality of Life Indicators, CLG
Black Minority Ethnic population as a % of the total population	City of York	2001	2.2	5.9	1.1 (1991)		Census, ONS	Local Quality of Life Indicators, CLG
Economically active disabled residents as a % of the population who are economically active	City of York	2003/04	11.7	13.2	7.8 (1991)		Census, ONS	Local Quality of Life Indicators, CLG









Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Total number of households in the area	York	2001	76,920	76,083	68,080 (1991)		Census, ONS	Local Quality of Life Indicators, CLG
Projected number of households in 2008	City of York	2008 (base) 2010	84000 86,800				National Statistics 2008 based Household Projections (2010)	Local Quality of Life indicators
Projected % change in households between 2008 to 2031	City of York	2008-2031	29000 (34.5%)				National Statistics 2008 based Household Projections (2010)	Local Quality of Life Indicators, CLG
One person households as a % of all households	City of York	2001	30.6	29.1			Census, ONS	Local Quality of Life Indicators, CLG
One person pensioner households as a % of all households	City of York	2001	15.2	14.6			Census, ONS	Local Quality of Life Indicators, CLG
Households with children as a % of all households	City of York	2001	23.8	26.7			Census, ONS	Local Quality of Life Indicators, CLG
Households with 3 or more adults and no children as a % of all households	City of York	2001	11.3	11.2			Census, ONS	Local Quality of Life Indicators, CLG
Overall/general satisfaction with local area	York	2008/09	86.0%	n/a	87.4% (2008/09)		National Performance Indicator NPI 5	National Performance Indicator NPI5, CLG
Community Cohesion and Involvement: Without Walls Theme - Inclusive City; Council Plan Priority Area – Building Stronger Communities								
% who agree that their local area is a place where people from different backgrounds get on well together	York	2008/09	0.2	Not Available	Not Available		National Performance Indicator NPI 1	LAA Measure for Sustainable Community Strategy
Number of people participating in ward committee decisions each year	York	2008/09	3962	Not Available	4720 (2007/08)		City of York Council COLI 40	City of York Performance Indicators








Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Community Safety: Without Walls Theme – Safer City; Council Plan Priority Area – Building Stronger Communities								
How safe or unsafe do you feel when outside in your local areas after dark: % safe or fairly safe?	York	2008/09	61% safe 24% unsafe				Place survey 2008/09	Local Quality of Life Indicators, CLG
How safe or unsafe do you feel when outside in your local areas during the day: % safe or fairly safe?	York	2008/09	94% safe 2% unsafe				Place survey 2008/09	Local Quality of Life Indicators, CLG
% of residents surveyed feeling that York is a safe place to live	York	2008/09	64%		55% (2007/08)		City of York Talkabout Survey	Without Walls (LSP) Success Measure - Safer City
Rate of domestic burglaries	York	2008/09	11.4				City of York Council Plan BVPI 126	National Quality of Life Indicators, CLG, Local Quality of Life Indicators, CLG, Egan Review - Sustainable Communities Indicators
Number of serious violent crimes	York	2009/2010	123 (0.63)		151 (0.78) (2008/09)		National Performance Indicator NPI 15	Local Quality of Life Indicators, CLG
Number of serious acquisitive crimes	York	2009/10	1998 (10.23)		3459 (17.89) (2008/09)		City of York Council BVPI 127b	Local Quality of Life Indicators, CLG
Number of vehicle crimes per 1,000 population	York	2006/2007	19.2		20.8 (2005/06)		North Yorkshire Police Authority / BVPI 128	Local Quality of Life Indicators, CLG
Rate of theft or unauthorised taking of a vehicle	York	2008/09	2.94				Audit Commission	Local Quality of Life Indicators, CLG
% of residents surveyed concerned about street robbery	York	2008/09	21.0		27.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG






Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
% of residents surveyed concerned about physical assault	York	2008/09	14.0		23.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents surveyed concerned about car crime	York	2008/09	39.0		47.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents concerned about sexual assault/rape	York	2008/09	15.0		23.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents concerned about burglary	York	2008/09	46.0		53.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents concerned about speeding cars/lorries	York	2008/09	57.0		62.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents concerned about racial harassment	York	2008/09	9.0		11.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents concerned about being pestered	York	2008/09	18.0		24.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG







Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
% of residents concerned about anti-social behavior	York	2008/09	11.3		13.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of people who say that people using or dealing drugs is a very big or fairly big problem in their area	York	2008/09	17.6		32.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of people who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their local area	York	2008/09	27%		28% (2007/08)		CYC Annual Talkabout Survey	Local Quality of Life Indicators, CLG
% of people who think that people using or dealing drugs is a very big or fairly big problem in their areas	York	2008/09	17.6%		32% (2007/08)		CYC Annual Talkabout Survey	Local Quality of Life Indicators, CLG
% of people who think that people being rowdy or drunk in public places is a very big or fairly big problem in their local area	York	2008/09	18.40%		23% (2007/08)		CYC Annual Talkabout Survey	Local Quality of Life Indicators, CLG
Rate of robbery of business property	York	2008/09	0.11				City of York Council BVPI 127a	Local Quality of Life Indicators, CLG
Culture and Leisure: Without Walls Theme - Cultural City; Council Plan Priority Area - Building Stronger Communities								
Percentage of residents satisfaction with LA cultural services - Sports and leisure	York	2008/09	36.0%		44% (2007/08)		Place survey 2008/09, CYC Performance Indicators LLC22	Place survey 2008/09, Egan Review,
Percentage of residents satisfaction with LA cultural services - Libraries	York	2008/09	68.0%		73% (2007/08)		Place survey 2008/09, CYC Performance Indicators LLC18	Place survey 2008/09, Egan Review,





Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Percentage of residents satisfaction with LA cultural services - Museums & Galleries	York	2008/09	72.0%		73% (2007/08)		Place survey 2008/09, CYC Performance Indicators LLC20	Place survey 2008/09, Egan Review,
Percentage of residents satisfaction with LA cultural services - theatres/concert/halls	York	2008/09	68%				Place survey 2008/09, CYC Performance Indicators LLC21	Place survey 2008/09, Egan Review,
Percentage of residents satisfaction with LA cultural services - Parks and Open Spaces	York	2007/2008	74%		75 (2007/08)		Place survey 2008/09, CYC Performance Indicators: LLC21	Place survey 2008/09, Egan Review,
Economic Well-Being: Without Walls Theme - Thriving City; Council Plan Priority Area – Create jobs and grow the economy								
Mean annual pay (full-time employees)	York	2011	£30,909	£32,022			Annual Survey of hours and earnings - resident analysis	Annual Survey of hours and earnings - resident analysis
The percentage of the working age population that is in employment	York	2009/20	72.2%	70.3	71.5% (2009/10)		National Performance Indicator NPI 151	National Quality of Life, CLG, Local Quality of Life Indicators, CLG, Without Walls Success Measure - Thriving City
The number of Job Seekers Allowance claimants as a percentage of the resident working age population	York	Nov-11	2.4%	3.8%	2.4(Nov-10)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
The percentage of Job Seekers Allowance claimants who have been out of work for more than a year	York	Nov-10	18.4%	16.60%	14.7(Apr -10)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
% of Job Seekers Allowance claimants who have been out of work for between 6-12 months	York	Nov-10	18.6%		24.5% (Apr-10)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG



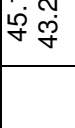
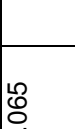
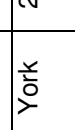

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Economically Active (All People)	York	Apr-Mar 11	77.1%	76.2	76.4% (April-Mar 10)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
Count of Active Enterprises	York	2010	6365	N/A	6385 (2009)		ONS Business Demography 2010	ONS Business Demography 2010
Count of births of new Enterprises	York	2010	665	N/A	570 (2009)		ONS Business Demography 2010	ONS Business Demography 2010
Job density (number of jobs filled to working age population)	York	2009	0.84	0.78 (2009)	0.87 (2008)		NOMIS, Job Density	Local Quality of Life Indicators, CLG
The rank of the average Indices of Multiple Deprivation (IMD) scores relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = least deprived)	York	2010	244	177.5	242 (2007)		Indices of Multiple Deprivation (IMD) 2007 and 2010, CLG	Local Quality of Life Indicators, CLG
Rank of income deprivation relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = most deprived)	York	2010	136	177.5	127 (2007)		Indices of Multiple Deprivation (IMD) 2007 and 2010, CLG	Local Quality of Life Indicators, CLG
Rank of employment deprivation relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = most deprived)	York	2010	131	177.5	120 (2007)		Indices of Multiple Deprivation (IMD) 2007 and 2010, CLG	Local Quality of Life Indicators, CLG
The percentage of the population of working age that is claiming total benefits	York	May-11	8.6%	14.6% (May-10)	8.9% (May-2010)		Nomis: Benefit Claimant Counts working age client group	Local Quality of Life Indicators, CLG, Without Walls Success Measure - Thriving City






Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Education and Life-Long Learning: Without Walls Theme - Learning City; Council Plan Priority Area – Create Jobs and grow the economy								
The percentage of the population qualified to NVQ2 level and above	York	2010	77.7	67.3	77.8 (2009)		ONS, Annual Population Survey (Jan 2010 – Dec 2010)	ONS, Annual Population Survey (Jan 2010 – Dec 2010)
The percentage of the population qualified to NVQ4 and above	York	2010	39.9%	31.3%	40.8% (2009)		ONS, Annual Population Survey (Jan 2010 – Dec 2010)	ONS, Annual Population Survey (Jan 2010 – Dec 2010)
The percentage of the population with no qualifications	York	2010	7.2%	11.3%	8.0% (2009)		ONS, Annual Population Survey (Jan 2010 – Dec 2010)	ONS, Annual Population Survey (Jan 2010 – Dec 2010)
% of pupils achieving 5+ A* - C at GCSE (or equivalent) incl English & Maths	York	2010/11	59.1		53.8 (2008/09) 59.2 (2009/10)		National Performance Indicator 75	National Quality of Life Indicators, Sustainable Communities, Egan Review and Local Quality of Life Indicators, CLG
% of pupils achieving level 4 or above in both english and maths at KS2	York	2010/11	78%		75% (2008/09) 74% (2009/10)		National Performance Indicator 73	
Number of adults achieving level 1, 2 or 3 qualifications as part of the Skills for Life Strategy through Adult and Community Learning York	York	2007/08	282	n/a	235 (2006/07)		City of York Council Plan COLI 110	City of York Council Plan
The number of people registering and completing courses through public libraries	York	2007/08	1002	n/a	897 (2007/08)		City of York Council Plan COLI 111	City of York Council Plan



Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Numbers of schools not achieving the floor target of 55% for Level 4+ in both English & Maths at KS2	York	2009/10	2		9 (2008/09)		National Performance Indicator 76	City of York Council Plan
Environment: Without Walls Theme - Sustainable City; Council Plan Priority Area – Protect the environment								
The proportion of relevant land and highways that is assessed as having combined deposits of litter and detritus that fall below acceptable levels	York	2007/08	13.5	21.3	19.2 (2006/07)		Audit Commission Best Value Performance Indicator 199a	Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG; BVPI; Without Walls Success Measure - Sustainable City
Average annual domestic consumption of gas (kwh)	York	2009	15505.6		17563 (2007) 16938 (2008)		Department of Energy and Climate Change: Statistics & high level indicators	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
Average annual commercial and industrial consumption of gas (kwh)	York	2009	549,192	663764	607,144 (2007) 592,327 (2008)		Department of Energy and Climate Change: Statistics & high level indicators	Sustainable Communities,
Average annual domestic consumption of electricity (kwh)	York	2009	3,820		3977 (2007) 3817 (2008)		Department of Energy and Climate Change: Statistics & high level indicators	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG







Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Average annual industrial consumption of electricity (kwh)	York	2009	70,215	68079	67,598 (2007) 67,631 (2008)		Department of Energy and Climate Change: Statistics & high level indicators	Sustainable Communities,
Average consumption of energy from road transport: Buses	York	2008	3.9		3.2 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Diesel Cars	York	2008	16.3		17 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Petrol Cars	York	2008	37.6		40 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Motorcycles	York	2008	0.5		0.5 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: HGV	York	2008	12.3		12.5 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Diesel LGV	York	2008	11.1		13.3 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	



Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Average consumption of energy from road transport: Petrol LGV	York	2008	0.7		1.0 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	
CO2 emissions / capita (tCO2)	York	2008	6.20		7 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	
Estimated number of households in fuel poverty	York	2009	13,100				Department of Energy and Climate Change, 2009 statistics	
% of households fuel poor	York	2009	15.7%				Department of Energy and Climate Change, 2009 statistics	
Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating	York	2009/10	0.06		6.9% (2008/09)		NPI 187a	
Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating	York	2009/10	0.41		40.25% (2008/09)		NPI 187b	
Daily domestic water use (per head per day in litres)	York	2005	146	154.1	160 (2004)		Yorkshire Water	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
Average water supply leakage (per head per day in litres)	York	2005	106.5	157.4			Yorkshire Water	Local Quality of Life Indicators, CLG

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Number of kg of household waste collected per head of population	York	2010/2011	582	n/a	629 (2008/09) 614 (2009/10)		City of York Council Plan NPI 191	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
% of household waste which has been recycled and composted	York	2010/2011	45.065	12.4	45.1% (2008/09) 43.26% (2009/10)		City of York Council NPI 192	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
% of household waste which has been landfilled	York	2010/2011	54.47%	n/a	55.1 (2008/09) 56.7 (2009/10)		City of York Council Plan NPI 193	National Quality of Life Indicators, CLG; Egan Review; Local
% of households resident in the authority's area served by kerbside collection of at least two recyclables	York	2010/2011	99.37%	n/a	86.7% (2006/07) 86.98% (2007/08) 87% (2008/09) 92.3 (2009/10)		City of York Council Plan local indicator	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
Deposits of litter at an unacceptable level	York	2009/10	4.40%		8.9 (2008/09)		City of York Council Plan NPI 195a	
York's ecological footprint (hectares per person required for consumption of resources)	York	2006	5.38	5.4	6.8 (2005)		City of York Council	Without Walls Success Measure - Sustainable City
Adapting to climate change	York	2010/11	level1		Level 0 (2008/09) Level 1 (2009/10)		NPI 188	

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Level of air quality - reduction in Nox and primary PM10 emissions through local authority's estate and operations	York	TBC					NPI 194	
Improved bio-diversity - active management of local sites	York	2009/10	52%		40% (2008/09)		NPI 197	
The percentage of people satisfied with the cleanliness standard in their area	York	2009/10	67%	58.0	67 (2008/09)		Place survey 2008/09, CYC Performance Indicators	Local Quality of Life Indicators, ODM; Without Walls Success Measure - Sustainable City
Health and Social Well-Being: Without Walls Theme - Healthy City; Council Plan Priority Area – Building stronger communities / Protect vulnerable people								
Infant Mortality Rate (deaths of babies under 1 year per 1,000 live births)	York	2007	5.5	4.8 (2007)	5.0(2006)		Office for National Statistics (ONS) Vital Statistics	Local Quality of Life Indicators, CLG; Without Walls Success Measure - Healthy City
Life expectancy at birth (male and female)	York	2008-2010	Males – 79.9 Females - 83	Males – 78.2 .Females – 82.3 (2008-2010) Males -77.4 Females - 81.6 (2006-2008)	Males - 78.6 Females - 83.4 (2005-2007) Males - 79.4 Females -83.2 (2006-2008)		Office for National Statistics (ONS) Vital Statistics	Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG; Without Walls Success Measure - Healthy City
The percentage of households with one or more persons with a limiting long-term illness	York	2001	30.6	33.0	Not Available		ONS, Census	Local Quality of Life Indicator
Teenage pregnancy, conceptions under 18 years, per 1,000 females aged 15-17	York	2007	42.4	41.3	39.3 (2006)		ONS and Teenage Pregnancy Unit	National Quality of Life Indicator, CLG;

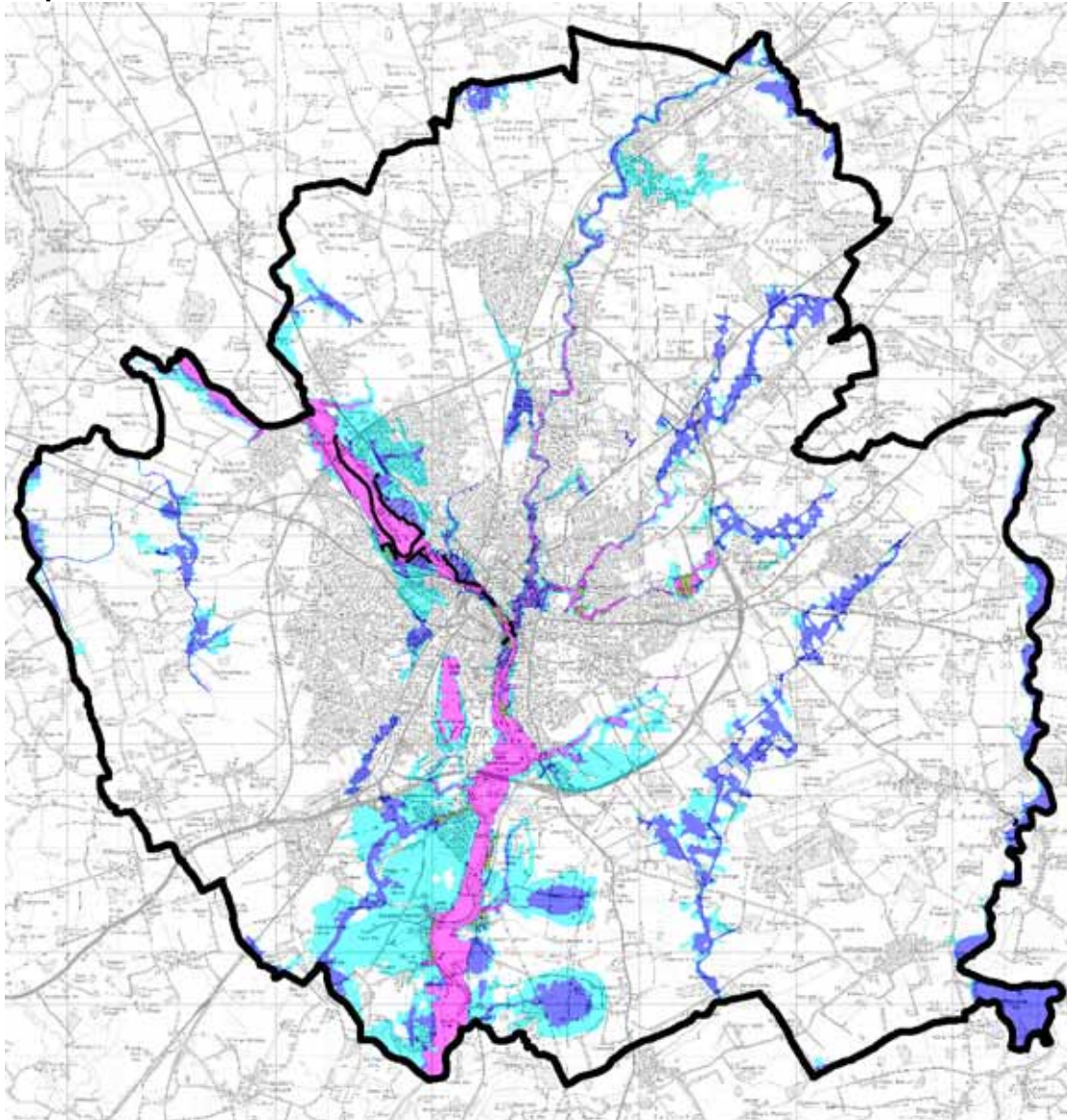
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
% who say their health is good or very good	York	2008	78.7				Place survey 2008/09, CYC Performance Indicators (NI 119)	
% who think that older people in their local area get the help and support they need to continue to live at home for as long as they want to (NI 139)	York	2008	30.0				Place survey 2008/09, CYC Performance Indicators (NPI 139)	
Housing: Council Plan Priority Area – Building Stronger Communities								
Total household spaces	York	2001	79399.0	79178.2	Not Available		ONS, Census	Local Quality of Life Indicator, CLG
Percentage of household spaces that are unoccupied and vacant	York	2001	2.7	3.2	Not Available		ONS, Census	Local Quality of Life Indicator, CLG
Percentage of household spaces that are unoccupied and used as a second home or holiday home	York	2001	0.4	1.0	Not Available		ONS, Census	Local Quality of Life Indicator, CLG
The total number of new housing completions (net)	York	2010/11	514		451 (2008/09) 507 (2009/10)		City of York Council, National Performance Indicator 154	Local Quality of Life Indicator, CLG
Affordable dwellings completed (through all sources)	York	2010/11	252		151 (2008/09) 130 (2009/10)		City of York Council, National Performance Indicator (NPI 155)	Local Quality of Life Indicator, CLG
Household accommodation without central heating	York	2001	8.3	7.6	Not Available		ONS, Census	Local Quality of Life Indicator, CLG
The percentage of total dwellings that are 'unfit'	York	2005	3.92	5.60	Not Available		Housing Investment Programme (HIP) returns submitted to CLG	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Percentage of Local Authority Dwellings that are below the 'Decent Homes Standard'	York	2009/10	0.03		5.77 (2008/09)		National performance Indicator 158	Local Quality of Life Indicator, CLG
Average House Price: Detached	York	Jan-Mar 2011	£267,204		January to March: £240,249 (2009) £251,005 (2010)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Average House Price: Semi-Detached	York	Jan-Mar 2011	£167,132		January to March £147,441 (2009) £157,000 (2010)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Average House Price: Terraced	York	Jan-Mar 2011	£154,237		January to March £120,213 (2009) £144,886 (2010)		HM Land Registry	National & Local Quality of Life Indicators, CLG;
Average House Price: Flat/Maisonette	York	Jan-Mar 2011	£156,959		January to March £145,147 (2009) £147,443 (2010)		HM Land Registry	National & Local Quality of Life Indicators, CLG;
Average House Price: Overall average	York	Jan-Mar 2011	£180,329		January to March £155,885 (2009) £169,223 (2010)		HM Land Registry	National & Local Quality of Life Indicators, CLG;
Transport and Access: Council Plan Priority Area – Get York Moving								
The percentage of the resident population who travel to work by private motor vehicle (car, taxi, motorbike)	York	2001	55.9	65.3	Not Available		ONS, Census	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
The percentage of resident population travelling by public transport	York	2001	8.8	11.0	Not Available		ONS, Census	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG







Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of resident population travelling by foot or cycle	York	2001	27.0	13.3	Not Available		ONS, Census	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
The percentage of resident population who work mainly from home	York	2001	7.9	9.9	Not Available		ONS, Census	Local Quality of Life Indicators, CLG
The percentage of the resident population travelling over 20km to work	York	2001	13.6	14.2			ONS, Census	Local Quality of Life Indicators, CLG
Total number of bus passenger journeys	York	2010/11	15.3 million	n/a	15.3m (2008/09) 14.7m (2009/10)		Sustainable Transport Team	
Park & Ride usage - total passengers	York	2010/11	2.83 million	n/a	2.85m (2007/08) 2.98m (2008/09) 2.80m (2009/10)		Sustainable Transport Team	
Percentage of buses running on time	York	2010/11	74%	n/a	63.3 (2008/09) 67.7 (2009/10)		Sustainable Transport Team	
Number of people cycling in York	York	2010/11	13583	n/a	13030 (2008/09) 12637 (2009/10)		Sustainable Transport Team	
Numbers using of-street car parking	York	2010/11	1.59million	n/a	1.68m (2008/09) 1.59m (2009/10)		Sustainable Transport Team	
Access to services and facilities by public transport, walking and cycling (Health - York Hospital All households)	York	2008/09	77%		68% (2007/08)		National Performance Indicator 175a	
Access to services / facilities by public transport, walking & cycling (Health:York Hospital - Households no access to a car)	York	2008/09	86%		76% (2007/08)		National Performance Indicator 175b	

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Access to services and facilities by public transport, walking and cycling (Education - York College 16 to 19 year olds)	York	2008/09	57%		57% (2007/08)		National Performance Indicator 175c	
Access to services and facilities by public transport, walking and cycling (Leisure - all households)	York	2008/09	90%		92% (2007/08)		National Performance Indicator 175d	
Access to services and facilities by public transport, walking and cycling (Leisure - households without access to a car)	York	2008/09	96%		96% (2007/08)		National Performance Indicator 175e	
Access to services and facilities by public transport, walking and cycling (Retail - City Centre)	York	2008/09	92%		94% (2007/08)		National Performance Indicator 175f	
Access to services and facilities by public transport, walking and cycling (Retail - Clifton Moor)	York	2008/09	42%		36% (2007/08)		National Performance Indicator 175g	
Access to services and facilities by public transport, walking and cycling (Retail - Monks Cross)	York	2008/09	54%		49% (2007/08)		National Performance Indicator 175h	

Map 1: York Flood Zones



SFRA 2011 Flood Risk Zones Legend:

<p>All Uncoloured Areas</p>      	<p>Zone 1: Less than 1 in 1000 annual probability of flooding in any year (<0.1Percent)</p> <p>Zone 2: Between 1 in 100 and 1 in 1000 annual probability of flooding in any year (1Percent to 0.1Percent)</p> <p>Zone 3a: Areas between 1 in a 100 and 1 in 25 annual probability of flooding in any year (1 to 4 Percent)</p> <p>3a - Defended up to 1 in 50, Flood Risk between 1 in 50 and 1 in 100 (2 to 1 Percent)</p> <p>3a - Defended up to 1 in 100 (1Percent)</p> <p>Zone 3a(i): Developed areas with up to a 1 in 25 or greater annual probability of flooding in any year (4 Percent or greater)</p> <p>Zone 3b: Areas with up to a 1 in 25 or greater annual probability of flooding in any year (4 Percent or greater)</p> <p>Flood Defences</p>
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(Source: CYC Strategic Flood Risk Assessment , 2007)

Annex 3: DCLG Use Classes Order 2005

Use Class	Definition
Shops	retail sale of goods to the public - shops, Post Offices, Travel Agents, Hairdressers funeral Directors, Dry Cleaners, Sandwich Bars, Internet Cafés.
Financial and Professional Services	Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and employment Agencies, Barber Services – Betting shops, Principally where services are provided to the public.
Restaurants & Cafes	Restaurants and cafes – use for the sale of food for consumption on the premises. Includes Internet cafes (now A1)
Drinking Establishments	as a Public House, Wine-bar or other Drinking Establishment
Hot Food Takeaway	for the sale of hot food for consumption off the premises
Business	offices, (Not within A2: professional financial services)
	Research and Development, studios, laboratories, high tech
	light industry
General Industry	General Industry
Storage and distribution	Wholesale warehouse, distribution centres, repositories
Hotels	Hotels, Boarding Houses & Guest Houses Development falls within class if 'no significant element of care is provided'.
Residential Institutions	Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.
Dwelling houses	Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.
Non-Residential Institutions	Medical and Health Services – Clinics and health centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctor's House), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-Residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls.
D2: Assembly and Leisure	Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor Sports and Leisure Uses not involving motorised vehicles or firearms.
Sui Generis	Most commonly found uses are contained within the 1987 Use Classes Order, There are many uses that are not specifically categorised by the four main use classes For example: Launderettes, Petrol stations, Nightclubs, theatres, Hostels, Builders yards, garden centres etc.

Annex 4: Relevant Planning Policies

Development Control Local Plan (April 2005)

EMPLOYMENT (Chapter 8: CYC Development Local Plan (April 2005))

E1a: Premier Employment Sites

Out of Centre Premier Employment Sites

The sites identified in schedule 1 as ‘out of centre’ employment sites have been identified for companies in the Science City York sector of the economy. These “knowledge-based” activities are defined in paragraph 8.12 below and include activities, which support or complement firms that are clearly knowledge based. Other B1 uses that fall outside these guidelines would only be acceptable where they are of an acceptably high quality such as companies in the professional and financial sectors or headquarter functions and it can be demonstrated that no other suitable highly accessible sites could be found, firstly within the city centre, secondly in the York Central area and then thirdly within the rest of the urban area.

- The scale, layout and design of any proposal will need to contribute to the creation of a high quality commercial environment. In considering proposals the Council will have regard to the following:
- The ratio of built floor space to gross site area should normally be a maximum of 45:100;
- The buildings should conform to an overall development brief for each site agreed in advance for the site as a whole;
- The early implementation of an agreed comprehensive landscaping scheme that helps assimilate new developments into its surroundings and enhances the appearance of the development;
- The proposals relationship to the scale, layout and design of its surrounding area.

Premier Sites in the Urban Area

The sites allocated in schedule 1 as “urban area” premier employment sites have been identified for B1 (Office) uses only.

Schedule 1:

Site Ref	Size (Ha)	Size remaining	Location	Status
E1a.1 / A59 site	14ha	14 ha	Out of centre	
E1a.2 / North of Monks Cross	21.9ha	18 ha	Out of centre	Part with permission
E1a.3 / South of Monks Cross	13ha	11.7 ha	Out of centre	With outline planning permission
E1a.4 / University Science Park	1.7ha	0 ha	Urban area	Developed
E1a.5 / Hungate	1ha	1 ha	Urban area	With permission
E1a.6 / Clifton Park (laundry building)	0.6ha	0 ha	Urban area	Developed
E1a.7 / Varvills warehouse	0.1ha	0 ha	Urban area	Developed
E1a.8 / York Central	5.5 ha**	5.5 ha	Urban area	
Total =	57.8ha			

E3a: Standard Allocated Sites

Schedule 2 identifies standard employment sites and the uses for which planning permission will be granted. For those sites identified as being appropriate for B1, B2 or B8 over 2.5 hectares at least 30% of the site should be reserved for B2/B8 uses.

Schedule 2:

Site ref	Size (ha)	Remaining Size	Allocation	Status
E3a.1 / York Business Park	16.4ha	5.5	B1, B2, B8 (Split to be decided following further work)	Mostly with planning permission
E3a.2 / Elvington Airfield Business Park (Areas a, b, c, e)	4ha	1	B2, B8	Parts with permission
E3a.3 / Wheldrake Industrial Estate (Sites a, c, d, e)	2.5ha	2.5	B2, B8	
E3a.4 / Centurion Park	2.6ha	0	B1, B2, B8	Developed
E3a.5 / Holgate Park	2.2ha	2.2	B1, B2, B8	
E3a.6 / Heworth Green	0.7ha	0	B1, B2, B8	Under Construction
E3a.7 / Murton Industrial Estate	0.5ha	0.5	B2, B8	
E3a.8 / Link Business Park	0.4ha	0	B1, B2, B8	Developed
E3a.9 / Green Lane	0.4ha	0	B2, B8	Developed
E3a.10 / Audax Road, Clifton Moor	0.3ha	0	B2, B8	Developed
E3a.11 / Towton House	0.1ha	0	B1, B2, B8	Developed
E3a.12 / Elvington Industrial Estate, Elvington	1ha	1	B2, B8	
E3a.13 / Grain Stores, Clifton Moor	7.6ha	7.6	B1, B2, B8	Consent for housing
E3a.14 / Stirling Road, Clifton Moor	1ha	1	B1, B2, B8	With outline permission
E3a.15 / Annamine Nurseries, Huntington	1ha	1	B2	Temporary Permission
Total = (*not including grainstores)	33.1ha			

E3b: Existing and Proposed Employment Sites

The standard employment sites identified in schedule 2, and any other sites or premises either currently or previously in employment use, will be retained within their current use class. Planning permission for other uses will only be given where:

- a) there is a sufficient supply of employment land to meet both immediate and longer term requirements over the plan period in both quantitative and qualitative terms; and
- b) unacceptable environmental problems exist; or
- c) the development of the site for other appropriate uses will lead to significant benefits to the local economy; or
- d) the use is ancillary to an employment use.

E7: B1 (Office) Development in Existing Buildings

Planning permission will be granted at first floor level or above for B1 (Office) uses in or adjacent to York City Centre, Acomb District Centre or Haxby District Centre. Change of use to B1 use at ground floor level will only be permitted where it would not harm the vitality of existing centres.

GENERAL POLICIES
(Chapter 2: CYC Development Control Local Plan (April 2005))

GP4a: Sustainability

Proposals for all development should have regard to the principles of sustainable development as summarised in criteria a–i below.

All commercial and residential developments will be required to be accompanied by a sustainability statement. The document should describe how the proposal fits with the criteria listed below and will be judged on its suitability in these terms.

Development should:

- a) provide details setting out the accessibility of the site by means other than the car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists;
- b) contribute toward meeting the social needs of communities within City of York (including, for example, housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments;
- c) maintain or increase the economic prosperity and diversity of the City of York and maximise employment opportunities (including supporting local goods and services providing training and employment for local unemployed and young people);
- d) be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City;
- e) minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered;
- f) minimise pollution, including that relating to air, water, land, light and noise;
- g) conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;
- h) maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells;
- i) make adequate provision for the storage and collection of refuse and recycling.

GP5: Renewable Energy

The development of renewable energy will make a vital contribution to the reduction of carbon dioxide emissions, facilitating the delivery of the Government's commitment on climate change. Proposals for the development of renewable energy facilities will therefore be encouraged provided there is no significant adverse effect on the existing landscape, air quality, biodiversity, water resources, agricultural land (defined as grades 1, 2 or 3a) or sites of archaeological or historic importance.

GP7: Openspace

The development of land designated as open space on the Proposals Map, or any other areas of open space that are provided in conjunction with a planning permission during the Plan period, will only be permitted where:

- a) There will be no detrimental effect on local amenity or nature conservation; and
- b) Compensatory provision of an equivalent size and standard is provided by the applicant in the immediate vicinity of the site proposed for development.

GP15a: Development and Flood Risk

There will be a presumption against built development (except for essential infrastructure) within the functional floodplain outside existing settlement limits.

Proposals for new built development on previously undeveloped land outside defined settlement limits will only be granted where it can be demonstrated that the development will not result in the net loss of floodplain storage capacity, not impede water flows and not increase flood risk elsewhere.

All applications in the low to medium risk² or high risk³ areas should submit a Flood Risk Assessment (FRA) providing an assessment of additional risk arising from the proposal and the measures proposed to deal with these effects. Developers must satisfy the Local Planning Authority that any flood risk will be successfully managed with the minimum environmental effect and ensure that the site can be developed, serviced and occupied safely.

The use of sustainable drainage systems to mimic natural drainage will be encouraged in all new developments in order to reduce surface water run-off.

Discharges from new development should not exceed the capacity of existing and proposed receiving sewers and watercourses and long-term run-off from development sites should always be less than the level of pre development rainfall run-off.

Where required the provision and future maintenance of flood mitigation and defence measures will be sought from the developer.

¹ Low risk areas are defined (PPG25) as having an annual probability of flooding (river) less than 0.1%

² Low to medium areas of flood risk are defined (PPG25) as having an annual probability of flooding (river) 0.1-1.0%

³ High risk areas of flood risk are defined (PPG25) as having an annual probability of flooding (river) greater than 1.0%

Housing**(Chapter 7: CYC Development Control Local Plan (April 2005))****H2a: Affordable Housing**

The City of York Council will seek to ensure, through negotiation and agreement, that proposals for all new housing development of 15 dwellings/0.3Ha or more in the urban area, and 2 dwellings/0.03Ha or more in villages with less than 5,000 population, will include affordable housing in line with the Council's Second Housing Needs Survey, April 2002.

In order to achieve the maximum reasonable proportion of affordable housing, the following targets have been set on all suitable allocated and windfall sites in York: -

45% for affordable rent, plus 5% for discounted sale, to address priority housing needs in the city (re. York Housing Waiting List). Where properties offered for discounted sale are not purchased it is appropriate that these are used for affordable rent.

Lower targets previously agreed - in Local Plan allocations or where clearly set out in approved Development Briefs - will be reassessed down from 50% where the developer can demonstrate financial loss against previous land acquisition price.

The affordable housing should be distributed throughout the housing development, rather than concentrated in one area. This means that the affordable housing should be considered as an integral part of the development rather than a separate entity. Good quality design and layout, and early discussions with the Council and Registered Social Landlords (RSLs) will help ensure this is achieved

H1: Housing Allocations

Allocated sites within the Plan area, as set out in Table 7.2 below, will account for 4,491 dwellings. Where a local need has been established the Council have estimated a target for affordable housing on allocated sites and will negotiate with developers to secure these targets in accordance with Policy H2a. These targets are also set out in Table 7.2.

Additional sites have been safeguarded for the period 2011 to 2021 and will be reassessed at such time as the Local Plan is reviewed

Site Ref	Site Name	Size (ha)	Estimated Site Capacity	Density Dwgs/ Ha	Affordable Housing Target*	Indicative Mix of dwg Type – 2 beds or less (%)	Status
H1.6	Metcalfe Lane, Osbaldwick ^{GF}	14.00	520	37	180	50	With permission
H1.12	Hungate	2.00	600	360	180	50	With permission
H1.17	Castle-Piccadilly	0.30	27	90	14	100	
H1.18	North of Trinity Lane, Micklegate	0.40	27	68	14	100	
H1.20	NCP Skeldergate, Bishophill	0.49	145	360	36	100	Developed
H1.21	Kennings Garage, Bishophill	0.20	30	150	8	100	Part complete
H1.22	Peel Street / Margaret St, Guildhall	0.40	30	75	15	100	
H1.24	Germany Beck, Fulford ^{GF}	18.00	700	39	105	50	With permission
H1.30	Bonding Warehouse, Skeldergate	0.10	20	200	10	100	
H1.31	Bramham Road, Chapelfields	0.40	19	40	0	50	Developed
H1.32	Burnholme WMC, Burnholme Drive	0.40	16	40	0	50	
H1.33	Rosedale, Clifton Park ^{GF}	0.70	8	11 [#]	0	25	
H1.34	DC Cook, Lawrence Street ^{SA}	1.00	91	91	23	75	Developed
H1.35	Heworth Green	1.30	148	114	37	100	Under construction
H1.36	Hospital Fields Road	0.70	91	130	23	100	Developed
H1.37	MOD Land, Fulford ^{SA}	1.80	72	40	36	50	
H1.38	Monk Bar Garage	0.10	10	100	0	100	
H1.39	Former Bus Depot, Navigation Road ^{SA}	0.60	70	117	35	100	Developed for student accommodation
H1.40	Osbaldwick Lane , Murton Way	0.60	25	41	6	25	Developed
H1.41	Tedder Road, Acomb	1.30	128	98	32	25	Developed
H1.42	Reynards Garage**	0.10	10	100	0	100	
H1.43	Tenneco	7.40	225	30	56	25	Developed
H1.44	Minster Engineering ^{SA}	0.30	17	57	8	100	Under construction
H1.45	Donnelly's	4.70	250	53	62	25	Developed
H1.47	Birch Park	2.40	182	76	45	94	Under construction
H1.48	The Croft Campus, Heworth Green	1.30	53	41	26	50	Under construction
H1.49	15 A-C Haxby Road	0.30	10	33	0	50	
H1.50	10-18 Hull Road	0.40	17	43	8	50	
H1.51	York College, Tech site	10.3	350	40	90	50	Under construction
H1.52	York Central up 2011	(35.0) ^{NB}	600	100 - 150	300	-	
	TOTAL		4,491		1,349		

^{GF}: Indicates Greenfield Allocations

[#]: Site capacity has been modified to recognise the existing footprint of the building.

The size of the site has been determined by the net area to be developed for residential use.

* Affordable housing targets are indicative

^{SA}: Indicates sites suitable for accommodating a minimum of 50% student accommodation. **: The inclusion of Reynards garage does not affect the inclusion of policy T7a: Bus Interchange

^{NB}: Indicates the TOTAL developable area of the site, a major mixed-use scheme.

H4a: Housing Windfalls

Proposals for residential development on land not already allocated on the Proposals Map will be granted planning permission, in accordance to SP10, where:

- a) the site is within the urban area and is vacant, derelict or underused or it involves infilling, redevelopment or conversion of existing buildings;
 - b) the site has good accessibility to jobs, shops and services by non-car modes
- AND
- c) it is of an appropriate scale and density to surrounding development, and
 - d) it would not have a detrimental impact on existing landscape features.

H5a: Residential Density

The scale and design of proposed residential developments should be compatible with the character of the surrounding area and must not harm local amenity.

Applications for all new residential developments, dependent on individual site circumstances and public transport accessibility, should aim to achieve net residential densities of greater than:

- 60 dwellings/hectare in the city centre ¹
- 40 dwellings/hectare in the urban areas ²
- 30 dwellings/hectare elsewhere in the City of York

¹ The City Centre is defined on the city centre inset on the Local Plan proposal's map.

² The urban area of York is defined as the built up area, outside the city centre including Haxby and Wigginton

Leisure and Recreation**(Chapter 11: CYC Development Control Local Plan (April 2005))****L1a: Leisure Development**

Leisure development is considered appropriate on the following sites:

YC1 York Central
E12e, H1.12 Hungate
S1c - Land at Foss Islands
S1d - Part of Heworth Green

Proposals will be considered as part of comprehensive schemes for the whole of the sites.

The need for leisure development on these sites and others will be considered against a needs assessment, which should be undertaken before any planning permission is granted.

Out of centre locations will only be considered for leisure developments when it can be demonstrated, in accordance with policy SP7, that none of the above or alternative City Centre or Edge of Centre sites are suitable to accommodate such a proposal, or if the proposal is primarily to serve local need and is of a suitable scale.

L1c: Provision of New Open Space In Development

Developments for all housing sites or commercial proposals over 2,500m² gross floor space will be required to make provision for the open space needs of future occupiers. This should be provided in addition to any area required for landscaping.

For sites of less than 10 dwellings a commuted sum payment will be required towards off site provision.

For sites of 10 or more dwellings, an assessment of existing open space provision accessible to the proposed development site including its capacity to absorb additional usage will be undertaken. This is to ascertain the type of open space required and whether on-site or a commuted sum payment for off-site provision is more appropriate (this will include the cost of land purchase), based on individual site circumstances.

The level of provision or commuted sum equivalent will be based on the following figures (a breakdown of these figures for each dwelling will be provided in a Supplementary Planning Guidance document covering open space).

The following provision of open space (or commuted sum equivalent) will be required:

a) 0.9ha per 1,000 population / or 1,000 employees of informal amenity open space;

In addition, for housing developments:

b) 1.7ha per 1,000 population of sports pitches;

c) 0.7ha per 1,000 population for children's equipped playspaces.

Applicants will be expected to enter into a Section 106 Agreement towards ensuring the provision and future maintenance (whether by means of a commuted sum payment or by some other means) of the open space facility for a period of 10 years.

Rest homes and nursing homes will only be expected to provide amenity open space. Single bedroom dwellings and student accommodation will not be expected to provide children's play space.

L1d: New Public Parks, Green Spaces, Woodlands & Wetlands

The following locations are identified on the proposals map as areas for recreational opportunity, such as parks, play areas, green spaces, woodlands and wetlands as part of comprehensive developments to improve the quality of the local environment:

- North Minster Business Park, A59;
- North of Monks Cross;
- Germany Beck, Fulford;
- Metcalfe Lane, Osbaldwick;
- South of Monks Cross
- Tenneco;
- Donnelley's;
- University Campus 3.

Open space in these areas will be brought forward for public access in conjunction with the development of associated allocations and will form part of a comprehensive development brief for each area.

In addition the proposals maps also identify areas for recreational opportunity in connection with reserved land. It is anticipated that these areas would be brought forward with the reserved land, in a comprehensive way, if such land is needed for future development beyond the lifetime of this plan i.e. post 2011.

When preparing a development brief for each area a comprehensive assessment of open space in that area of the City will need to be undertaken, considering type, access, quality and quantity of existing provision.

It will be necessary to ensure that the delivery and maintenance for the proposed open space is secured through a planning agreement with the relevant applicant.
WPublic involvement will be sought at the earliest opportunity.

Minerals

(Chapter 14: CYC Development Control Local Plan (April 2005))

MW1: Areas of Search for Minerals

To provide flexibility in meeting demand for aggregate minerals the Area of Search outlined on the Proposals Map will be safeguarded to meet demand for sand and gravel extraction beyond the period of the Local Plan.

MW3: Minerals Extraction

Proposals for new, or extensions to existing, mineral workings will be permitted provided:

- b) the mineral deposit on the application site has been fully investigated and is of sufficient quantity and quality to justify the development; and
- c) the proposal will not unacceptably affect statutory or non-statutory nature conservation sites, or sites of known archaeological significance; and
- d) the application is accompanied by an environmental statement; where required; and
- e) mitigation measures will be taken to ensure the minimisation of nuisance and disturbance to local residents in terms of dust, noise or vibration from either the minerals operation or any associated road traffic; and
- f) all options for the transportation of extracted minerals have been assessed in detail; and
- g) water supply, drainage, fishery and river management interests will be protected; and
- h) the working, landscaping, restoration and aftercare of the site will be carried out in accordance with a scheme approved in advance. The scheme should incorporate progressive restoration where practicable; and
- i) provision will be made to temporarily divert any public footpaths, cycleways or bridleways affected by the proposal, subject to the length and route of the diversion being acceptable; and
- j) mitigation measures have been proposed to minimise any potential effects from subsidence on surface properties, drainage and services as a result of the development; and
- k) details will be required of the siting and design of buildings, machinery and plant together with proposals for their removal when no longer required in connection with the development.

MW5: Waste Management Facilities

Development of waste management facilities will be considered on the individual merits and the characteristics of particular sites, taking into account:

- a) the need for the facility, its proposed location, its impact on adjoining land uses and the duration of the proposal;
- b) the proximity principle whereby waste is disposed as close as possible to where it is produced;
- c) the mode of transport to be utilised for carrying waste to the site;
- d) proposed measures for eliminating leakage and gas emissions;
- e) measures to be taken to protect natural water resources;
- f) any adverse effects on important landscape, ecological, historic or archaeological features;
- g) proposed measures to minimise the environmental impact of visual intrusion, noise, dust, odour and wind-blown material;
- h) for landfill arrangements for the site's phased restoration to an acceptable use.

Nature Conservation

(Chapter 3: CYC Development Control Local Plan (April 2005))

NE4a: International and National Nature Conservation Sites

Development which is likely to have a significant effect on a European site, proposed European site or a Ramsar site will be subject to the most rigorous examination, in accordance with the procedures set out in the Habitats Regulations 1994.

Development in or likely to have an effect on a Site of Special Scientific Interest will be subject to special scrutiny.

Where development could have an adverse effect, directly or indirectly, on an international, or national nature conservation site it will only be permitted where the reasons for the development

NE5a: Local Nature Conservation Sites

Development likely to have an adverse effect on a Local Nature Reserve or a non statutory nature conservation site will only be permitted where the reasons for the development clearly outweigh the substantive nature conservation value of the site.

NE7: Habitat Protection and Creation

Development proposals will be required to retain important natural habitats and, where possible, include measures to enhance or supplement these and to promote public awareness and enjoyment of them.

Within new developments measures to encourage the establishment of new habitats should be included as part of the overall scheme.

Shopping

(Chapter 10: CYC Development Control Local Plan (April 2005))

S1: Proposed Shopping Sites

The following site is identified as a key opportunity to meet identified need for new retail development in the local plan period to 2011:

- a) Castle Piccadilly (comparison goods retail with scope for ancillary convenience goods retail) This would be part of a mixed use scheme incorporating significant civic/open space and other appropriate uses in accordance with Policy SP9.
The following Edge of City Centre sites are also appropriate for retail development:
- b) George Hudson Street (comparison/convenience goods retail)
- c) Land at Foss Islands (convenience/bulky goods retail)

S4: Protected Primary Shopping Streets

Planning permission will not be granted for new non-retail uses and any changes of use of existing A1 uses in the following protected primary shopping streets:

- Stonegate/Minster Gates
- Shambles

S3a: Mix of Uses in Shopping Streets

In York's City Centre's Primary Shopping Streets, Acomb District Centre and Haxby District Centre, as identified on the proposals map, development will be permitted where it provides the improvement and expansion of existing retail premises and the establishment of new shopping uses (Use Class A1).

Proposals involving the change of use of ground floor premises within the primary shopping streets will only be permitted provided that it does not detract from the primary shopping function and contributes to the vitality and viability of these areas.

The assessment of proposals for the change of use from a shop (A1) to uses within classes A2 or A3 will be guided by the following factors:

- a) the location and prominence of the premises within the shopping frontage;
- b) the floorspace and frontage of the premises;
- c) the number (a maximum of 35%), distribution and proximity of other ground floor premises in use as, or with planning permission for, class A2 or A3 use;
- d) the particular nature and character of the proposed use, including the level of activity associated with it, and;
- e) the proportion of vacant ground floor property in the immediate area.

SP6: Location Strategy

Development will be concentrated on brownfield land within the built up urban area of the City and urban extensions, followed by surrounding settlements and selected existing & proposed public transport corridors.

Outside defined settlement limits, planning permission will only be given for development appropriate to the Green Belt or the open countryside.

SP7a: The Sequential Approach to Development

To ensure development outside York City Centre is highly accessible by non-car modes of transport, a sequential approach will be taken in assessing planning applications for new retail, commercial, leisure and office development.

Planning permission will be granted for new retail, leisure and office development over 400m² floor space (net) in accordance with the following hierarchy:

- a) The defined Central Shopping Area for retail and York City Centre (as defined on the City Centre Inset map) for leisure and office; then in
- b) Edge of City Centre sites or Acomb or Haxby District Centre, where it can be demonstrated that all potential City Centre locations have been assessed and are incapable of meeting the development requirements of the proposal; then in
- c) Other out of centre locations genuinely accessible by a wide choice of means of transport, where it can be demonstrated that criterion (a) and (b) locations have been assessed and are incapable of meeting the development requirements of the proposal.

Proposals for individual retail units within criterion (c) will not be permitted to have a net sales floor space of less than 1,000 square metres.

In the case of applications for major shopping developments (including retail warehousing), outside the Central Shopping Area, evidence of retail impact will be required to show that the proposal would not, together with other recent or proposed developments, undermine the vitality and viability of York City Centre's predominant role as a sub-regional shopping centre, defined central shopping area, or the Acomb or Haxby District Centres.

SP7b: York City Centre and Central Shopping Area

York City Centre, as defined on the City Centre Inset Map, is to remain the main focus for commercial, leisure and tourism and retail development to ensure its continuing role as a major sub-regional shopping centre and commercial centre for North Yorkshire, benefiting from its location at the focus of public transport routes.

Planning permission for development in the City Centre will be granted, in accordance with other policies in the Local Plan, where it enhances the attractiveness and vibrancy of the centre, and promotes accessibility by non-car modes of transport.

The Central Shopping Area, as shown on the proposals map (City Centre Inset) is to be considered the City Centre for retailing purposes in terms of the sequential test as set out in PPG6, and will be the focus for retailing activity.

SP8: Reducing Dependence on the Car

Applications for large new developments, such as housing, shopping, employment, health or leisure proposals, must be able to demonstrate that they will reduce dependence on the private car by providing for more environmentally friendly modes of transport.

In particular, a proposal must demonstrate that:

- a) it is well related to the primary road network, and:
- b) i) **within an Air Quality Management Area (AQMA), defined in Appendix K, and does not compromise the achievements of air quality improvement targets and;**
ii) **outside an AQMA it does not give rise to an unacceptable increase in vehicular traffic, air pollution or parking on the public highway; and**
- c) it is immediately accessible to existing or proposed pedestrian, cycle and public transport networks; and
- d) adequate provision is made for car and cycle parking in accordance with the standards set out in Appendix E; and
- e) measures are incorporated to control traffic speeds and provide appropriate priority and a safe environment for pedestrians and cyclists; and
- f) it does not give rise to an unacceptable deterioration in air quality.

Planning applications exceeding the site area and traffic generation thresholds set out in Appendix F of the Plan should be accompanied by evidence of the likely traffic impact on the public highway. Planning applications for developments at which more than 30 persons will be employed, and particularly high trip generating development should be accompanied by a Green Travel Plan (see Appendix F).

S10: New Local or Village Shops

Planning permission will be granted for the development or extensions of an existing local/village shop provided that:

- i) the proposal is within defined settlement limits; and
- ii) the shop is intended to serve a local need, and the scale of provision is appropriate to the locality; and
- iii) there is no adverse effect on the amenity of neighbouring properties or on the character of the area.

Transport

(Chapter 6: CYC Development Control Local Plan (April 2005))

T7c: Access to Public Transport

All new built development on sites of 0.4 hectares or more should be:

- a) within 400 metres of a bus service offering a day time frequency of 30 minutes or better; or
- b) within 1000 metres of an existing railway station

Where the proposed development is greater than 100 dwellings or 5,000 square metres (gross floorspace), the required frequency will be 15 minutes.

Where these frequencies are not available developers will be expected to fund the provision of an appropriate public transport service from when the first unit is occupied to a minimum of 2 years after the development is 95% occupied.

In all new development site layouts should provide appropriate infrastructure to accommodate bus services including the provision of direct, safe and convenient access to stops and the provision of alternative routes for buses where required to avoid traffic congestion.

Core Strategy Submission (Publication)

Spatial Principle 1

Future development will be directed to existing settlements in conformity with the following settlement hierarchy (shown on the Key Diagram):

The Sub Regional City

York's main urban area will be the focus for the majority of new development.

Within the Sub Regional City, York City Centre is identified as the main focus for retail, leisure and office employment. Acomb is also identified as a District Centre with a key role in delivering retail and other services.

Large Villages

Haxby and Wigginton Strensall/Towthorpe Upper and Nether Poppleton

Large Villages will have limited development in proportion to their size to support economic diversification and to meet the needs for both market and affordable housing.

Haxby is identified as a District Centre with a key role in delivering retail and other services.

Villages

Bishopthorpe Copmanthorpe Skelton Dunnington

Villages are appropriate for small scale development which is appropriate in scale and nature and helps support the viability of some of the existing facilities or addresses local needs, such as, for affordable housing.

Small Villages

Villages and settlements not identified in (i) (ii) and (iii). In such locations, growth will be restricted to redevelopment and infill only.

Spatial Principle 2

The identification of sites or future areas for development will give priority to previously developed land and buildings and will be subject to ensuring that such locations meet the following requirements:

- i. York's special historic and built environment including the City's character and setting is preserved and enhanced;
- ii. they are accessible to sustainable modes of transport and a range of services and would not lead to unacceptable levels of congestion, pollution and/or air quality; flood risk is appropriately managed to ensure that new development is not subject to, nor contributes to, inappropriate levels of flood risk from the Rivers Ouse, Foss and Derwent and other water courses; and
- iv. York's internationally, nationally and locally significant nature conservation sites, regional, district and local level green corridors and areas with an important recreation function are protected and where appropriate enhanced.

Spatial Principle 3

In accordance with Spatial Principles 1 and 2 the following sequential approach will be taken to meeting York's future development needs:

- i Prioritise development within the Sub Regional City of York (the main urban area).

This will include the delivery of the Major Development Opportunities highlighted on the Key Diagram. Central to this approach is the need to ensure that the considerable potential offered by the York Northwest Strategic Allocations (York Central and Former British Sugar/Manor School) in meeting the City's economic, housing and retail needs is fully realised.

- ii Brownfield or infill development within identified Large Villages and Villages or existing free standing employment sites which are appropriate in scale and nature and helps support the viability of some of the existing facilities or addresses local needs.

- iii Expansion of the Sub Regional City of York to meet future housing need sequentially in areas A1, A2 and B (shown on the key diagram).

New strategic open space has been identified to be brought forward with each area should they be required.

- iv. To meet future need for employment land the expansion of employment uses adjacent to the existing Northminster Business Park, area C (shown on the Key Diagram).

The options covered under (iii) and (iv) would only be pursued if necessary to maintain an appropriate 10 year supply of potential sites. This will be kept under review through the LDF Annual Monitoring Report.

Small scale non-strategic expansions of settlements for housing or any additional provision of employment land outside the settlements identified will be guided by Spatial Principle 2.

Policy CS1: The Role of York's Green Belt

The primary purpose of York's Green Belt is to preserve the historic character and setting of York. It also has a valuable role in conserving the countryside.

The general extent of York's Green Belt, illustrated on the Key Diagram and detailed boundaries to be established through the Allocations DPD, will ensure development is in accordance with Spatial Principles 1, 2 and 3.

Land outside the Sub Regional City, Large Villages and Villages as identified in Spatial Principle 1, will be included within the general extent of York's Green Belt, with designated Small Villages being washed over.

The general extent of the Green Belt and detailed boundaries will endure until at least 2031.

Only very restricted types of development appropriate to the purposes of the Green Belt will be permitted.

Policy CS2: York City Centre

The Local Development Framework (LDF) Vision for the City Centre is to preserve its special qualities and distinctiveness whilst helping to achieve the economic and social aspirations of the plan. This will be delivered by the production of an AAP that addresses the key elements highlighted below.

1. Delivering the following quantum of development in the City Centre:

- i. provision of between 99,000 and 112,000sq m of offices (B1a) by 2031 at Hungate

- Major Development Opportunity and York Central Strategic Allocation (as identified on the Key Diagram);
- ii. provision of around 28,000sq m of comparison retail by 2020 at Castle Piccadilly Major Development Opportunity and the Stonebow area;
- iii. provision of between 20,000 and 25,000 sq m net of comparison retail on York Central Strategic Allocation post 2020, following the development of Castle Piccadilly Major Development Opportunity (as identified on the Key Diagram) and the Stonebow Area, subject to detailed impact testing; and
- iv. provision of around 987 dwellings by 2031. This will include 557 dwellings at the Hungate Major Development Opportunity (site with planning permission) and the remainder on other sites within the City Centre.

2. Achieving the following principles:

- i. preserve and enhance the existing heritage and historic character of York City Centre whilst encouraging contemporary high quality developments that add to the sense of place and create a prestigious and desirable location for thriving businesses;
- ii. enhance the quality of the City Centre as a place and rediscover the outstanding heritage of the City with reanimated and revitalised streets, places and spaces such as Parliament Street and Library Square and with improved settings to showcase important assets such as the Minster and Clifford's Tower;
- iii. enhance the gateway streets leading into the City Centre to give a better sense of arrival, to improve pedestrian and cycle routes and to encourage visitors to explore further. Streets include Gillygate, Goodramgate, Peasholme Green and Stonebow, Walmgate and Fossgate, Piccadilly, Micklegate and Bootham;
- iv. design streets around function, not vehicle movement, creating civilised streets that make the City Centre easy, enjoyable and safe to move around;
- v. create a strong evening economy by diversifying the current functions of the City Centre to provide more for families and older people and encouraging activities to stay open later in the evening;
- vi. add to the City Centre's retail offer and retain and strengthen independent shops;
- vii. positively promote and integrate the presence, roles and contributions of the University of York and York St John University in the City Centre;
- viii. deliver sustainable homes that provide quality, affordability and choice for all ages, including a good mix of accommodation;
- i. provide community and recreation facilities to encourage healthy, active lifestyles including the provision of green amenity spaces in the City Centre to help to combat the effects of higher temperatures, air pollutants, flooding and climate change; and
- ii. support the provision of strategic leisure facilities and investigate land availability to build a City Centre swimming pool and ancillary facilities.

3. Delivering the enhancement and development of eight 'Areas of Change':

i. *Heart of the City*

Creating redesigned, revitalised and civilised streets, squares and spaces within the Heart of the City that provide a high quality environment to showcase events, festivals and markets with improved links between the walls, rivers and other public open spaces, aided by an increased area of Footstreets to improve pedestrian permeability.

ii. *York Central Strategic Allocation*

Delivering improved access and movement between the York Central Strategic Allocation and the wider City Centre. Part of the York Central Strategic Allocation will form a major extension to the City Centre. A Supplementary Planning Document (SPD) for York Central will deliver a new urban quarter with retail, leisure and cultural facilities and a new central business district adjacent to York Railway Station.

iii. *City Cultural Park*

Creating a City Cultural Park by connecting and unifying the range of existing open spaces and promoting the contribution and activities of the institutions in the Cultural Park with high quality public realm enhancements, improved links and interpretation of the historic environment.

iv. *Hungate Major Development Opportunity*

Supporting the completion of the development of the Hungate Major Development Opportunity which will increase the provision of high quality homes, office and ancillary retail space in the City Centre and ensuring that the Hungate area is well integrated with the City Centre.

v. *Layerthorpe and York's Production Park*

Creating new employment opportunities and improving the appearance of the area to create a fitting gateway to the City Centre. Supporting the creation of a new 'Production Park' facing the River Foss for creative enterprises and green technologies.

vi. *Castle Piccadilly Major Development Opportunity and York's Civic Park*

Supporting the redevelopment of the Castle Piccadilly Major Development Opportunity, predominantly for the provision of retail space. This development will enhance the setting of the Castle Piccadilly area including creating a world class civic space around Clifford's Tower. Also supporting the creation of a 'Civic Park' where the Rivers Ouse and Foss meet, and where the Eye of York and Clifford's Tower are found to complement the improvements at the Castle area and provide a new amenity and leisure facility.

vii. *The Barbican*

Supporting the redevelopment of the Barbican Centre and adjacent land and ensuring the Barbican Centre is easily accessible and well integrated with the City Centre.

viii. *Micklegate*

Revitalising the environment of Micklegate and connecting streets and protecting the retail and leisure offer.

4. Promoting accessibility and movement, particularly between the Areas of Change:

The LDF will provide a high quality public transport system to improve access into and across the City Centre, helping to reduce congestion and improve air quality. The LDF will support the prioritisation of pedestrian and cycle movement, including secure cycle parking and improvement of linkages between key places such as the railway station; York Central Strategic Allocation and the National Railway Museum; the Minster; Castle Piccadilly Major Development Opportunity; Hungate Major Development Opportunity; and the universities.

Pedestrian permeability through the City Centre will be improved through new developments that improve legibility. The LDF will increase access to and make better use of the city walls and riversides and better integrate peripheral gateway streets into the *Heart of the City Area of Change*.

Policy CS3: York Central Strategic Allocation

The LDF will provide a new piece of City with exemplar mixed development including a world class urban quarter forming part of the City Centre with a new central business district, expanded and new cultural and visitor facilities, retail and residential uses and a new vibrant residential community.

The York Central Strategic Allocation will provide:

- i. Offices (B1): 87,000 to 100,000 sq m;
- ii. Retail (comparison): 20,000 to 25,000 sq m net post 2020 and following the development of Castle Piccadilly, subject to detailed impact testing showing no significant impact on City Centre retail, that traffic and air quality implications are acceptable and that effective pedestrian linkages and other measures to integrate it effectively with the City Centre can be achieved;
- iii. Residential: around 1,165 dwellings;
- iv. Culture, leisure and tourism facilities: to be determined through masterplanning; and
- v. Open space, high quality public realm and supporting social infrastructure.

The site is being promoted within the Leeds City Region as an Urban Eco-Settlement, with sustainable living as the core concept in the creation of the new development. Development will seek to deliver PPS1 standards for Eco Towns within the context of its brownfield location.

Development within the York Central site will be permitted in accordance with the principles of development set out below, to be defined further through the preparation of a Supplementary Planning Document (SPD) produced with the involvement of stakeholders and the community.

The principles of development are:

- i. to create a new mixed-use urban quarter for York including a range of commercial, residential and leisure uses together with new retail provision which helps to meet identified future capacity in the city;
- ii. to provide a new central business district with exemplar high quality new offices;
- iii. to enhance the cultural area around the NRM within high quality public realm and improving connectivity of the area to the rest of the City Centre;
- iv. to create a distinctive new place of outstanding quality and design which complements and enhances the existing historic urban fabric of the city;
- v. to maximise the benefits of sustainable economic growth;
- vi. to create a sustainable new community with a range of housing types and tenures;
- vii. to ensure provision of social infrastructure which meets the needs of the new community including sports, leisure, health, education and community facilities and open space;
- i. to maximise integration, connection and accessibility, including addressing issues at York Station;
- ii. to ensure as many trips as possible are taken by sustainable travel modes and to promote and facilitate modal shift from the car;
- ix. to minimise the environmental impact of vehicular trips;
- x. to deliver development within a Green Infrastructure framework which maximises linkages with the wider green infrastructure network and integrates with wider public realm in the city; and
- xi. to ensure sustainability principles are embedded at all stages of the development.

The SPD will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the planning framework, outlining the principles for development with associated statements, which will set out the requirements to be sought. It will also outline infrastructure, facilities and services to meet the needs of the new development.

Policy CS4: Former British Sugar/Manor School Strategic Allocation

The LDF will bring forward the redevelopment of the Former British Sugar and Manor School sites to provide a new sustainable and inclusive residential community centred around a new neighbourhood local centre, which will cater for arising local needs and

provide a community focus.

The Former British Sugar/Manor School Strategic Allocation will provide:

- i. residential development of around 1,295 units;
- ii. open space; and
- iii. a local centre/community hub incorporating health, education, leisure and community facilities to meet local needs and 1,000 to 1,500 sq m gross floorspace for retail, services and food and drink uses, including local convenience retail of between 200 and 600 sq m gross, subject to a retail impact assessment.

The site is being promoted within the Leeds City Region as an Urban Eco-Settlement, with sustainable living as the core concept in the creation of the new development. Development will seek to deliver PPS1 standards for Eco Towns within the context of its brownfield location.

Development within the Former British Sugar/Manor School Strategic Allocation will be permitted in accordance with the principles of development set out below, to be defined further through the preparation of an SPD prepared with the involvement of stakeholders and the community.

The principles of development are:

- i. to create a sustainable, balanced community through provision of an appropriate range of housing;
- ii. to ensure that social infrastructure requirements of the new community are met through provision of facilities and services in a planned and phased manner which complements and integrates with existing facilities;
- iii. to maximise the benefits of sustainable economic growth for the local community;
- iv. to ensure the highest standards of sustainability are embedded at all stages of the development;
- v. to create a high quality, locally distinctive place which relates well to the surrounding area;
- vi. to create a people friendly environment which promotes opportunities for social and community interaction;
- vii. to 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;
- viii. to maximise integration, connectivity and accessibility to and from the site giving priority to sustainable travel in line with the hierarchy of users set out in LTP2 and the emerging LTP3;
- ix. to ensure as many trips as possible are able to be taken by sustainable travel modes and to promote and facilitate modal shift from the car to sustainable forms of travel by maximising opportunities for walking, cycling and public transport; and
- i. x to 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.

The Council will prepare an SPD which will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the planning framework, outlining the principles for development with associated policy statements, which will set out the requirements to be sought. It will also identify infrastructure, facilities and services to meet needs associated with the new development.

Policy CS5: Urban Design and the Historic Environment

The following assets have been identified as being of strategic importance to the special character and setting of York, those elements which contribute to their significance will be conserved in perpetuity:

- the City's strong urban grain, townscape, layout of streets and squares, building plots, snickleways, arterial routes, and parks and gardens;
- the City's compactness;
- the City's landmark monuments, in particular the City Walls and Bars, the Minster, churches, Guildhalls, Clifford's Tower and the main railway station. The legacy of factories, housing, buildings, structures and spaces associated with the City's railway and chocolate manufacturing heritage;
- the City's architectural character and craftsmanship;
- the City's archaeological complexity: the extensive and internationally important archaeological deposits beneath the City. Where development is permitted, the potential to utilise this resource for socio-economic and educational purposes for the benefit of both York's communities and those of the wider archaeological sector will be explored; and
- the City's setting within its rural hinterland and the open green strays and river corridors and lngs, which penetrate into the heart of the urban area.

The Council appreciates the outstanding quality of the historic and built environment, its inherent value to the City, and the central role it plays in York's success. The LDF will promote understanding and appreciation of this important asset. Priorities for the LDF will include the adoption of a Heritage Strategy, preparation of a Conservation Area Character Appraisal for the Central Historic Core, heritage statements for key strategic sites and an assessment of key views. The Council will also support the production of Conservation Area Character Appraisals, York's Local List, Parish Plans, Village Design Statements and Conservation Management Plans for important heritage assets, to ensure that future development is based on a thorough understanding of local character and context. To help achieve this, the Council will work with local communities to identify those aspects of the historic environment which they consider to be important to the character of their locality and help them to secure their protection and enhancement.

Where appropriate, these studies will be adopted as SPDs. Such guidance will be used to inform the allocation of sites and in assessing proposals for development.

Applications for development should clearly describe the significance of heritage assets likely to be affected by development. The Council will work with developers, landowners and investors to raise awareness of the opportunities and potential for York's special character to shape development proposals. With reference to the current or emerging contextual guidance, as above, development proposals will be supported where they are designed to:

- ii. conserve those elements and settings which contribute to York's historic and architectural environment, including nationally and locally designated sites, buildings and other heritage assets, their features, character, flora and fauna. New development should avoid damage to archaeological deposits wherever possible and put in place appropriate mitigation measures where damage is unavoidable;
- iii. encourage a strong sense of place through maintaining and enhancing local townscape and landscape character, river corridors and becks, street patterns and frontages (in particular York City Centre's medieval street patterns, urban spaces, burgrave plots and snickleways). Development should respect local form, scale and density, address the need to reduce CO₂ emissions and York's eco footprint in a sympathetic way, and promote high quality standards of contemporary design in buildings and the spaces between them in response to the outstanding value of the existing townscape, in terms of:

- (a) urban grain, with respect to the arrangement of street blocks, plots and buildings in determining the texture of the city;
 - (b) urban structure, and the framework of routes and spaces connecting locally and more widely;
 - (c) the character and appearance of landscape, city parks, landforms, open space, planting boundaries and treatment;
 - (d) density and mix, allowing for the provision of appropriate on-site amenity space. In particular, conversions into flats or houses should provide satisfactory levels of amenity for future occupiers;
 - (e) scale, in relation to its surroundings, views, vistas and skylines, in particular the prominence of York Minster both from within the city and in longer distance views across the open countryside;
 - (f) massing in relation to other buildings and spaces, particularly buildings of architectural or historic significance; and
 - (g) the texture, colour, pattern and durability of materials, and techniques and elements of detailing used.
- iii. allow inclusive access and movement for pedestrians and cyclists, and promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for all; and
- iv. improve the quality of the public realm and environment presenting positive first impressions to those arriving in, exploring or passing through York.

Policy CS6: The Scale and Distribution of New Housing

The Local Development Framework (LDF) will make provision for at least 16,000 dwellings in the City of York between 2011 and 2031, directed by Spatial Principles 1, 2 and 3. Provision to meet this requirement will be made as follows:

1. Identified Supply

- Sites with planning permission or part completed	3,967 dwellings
- Former British Sugar/Manor School Strategic Allocation	1,295 dwellings
- York Central Strategic Allocation	1,165 dwellings
- Sites within the City Centre Area Action Plan	430 dwellings
- Estimated completions on presently unidentified 'windfall' sites (less than 0.2 ha)	3,108 dwellings
- Potential sites identified through the Strategic Housing Land Availability Assessment (SHLAA)	2,306 dwellings

Within the supply identified above the Major Development Opportunities highlighted on the Key Diagram make the following contribution to the overall supply:

- Hungate	557 dwellings
- Nestle South	315 dwellings
- Terry's	395 dwellings
- Germany Beck	700 dwellings
- Metcalfe Lane	538 dwellings
(all of these have planning consent)	

Housing allocations and windfalls will be assessed in accordance with Spatial Principles 1, 2 and 3. Sites should be in accessible locations and respect residential amenity.

2. Future Areas of Search for Urban Extensions

In accordance with the sequential approach set out in Spatial Principle 3, areas A1, A2 and B (shown on the Key Diagram) will be brought forward to meet future housing need if they are required to maintain a 10 year supply of developable sites.

Policy CS7: Balancing York's Housing Market

Proposals for residential development must respond to the current evidence base, including the findings of the *Strategic Housing Market Assessment, North Yorkshire Gypsy and Traveller Accommodation Assessment (2008), North Yorkshire Accommodation Requirements of Showmen (2009)*, and/or other local assessments of housing need. The Local Development Framework (LDF) will support housing development which helps to balance York's housing market, address local housing need, and ensure that housing is adaptable to the needs of all of York's residents throughout their lives. This will be achieved in the following way:

- i. identifying appropriate housing sites through the Allocations Development Plan Document (DPD) and Area Action Plan (AAP) in accordance with Spatial Principles 1 and 2;
- ii. identifying sites through the Allocations DPD and AAP for at least 36 additional Gypsy and Traveller pitches in the plan period, and land to accommodate at least 13 permanent plots for Showpeople by 2019;
- iii. securing the provision of new specialist housing schemes within major housing developments, including to accommodate those with severe learning disabilities, physical disabilities and dementia;
- iv. enabling higher density development in the most accessible locations, to provide homes for young people (aged 18-25 years). These locations will offer the best access to the City Centre, higher education institutions and a range of day to day services;
- v. delivering an overall mix of 70% houses:30% flats. Sites required for specific housing types and site-specific mix standards will be identified through the Allocations DPD and AAP;
- vi. requiring that all new housing is built to Lifetime Homes standard; and
- vii. controlling the concentration of Houses in Multiple Occupation, avoiding the division of small properties, where further development of this type of housing would have a detrimental impact on the balance of the community and residential amenity.

Policy CS8: Sites for Gypsies, Travellers and Showpeople

The LDF will support sites for Gypsies, Travellers and Showpeople which:

- i. provide safe and convenient vehicular and pedestrian access to the site;
- ii. provide for adequate on-site facilities for parking, storage, play and residential amenity;
- iii. are well located on the highway network;
- iv. offer safe and convenient access to schools and local facilities;
- v. provide adequate levels of privacy and residential amenity; and
- vi. make temporary plots available within larger sites.

In addition to the above criteria, plots for Showpeople will be considered acceptable where they are designed to:

- vii. offer the potential for living and working on-site;
- viii. permanently house a maximum of 12 families within any one site; and
- ix. provide individual plots of minimum 0.5 acre.

Policy CS9: Housing Density

The LDF will ensure that new housing development will contribute to an efficient use of land through achieving the following minimum net housing densities:

- City Centre 75 dwellings per hectare;
- Urban area 50 dwellings per hectare;
- Suburban area 40 dwellings per hectare; and
- Rural area 30 dwellings per hectare.

Policy CS10: Affordable Housing

To help improve affordability across the housing market, the Council will support residential development schemes involving two or more dwellings which:

- i. provide affordable housing in line with the *Affordable Housing Viability Study (2010) (AHVS)* current annual dynamic targets and thresholds;
- ii. reflect tenure split in terms of social rented and intermediate housing, as set out in the current SHMA;
- iii. reflect current assessments of local need, in terms of the size and type of housing provided, as set out in the current SHMA;
- iv. integrate affordable with market housing on a pro-rata basis, on-site. On sites of less than 5 homes, commuted payments for affordable housing will be acceptable, provided they are based on viability;
- v. retain affordable housing at an affordable price for future eligible households, through implementing a planning condition or obligation, or if these restrictions are lifted, for subsidy to be recycled for alternative housing provision.

Where developers demonstrate to the Council's satisfaction that the development would not be viable based on current affordable housing dynamic targets, the Council will adopt the following cascade mechanism to increase site viability:

1. seek Homes and Communities Agency subsidy (or other public subsidy) to achieve the level and mix of affordable housing consistent with the policy;
2. vary the tenure mix of the affordable component and/or the type of units provided if appropriate; and
3. see a reduction in the overall amount of affordable housing sought.

To maximise affordable housing, the Council will seek Homes and Communities Agency subsidy (or other public subsidy) on eligible schemes to meet the long term need target, and negotiate with developers the inclusion of this within the scheme.

Exception Sites

As an exception to the normal operation of the above policy, in York's rural areas (as shown on Figure 9.1) planning permission will be granted for schemes of 100% affordable housing which are:

- designed to meet identified local housing needs;
- located on small sites within the settlement boundary. Sites adjoining the settlement boundary will only be allowed where there are no sites available within the settlement itself; and
- retained at an affordable price for future eligible households in perpetuity.

Policy CS11: Community Facilities

The LDF will promote community cohesion and the development of strong, supportive and durable communities through the creation of sustainable, low carbon neighbourhoods where every community has access to quality community facilities to meet day to day needs. This will be delivered through the following:

- i. locating new residential development in locations with good accessibility to a range of

- community facilities and frequent public transport;
- ii. requiring new or improved community facilities to be provided to accompany new residential development where required, to ensure sufficient quality facilities for existing and future occupiers;
- iii. requiring any new community facilities to be in locations which are well served and linked by public transport and accessible by walking and cycling;
- iv. refusing proposals which fail to protect existing community facilities or involve the loss of facilities unless it can be demonstrated the use is no longer, or cannot be made, commercially viable or satisfactory alternative provision can be made;
- v. producing neighbourhood plans and implementing the actions arising from the Council's AAMPs to ensure community facilities and services are 'fit for purpose' and to work towards meeting any identified gaps in provision through the planning process;
- vi. facilitating the development of city wide and large scale built sports and community leisure facilities to meet demand, including new swimming pool provision and a community stadium; and
- vii. supporting the provision of new small scale retail facilities in local centres and neighbourhood shopping parades, where they would provide for local needs and not be harmful to the vitality and diversity of nearby centres.

Policy CS12: Healthcare and Emergency Services

To contribute to residents living long, healthy and independent lives in sustainable neighbourhoods the LDF will support:

- i. the York Hospitals NHS Foundation Trust and North Yorkshire and York Primary Care Trust (and any subsequent body) to make the best use of their current sites within the City, in particular by facilitating improvements to York District Hospital (as identified on the Key Diagram) to enable it to remain on its existing site for the long term;
- ii. healthcare services that are responsive to current and projected needs of communities. This may include new services to meet the needs of future occupants from new development alongside the redevelopment of existing facilities. It will involve working collectively with the Primary Care Trust, York Health Group alongside other GPs and their communities; and
- iii. the emergency services to continue to provide an effective service, in particular through facilitating the development of the 'hub and spoke' system for the Ambulance service and meeting any requirements for new fire stations.

Policy CS13: Education, Skills and Training

To support York's role as a world class centre for education and lifelong learning the LDF will:

- i. facilitate the provision of sufficient modern education facilities for the delivery of preschool, primary and secondary school education to meet identified need and address deficiencies in existing facilities. Including new provision to support the York Northwest Strategic Allocations (York Central and Former British Sugar/Manor School) and other Major Development Opportunities as indicated on the Key Diagram and to support major new housing sites;
- ii. support any future developments of Academies and Free Schools which reflect the aspirations of local communities;
- iii. ensure that all new schools have sufficient and appropriate playing field provision and take opportunities to deliver additional playing fields for existing schools identified as having a deficiency, as part of new developments in the vicinity of the schools;
- iv. support the continued success of all further and higher education institutions, including any further expansion of their teaching and research operations, other facilities and student accommodation at their existing sites and campuses as shown on the Key Diagram, namely:

- University of York (including the Heslington East expansion)
- York St. John University
- College of Law
- Hull York Medical School
- York College
- Askham Bryan College;
- v. ensure that Higher Education Institutions address the need for any additional student accommodation which arises because of their future expansion. Provision will be expected to be made on campus where possible;
- vi. identify sufficient land to facilitate anticipated growth at York College and continued delivery of its facilities at one location; and
- vii. secure wider community access to existing sports and cultural facilities on all education sites and promote the development of new high quality education and related facilities which support community use of their facilities.

Policy CS14: Targeted Recruitment and Training

The LDF will create economic and social benefits for local communities through construction training and targeted recruitment linked to the development process. This will be achieved through building linkages between developers, contractors and jobseekers via the construction of major developments.

Planning applications for major schemes will be subject to an assessment to consider the skills and training requirements in the construction of the project against the local labour market. Applicants will be expected to enter into a Section 106 Agreement to ensure, where feasible and viable, training opportunities are provided and labour is locally sourced.

Policy CS15: Sustainable Economic Growth

The LDF will support sustainable economic growth delivering increased prosperity. This will be achieved through:

- i. supporting the protection and enhancement of the commercial, business, retail, leisure and tourism role of York City Centre, including the delivery of a new urban quarter as a part of the York Central Strategic Allocation;
- ii. supporting the continued success of the further and higher education institutions;
- iii. ensuring the provision of a range of employment sites to meet the needs of existing businesses and to maximise inward investment; and
- iv. safeguarding existing employment, and commercial locations.

Policy CS16: Employment Land

To ensure continued economic success and prosperity the LDF will provide sufficient land and protect existing employment sites to allow York's economy to realise its potential.

1. Provision of employment land

Provision of employment land for the period 2011–2031 will be made, through the Allocations Development Plan Document (DPD) and City Centre AAP, to accommodate the levels of growth highlighted in Table 13.1. This will be in conformity with Spatial Principles 1, 2 and 3 and address the points below.

- i. New office development (B1(a)) will be accommodated through:
 - allocating sites within York City Centre through the City Centre AAP;
 - delivering a new central business district (of 87,000-100,000 sqm) as a part of the York Central Strategic Allocation;
 - utilising the Major Development Opportunities provided by the mixed use redevelopments at Hungate, Terry's and Nestle; and

- identifying land in the Monks Cross area and at York Business Park.

ii. Premises for Research & Development (B1(b)) will be provided through maximising the economic benefits of the city's education establishments, this will include up to 25ha of land at the University of York Heslington East Campus.

iii. Vacant sites at existing industrial estates will be identified for the provision of Industry and Distribution (B1(c), B2 and B8) uses. This will include land at York Business Park (as identified on the Key Diagram).

iv. Land within area C (shown on the Key Diagram) will be developed for employment use should it be required to maintain a 10 year supply of appropriate sites.

v. Facilitating the development of appropriate rural industries, businesses and enterprises through supporting rural diversification schemes where appropriate in sustainable transport terms.

2. *Existing Employment Land*

Proposals for non-employment uses which involve the loss of land and/or buildings which are either identified, currently used or were last used for industrial, business, office or other employment uses, will only be permitted where it can be demonstrated that the proposal would not have a detrimental effect on the future supply of employment land in either quantitative or qualitative terms.

Policy CS17: Distribution of Retail Growth

The Local Development Framework (LDF) will support the vitality and viability of the City Centre, with the central shopping area continuing to be the primary focus for new comparison goods retail development. This will be achieved through the following:

i. future retail development will be phased as follows:

Phase 1: Central Shopping Area

Pre 2020, priority will be given to developing the Castle Piccadilly area and the Stonebow area for comparison retail (approximately 28,000 sq m net) and developing these as extensions to the central shopping area.

Phase 2: York Central

Post 2020, the next priority will be on the York Central Strategic Allocation (part of the York Northwest corridor), and it is anticipated that between 20,000 and 25,000 sq m net comparison floorspace could be supported in this location subject to detailed impact testing;

ii. other out of centre retail development will need to be considered in light of the sequential approach and the impact on existing centres and retail allocations; and

iii. convenience retail development will be directed to the City Centre, Acomb and Haxby District Centres and smaller centres (within other large villages, villages and small villages as well as neighbourhood centres) at an appropriate scale. This will include between 200 and 600 sq m gross to support a new local centre on the former British Sugar/Manor School Strategic Allocation, subject to retail impact assessment.

Policy CS18: Strategic Transport Priorities

The Local Development Framework (LDF) will ensure sustainable growth and development through the following:

i. The Location of Development

New development will be required to be in locations which are (or can be) well served by public transport, accessible by walking and cycling and have good access to a range of local facilities. The layout of sites should also give priority to the needs of pedestrians, cyclists and public transport users.

ii. Strategic Infrastructure Improvements

The LDF will deliver the phased infrastructure programme outlined below to ensure that the growth levels identified in the plan can be delivered in an appropriate way. Infrastructure improvements will be progressed in association with measures to promote sustainable travel to minimise the generation of new trips taking up the additional road capacity. The list identifies the principal strategic schemes which need to be delivered – many smaller projects with more local impact will also be required.

PHASE 1: 2011 - 2015:***Access York Phase 1***

Provision of new Park & Ride sites at Poppleton Bar (A59) and at Clifton Moor (B1363) (as identified on the Key Diagram).

Relocation and enlargement of the existing Park & Ride site at Askham Bar (A1036) (as identified on the Key Diagram).

Enlargement to the A59/A1237 roundabout to increase capacity.

Provision of an improved pedestrian/cycling crossing of the Outer Ring Road at the A59 junction.

Bus Network Improvements

Bus priority measures on A59 and Wigginton Road corridors (as part of Access York Phase 1 project or subsequent investment programmes).

Targeted junction enhancements to improve reliability, as set out in the Local Transport Plan 3 (LTP3) and subsequent investment programmes.

Strategic Cycling and Pedestrian Network Improvements

Improvements to the strategic cycling network as set out in the LTP3 and subsequent investment programmes.

Extension of Footstreets area, to be progressed through the City Centre Area Action Plan.

Highway Network Capacity Improvements

James Street Link Road Phase II road improvement scheme.

PHASE 2: 2016 – 2021:**A1237 Outer Ring Road Improvements**

Improvements to the highest priority congested A1237 Outer Ring Road roundabouts to be identified in the LTP3.

Further improvements to other A1237 Outer Ring Road junctions.

Bus Network Improvements

Improvements to the bus interchange at the railway station.

Further bus network improvements to be identified in the LTP3 and subsequent investment programmes.

Strategic Cycling and Pedestrian Network Improvements

Restrict access for private motorised vehicles across City Centre bridges, to be taken forward through the City Centre Area Action Plan.

New cycling/pedestrian bridge near Scarborough Bridge.
Continued implementation of the strategic cycling network as set out in the LTP3 and subsequent investment programmes.

PHASE 3: 2022 – 2031:

A1237 Outer Ring Road Improvements

Series of selected link upgrades to dual carriage way standard (including grade separation) on the busiest sections of the Outer Ring Road (Wetherby Road to Clifton Moor).

Bus Network Improvements

Further bus network improvements to be identified through the LTP3 and subsequent investment programmes.

Strategic Cycling Network Improvements

Continued implementation of the strategic cycle network as set out in the LTP3 and subsequent investment programmes.

It is anticipated that the infrastructure measures could reduce the projected increase in citywide delays by approximately 40% by 2031 however additional measures may be needed to minimise localised unacceptable increases.

The LDF will allocate or reserve land for the strategic infrastructure schemes listed in the policy. The LDF will also support the longer term ambitions to develop a new station at Haxby and improve rail provision along the Harrogate railway line through the introduction of tram-train. This could include provision for a rail halt within the Former British Sugar/Manor School Strategic Allocation.

iii. Smarter Choices and Demand Management for Travel

In accordance with the principles of the LTP3 the Council will deliver a sustained travel behaviour change programme, supported by low cost infrastructure and service improvements with the aim of achieving at least a 35% reduction in projected traffic delays by 2031. This will be delivered by a range of interventions including demand management, bus subsidy and sustainable travel promotion that will manage the increasing demand for travel into and within all parts of York. A critical element of demand management will be restricting the availability and cost of parking in existing areas and new developments. Further measures to improve the public transport offer will be progressed through the LTP3, such as cross ticketing between different transport providers.

iv. Protection for Residential Areas and City Centre Accessibility

To ensure that the quality of life of residents in existing areas of the City is not adversely affected by development growth access restrictions to discourage through traffic will be implemented. The areas requiring protection measures will be identified through the LTP3 and as part of the consideration of individual development sites.

To improve the City Centre and encourage economic activity, further City Centre transport schemes may be necessary to respond to the City Centre Area Action Plan and the outcomes of the City Centre Movement and Accessibility Framework.

v. Strategic Allocations and Future Areas of Search for Urban Extensions

A transport masterplan will be prepared for the York Northwest Corridor which will outline the package of transport infrastructure measures and interventions required to access and deliver the two strategic allocations.

Should urban extensions be required, a detailed master planning process will be undertaken for each area which will identify the specific transport infrastructure necessary to access and deliver the sites.

Policy CS19: Air Quality

The LDF will reduce emissions to air and improve air quality within existing Air Quality Management Areas (AQMAs) and across the City of York Council area as a whole. Areas where monitoring has shown elevated levels are shown at Figure 16.1. During the lifetime of the plan, areas of air quality concern will change over time. Where air quality monitoring in the City highlights elevated levels of pollution it may be necessary to declare further AQMAs.

The Council will protect human health by improving local air quality and contribute towards York becoming the UK's first low emission city in the following way:

- i. development will only be permitted if the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts and reduce further human exposure to poor air quality;
- ii. all minor and major planning applications are required to identify and assess potential air quality impacts through an assessment undertaken in accordance with the Council's Local Emission Assessment Methodology; and
- iii. all sites identified through the Allocations Development Plan Document (DPD) will be subject to an assessment of potential air quality impacts in accordance with the Council's Local Emission Assessment Methodology.

Policy CS20: Strategic Green Infrastructure

The LDF will conserve and enhance York's landscapes, geodiversity, biodiversity and natural environment, recognising the role of Green Infrastructure in supporting healthy communities, cultural value, a buoyant economy and aiding resilience to climate change. This will be achieved through the production of a Green Infrastructure Strategy, and by ensuring that development proposals relate to current and emerging guidance, and do not compromise York's Green Infrastructure network.

1. As a part of the LDF process, the Council will adopt a Green Infrastructure Strategy which addresses and incorporates the following:

- the findings of an up to date Biodiversity Audit and Action Plan;
- the findings of a Lower Derwent Valley Plan;
- management plans to describe, protect and enhance the biodiversity of Council owned sites, with priority given to those designated as Sites of Importance for Nature Conservation (SINCs);
- protecting and enhancing existing open space in York, and seeking to increase provision in areas where a deficiency has been identified. This includes the provision of strategic open space in connection with areas of search for urban extensions, if urban extensions are required;
- ongoing work with landowners, and through the development process, to help safeguard nature conservation sites, whether locally, regionally, nationally or internationally identified, including the potential to create buffer zones. The extent of buffers would be variable, but should be commensurate to the need;
- delivering the aspirations of partner strategy documents and action plans, such as the Regional Biodiversity Strategy, Regional Forestry Strategy and Action Plan, River Basin Management Plans, Priority Woodland Habitat Management Plans;
- safeguarding, managing and enhancing York's existing tree and woodland resource in line with the current Regional Forestry Strategy, particularly urban tree planting and street trees;
- maintaining and enhancing the rivers, banks, floodplains and settings of the Rivers Ouse, Derwent and Foss, and other smaller waterways for their biodiversity, cultural and historic landscapes, as well as recreational activities; and

- supporting allotments and productive land, to encourage local food production, and its benefits to education and healthy living.

2. The LDF will support development which:

- ensures the retention, enhancement and appropriate management of features of geological, geomorphological, paleoenvironmental or biological interest, and address the requirements of the current biodiversity audit and action plan;
- takes account of the potential need for a buffer zone around a wildlife site, to ensure the integrity of the site's interest is retained;
- supports the creation, integrity and management of York's Green Infrastructure network, including its green corridors;
- results in no net loss to, and helps to improve, biodiversity (any unavoidable impacts must be appropriately mitigated or compensated for, and secured through the planning process);
- helps address current deficiencies in open, recreational and play space. Proposals should provide for the quantity, quality and accessibility of open space and ancillary facilities as set out in the current assessment of open space, and improve the provision where required. Development which results in the loss of open space will be refused; and
- protects and enhances existing rights of way, national trails and open access land.

Policy CS21: Sustainable Design and Construction

The LDF will play a key role in helping to deliver the Climate Change Framework and Action Plan through contributing to a reduction of York's carbon and eco-footprint and helping the City to adapt to, and mitigate against climate change. This will be achieved through the application of the Energy Hierarchy by ensuring York's renewable energy/low carbon potential is realised and high standards of sustainable design and construction are adopted, as set out below:

1. Renewable Energy

- i. The LDF will ensure that the following renewable energy targets are exceeded through either on-site or off-site production:
 - 38.7MW of installed renewable electricity capacity and 15.1MW of installed renewable heat capacity by the year 2020; and
 - 39.8MW of installed renewable electricity and 18.0MW of installed renewable heat capacity by the year 2031.
- ii. All renewable energy proposals must be in accordance with the spatial principles SP1, SP2 and SP3.
- iii. All major developments (more than 10 dwellings or 1000m² non-residential floorspace) must submit a Sustainable Energy Statement as part of the planning application process. Unless it can be demonstrated that it is not feasible or viable, proposals must:
 - incorporate onsite renewable energy/low carbon energy generation equipment to reduce predicted carbon emissions by at least 10%; and
 - as a part of that reduction, integrate CHP and district/block heating or cooling infrastructure.

2. Sustainable Design and Construction

All new residential and non-residential developments including conversions and change of use must submit a Sustainability Statement (where appropriate incorporating a Sustainable Energy Statement) as part of the planning application process. The Sustainability Statement will need to demonstrate that the development will be a high standard of sustainable design and construction using techniques to ensure building design, including orientation and layout (for passive solar benefits), reduces energy consumption and construction material selection

ensures sustainable use of resources.

For development proposals of 10 dwellings or more or non-residential schemes over 1000m² the following minimum standards will apply, unless it can be demonstrated that it is not feasible or viable:

- *Residential Developments*: Code for Sustainable Homes Level 3*** (or equivalent) up to and including 2013, Code for Sustainable Homes Level 4**** (or equivalent) from 2014 and zero carbon standard from 2016 onwards; and
- *Non-residential Developments*: 'very good' standard as set out in the Building Research Establishment, Environmental Assessment Method (BREEAM) up to and including 2014, 'excellent' standard as set out in BREEAM from 2015 and zero carbon from 2019 onwards.

Policy CS22: Flood Risk

The LDF will ensure that new development is not subject to flood risk, incorporates sustainable drainage and is designed and constructed in a way that mitigates against current and future flood events.

Flood Risk

In considering the suitability of any proposed development site, either through the Allocations Development Plan Document process or when determining planning applications, the Council will use the 'Flood Risk Vulnerability Classification' and 'Flood Risk Vulnerability and Flood Zone Compatibility Classification' tables from the *Strategic Flood Risk Assessment* (2011) and any subsequent updates.

In addition, a site-specific Flood Risk Assessment, which takes account of future climate change must be carried out:

- when allocating sites through the LDF process; and
- for all planning applications of 1 hectare or greater in Flood Zone 1 and for all applications in Flood Zones 2, 3a, 3a(i) and 3b.

Sustainable Drainage

All new development will be required to include the implementation of Sustainable Drainage Systems (SUDS) unless it can be demonstrated that it is not technically feasible or viable.

More specifically:

- all brownfield development in York will be required to demonstrate that there will be a reduction of at least 30% in existing runoff rates; and
- all greenfield development must demonstrate no alteration of runoff rates following completion of development. Any additional volume of runoff following development of a greenfield site must be taken into account by providing long-term storage.

Retrofitting for flood prevention and SUDS within the existing built environment must be explored where it would not damage environmental assets.

Design and Construction

The LDF will ensure that the design and construction of new development takes account of existing and future flood risk particularly given the implications of climate change. Further advice on this issue will be provided through the production and adoption of a Supplementary Planning Document (SPD) relating to Sustainable Design and Construction.

Policy CS23: Sustainable Waste Management

The LDF will promote sustainable waste management by encouraging waste prevention,

reuse, recycling, composting and energy recovery through the use of the Waste Hierarchy and effectively managing all of York's waste streams and their associated waste arisings. This will be achieved in the ways set out below:

- i. working jointly with North Yorkshire County Council to identify the Waste Private Finance Initiative facilities for residual municipal waste through:
 - Mechanical Treatment;
 - Anaerobic Digestion; and
 - Energy from Waste.
- ii. safeguarding existing facilities (as shown on the Key Diagram) including Harewood Whin and York's Household Waste Recycling Centres. This will include facilitation of the Beckfield Lane HWRC relocation.
- iii. identifying through an appropriate Development Plan Document, suitable alternatives for municipal waste, as required during the lifetime of the plan. This must be in conformity with Spatial Principle 2 and meet operational requirements of any facility. Priority will be given to:
 - existing waste sites;
 - established and proposed industrial estates, particularly where there is the opportunity to co-locate with complementary activities, reflecting the concept of 'resource recovery parks';
 - previously-developed land; and
 - redundant agricultural and forestry buildings including their curtilages, if suitably accessible for purpose.
- iv. requiring the integration of facilities for waste prevention, re-use, recycling composting and recovery in association with the planning, construction and occupation of new development for housing, retail and other commercial sites; and
- v. promoting opportunities for on-site management of waste where it arises at retail, industrial and commercial locations, particularly in the main urban area.

Policy CS24: Safeguarding Mineral Resources and Local Amenity

The LDF will reduce the consumption of non-renewable mineral resources by encouraging re-use and recycling of construction and demolition waste and safeguard mineral deposits. This will be achieved through the following:

- i. minimising the consumption of non-renewable mineral resources in major developments by requiring developers to demonstrate good practice in the use, reuse, recycling and disposal of construction materials;
- ii. safeguarding sand and gravel and coalbed methane mineral resources, through ensuring other forms of development do not prejudice future mineral extraction;
- iii. if a proven need exists, identifying sites of sufficient quality for mineral extraction, inline with agreed apportionments and guidelines, through an appropriate DPD. Future sites for mineral extraction will only be considered where they:
 - do not compromise Spatial Principle 2;
 - do not adversely affect the amenities enjoyed by existing or future occupiers and users of nearby dwellings and buildings; and
 - ensure that once extraction has ceased, high standards of restoration are achieved.

Annex 5:

Table of Planning applications objected to by the Environment Agency during 2010/11 on Water Quality and Flood Risk Grounds

	Local Planning Authority (LPA)	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
1.	City of York Council	10/00806/FUL	Change of use from stable to 2 bed holiday let.	Risk to life and. or property	Withdrawn	N/A	Withdrawn Application
2.	City of York Council	10/01012/FULM	Erection of 3no retail buildings (total floor space 1440 sq m) for Class A1 (retail), and/or Class A3 (restaurants and cafes) and/or Class A5 (hot food takeaway) with modifications to existing car park, introduction of new servicing, landscaping and highw	Unsatisfactory FRA/FCA submitted (Surface Water)	Refused	N/A	Refused Application
3.	City of York Council	10/01069/FUL	New 1m high boundary wall to side and rear.	Risk to life and. or property	Refused	N/A	Refused Application

	Local Planning Authority (LPA)	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
4.	City of York Council	10/01396/FUL	Conversion of lower ground floor room into 1 no. Self contained studio flat.	Unsatisfactory FRA/FCA Submitted	Permitted	No	The EA did not object to the scheme, however provided advice regarding: The historic flood level for this area, as the basement area of the building is protected to at least this level the accommodation would be acceptably safe from flooding. Future occupants can sign up to the EA's flood warning service for the area, and advise that as the site is in flood zone 2, and basement dwellings are classed as highly vulnerable in York, the sequential and exception tests should also be passed.
5.	City of York Council	10/01692/FUL	Conversion of domestic outbuilding to 1 no. Dwelling (re-submission).	Unsatisfactory FRA/FCA Submitted	Refused	N/A	Refused Application
6.	City of York Council	10/02271/OUT	Erection of detached bungalow to side of Yew Tree House.	Unsatisfactory FRA/FCA Submitted	Permitted	No	The EA removed their original objection following the submission of an amendment to the FRA subject to conditions attached to any subsequent planning permission
7.	City of York Council	10/02586/FUL	Two storey dwelling to rear (resubmission).	Unsatisfactory FRA/FCA Submitted	Refused	N/A	Refused Application

Local Planning Authority (LPA)	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
8. City of York Council	10/02606/FUL	Erection of 2 no. Detached dwellings, 3 no. Double garages and associated access, alterations to retain dwelling.	Unsatisfactory FRA/FCA Submitted	Permitted	No	Following submission of a revised FRA, deemed satisfactory by the EA, no objection to the scheme was made. Compliance with the FRA has been made a condition of approval.

Footnotes/Definitions:

Adverse Impact on Surface Water Run-Off	If the quantity surface water run-off from the site is likely to be changed for the worse the EA use this objection
Part C of Exception Test not passed	PPS25 (Planning Policy Statement 25) includes an exception test which suggests development should be permitted in certain cases despite the flood risk. The EA use this exception when we believe those cases where Part C has not been demonstrated
PPG25/TAN15 - Request for FRA/FCA	PPS25 applies in England and TAN15 (Technical Advice Note 15) applies in Wales. They require a Flood Risk Assessment, or Flood Consequence Assessment in Wales, for a development before planning permission is granted. If this has not been provided then the EA use this objection
Risk to Flood Defences	The EA use this objection when existing flood defences may be compromised by the development
Risk to the Development	Generic objections used to indicate that the site is at risk of being inundated with flood water
Sequential Test not adequately demonstrated and Sequential Test: Vulnerability not appropriate to Flood Zone	PPS25 uses the concept of a sequential test which looks at sites of increasing flood risk sequentially, and steers development to the least risky sites. We use these objections when the test has not been applied appropriately.
Unsatisfactory FRA/FCA Submitted	We use this objection when the technical assessment of the FRA/FCA shows it to be inadequate

Annex 6:

Table of planning applications referred to English Heritage due to their potential impact on the historic environment during 2010/11

	Date Application Validated	Planning Application Reference Number	Address	Proposal	Decision	English Heritage Comments
1	24/05/2010	10/00521/LBC	71 Micklegate York YO1 6LJ	External alterations comprising new externally illuminated sign and redecoration of shop front	Refused	N/A - Application refused
2	09/04/2010	10/00614/LBC	West Offices Station Rise York YO1 6HT	Refurbishment and extension of former York railway station and station hotel to form new offices/headquarters for City of York	Permitted	EH welcomed the proposals in principle allowing the return of an underused grade II* listed building to an integrated and sustainable long term use. EH recommends that subject to a small number of issues that need to be fully addressed then the application should be determined based on national and local policy and CYC conservation advice.
3	09/04/2010	10/00615/FUL M	West Offices Station Rise York YO1 6HT	New 6 storey hotel building fronting Toft Green	Permitted	EH made no objection to the footprint and height of the scheme. In considering a revised scheme EH consider the building would sit comfortably along Toft Green due to the revised detailing and external materials. EH only concern related to the garden/courtyard facing elevation, where they feel vertical shaped windows would better compliment the setting. Also it would be preferable if the building had a horizontal emphasis and closer relationship to the appearance of the arrival wing of west offices.

4	13/04/2010	10/00618/FUL	Castle Museum The Castle York YO1 9RY	Replacement of 1 no window panel with folding door	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
5	12/04/2010	10/00620/LBC	Stable Block Chapter House Street York	Internal and external alterations in connection with conversion to provide letting accommodation ancillary to Grays Court	Refused	N/A - Application refused
6	12/04/2010	10/00622/LBC	Stable Block Chapter House Street York	Conversion of coach house to provide a single dwellinghouse	Permitted	Having addressed the concerns initially expressed by EH officers and subject to Scheduled Monument consent - EH recommended the application be determined based on national and local policy and CYC conservation advice.
7	20/04/2010	10/00643/FUL M	English Martyrs Rc Primary School Hamilton Drive York YO24 4JW	Erection of school building with associated parking and landscaping after demolition of existing primary school building	Withdrawn	N/A - Application withdrawn
8	10/05/2010	10/00707/FUL	Low Farm Towthorpe Road Haxby York YO32 9SP	Conversion, extension, alteration and demolition of existing agricultural buildings to form 3 dwellings	Permitted	EH are supportive of the degree of conservation and alteration involved with this proposal. They note the general approach proposed to the division of the space to create manageable curtilages for the three new dwellings and suggest more detailed clarification is sought about how the site will be sub-divided. The sub-urbanisation of Towthorpe should be avoided and any consent conditioned accordingly. EH recommends that subject to these concerns being conditioned the application should be determined based on national and local policy and CYC conservation advice.
9	27/04/2010	10/00862/FUL	Wards Of York The Warehouse Hursts Yard York YO1 9TL	Change of use to form 10no. apartments, 1no. 3 bed house, 1 no. 2 bed house and 2no. ground floor B1 office and/or A1 retail unit(s) with associated external alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

					(Application to extend time period for implementation of permission 07/02275/FULM)				
10	18/05/2010	10/01090/LBC		De Grey Rooms St Leonards Place York YO1 7HB	Internal alterations including disabled access, additional sanitary facilities, insertion of mezzanine floor in Oak Room, and removal of bar, stage and suspended laylight in Ballroom	Permitted	EH had no objections subject to clarification of lift types and conditions that ensure detailed drawings are submitted for the written approval of the Local Planning Authority. They consider there is significant public benefit in increasing access to the first floor that should be weighed against the less than substantial harm that would result from the proposal.		
11	01/06/2010	10/01094/FUL M		The French House Antiques 74 Micklegate York YO1 6LF	Change of use and alterations to create 12no. residential units at property to rear of 74/76 Micklegate and 3 and 4/5 Barker Lane	Permitted	No comments received with respect to this application		
12	20/05/2010	10/01096/LBC		Gerrard 3 New Street York YO1 8RA	Internal alterations in connection with use of upper floors as 3no one bed flats	Withdrawn	N/A - Application withdrawn		
13	09/06/2010	10/01164/LBC		Skelton Manor Church Lane Skelton York YO30 1XT	Internal alterations including partition wall to split one room into two	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.		
14	03/06/2010	10/01176/LBC		Bootham School 47 Bootham York YO30 7BT	Internal alterations and replacement of rooflights and windows to English office and the in filling of a disused door and internal alterations and rooflight to second floor	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.		
15	22/06/2010	10/01198/LBC		Bootham Park Hospital Bootham York YO30 7BY	Internal alterations and rear extension (amendments to scheme approved under 09/02008/LBC)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.		
16	10/06/2010	10/01329/LBC		University Of York The Kings Manor Exhibition Square York YO1 7EP	Internal and external alterations including removal of mezzanine floor and introduction of tiered seating in room K133 and alterations to doors	Permitted	EH have no objections in principle to the removal of the mezzanine floor. They have requested reconsultation only if there are material changes to the proposals beyond those necessary to		

				(revised scheme).		address some small issues raised. Otherwise EH have recommended the application be determined based on national and local policy and CYC conservation advice.
17	17/06/2010	10/01359/FUL M	32 Lawrence Street York	Erection of 6no. blocks for student accommodation after demolition of existing car showroom (resubmission)	Refused	N/A - Application refused
18	29/06/2010	10/01378/FUL	34 Main Street Fulford York YO10 4PX	Erection of 2 no. detached dwellings to the rear of 34-40 Main Street, Fulford (revised scheme)	Pending Decision	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
19	16/07/2010	10/01387/LBC	Station Building Railway Station Station Road York YO24 1AY	Installation of 10 CCTV cameras	Permitted	No comments received with respect to this application
20	22/06/2010	10/01390/FUL M	31 Bootham York YO30 7BT	Variation of condition 2 of planning permission 07/01160/FULM to allow minor amendments to the external appearance of the building and alterations to the location of the substation	Permitted	No comments received with respect to this application
21	02/07/2010	10/01391/FUL M	Catering Support Centre St Maurices Road York YO31 7JA	Erection of 3 storey building and part retention of existing building to comprise 26 bed hotel with restaurant and associated car parking to rear of 4 Monkgate	Withdrawn	N/A - Application withdrawn
22	10/06/2010	10/01401/FUL M	23 Clifford Street York	Conversion of existing offices and erection of 4no. additional floors to create a 6no. storey building comprising 7no. 2 bed units and 4no. 1 bed units (retrospective - amendments to scheme granted permission under ref: 06/00146/FULM)	Permitted	No comments received with respect to this application

23	09/07/2010	10/01455/LBC	The Varsity 6 - 12 Lendal York YO1 8AA	Internal alterations including removal of walls at lower ground floor level	Permitted	No comments received with respect to this application
24	12/07/2010	10/01460/FUL M	English Martyrs Rc Primary School Hamilton Drive York YO24 4JW	Erection of school building with associated parking and landscaping, construction of multi-use games area, and part demolition of the existing school building (resubmission)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
25	23/07/2010	10/01470/LBC	Station Building Railway Station Station Road York YO24 1AY	Erection of flower stall within portico after removal of payphones	Refused	N/A - Application refused
26	15/07/2010	10/01472/LBC	Station Building Railway Station Station Road York YO24 1AY	Installation of signals to platforms 9 and 10	Permitted	No comments received with respect to this application
27	26/07/2010	10/01594/LBC	Castle Museum The Castle York YO1 9RY	Erection of wall, railings and gate, and landscaping to debtors prison exercise yard	Withdrawn	N/A - Application withdrawn
28	06/08/2010	10/01595/FUL	Castle Museum The Castle York YO1 9RY	Erection of wall, railings and gate	Withdrawn	N/A - Application withdrawn
29	04/08/2010	10/01606/LBC	24 St Saviourgate York YO1 8NN	Alterations to include removal of chimney stack to rear, installation of lead capping to roof parapets, and opening in stud partition	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
30	11/08/2010	10/01756/FUL	The Maltings Tanners Moat York YO1 6HU	Two storey side extension with raised deck area	Permitted	No comments received with respect to this application
31	09/08/2010	10/01776/LBC	2 Minster Court Minster Yard York YO1 7JJ	Emergency steel plate repairs to wall plate beam and installation of ground floor sash window to replace casement window.	Permitted	No comments received with respect to this application

32	23/08/2010	10/01810/LBC	3 Coney Street York YO1 9QL	Internal and external alterations including new shop front, opaque film to first floor windows and new fascia and hanging signs	Permitted	No comments received with respect to this application
33	25/08/2010	10/01864/LBC	The Palace Bishopthorpe Road York YO23 2QE	Internal alterations to install a cast concrete flue liner within the fireplace serving the drawing room.	Permitted	Subject to the approval of appropriate materials and method statement, EH recommended the application be determined based on national and local policy and CYC conservation advice.
34	25/08/2010	10/01866/LBC	The Palace Bishopthorpe Road York YO23 2QE	Internal alterations to install a steel flue liner within the fireplace serving the drawing room	Permitted	Subject to the approval of appropriate materials and method statement, EH recommended the application be determined based on national and local policy and CYC conservation advice.
35	15/09/2010	10/01955/OUT M	Proposed Development At Nestle South Haxby Road York	Outline proposal for a mixed use development including residential, live/work, residential student accommodation, offices, retail, cafe, assisted living, community centre, gymnasium, creche, and associated car parking, landscaping, highway infrastructure	Permitted	No comments received with respect to this application
36	15/09/2010	10/01960/FUL M	Proposed Development At Nestle South Haxby Road York	Conversion and alteration of retained buildings within Nestle South, including the creation of an additional storey, for a mix of uses incorporating residential, live/work, residential student accommodation, office, retail, cafe, and associated landscaping	Pending Decision	No comments received with respect to this application
37	21/09/2010	10/01982/LBC	Alliance And Leicester Plc 28 - 30 Coppergate York YO1 9NR	Internal alterations including new ATM and removal and replacement of partition walls and new internal door (retrospective)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

38	25/01/2011	10/02000/LBC	York Station Station Road York	Installation of 2 no. air conditioning units at Costa Coffee	Refused	N/A - Application refused
39	17/09/2010	10/02003/LBC	Flat 1 89 Micklegate York YO1 6LE	Internal alterations to include reordering of rooms and removal of modern partitions and doors.	Permitted	Subject to the retention of any early internal features, EH recommended the application be determined based on national and local policy and CYC conservation advice.
40	20/09/2010	10/02014/LBC	The Palace Bishopthorpe Road York YO23 2QE	Installation of internal secondary glazing	Permitted	EH have no objections in principle to the installation of secondary glazing, subject to conditions that have been included within the decision notice.
41	21/09/2010	10/02016/LBC	25 Stonegate York YO1 8AW	Internal and external alterations including new signs, new flooring and decorations, removal of treads on stairs and installation of extraction fan	Permitted	No comments received with respect to this application
42	06/01/2011	10/02087/FUL	St Marys Church Church Lane Strensall York YO32 5XU	Demolition of existing church hall extension and erection of new detached Church Hall within churchyard and parking area	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
43	06/10/2010	10/02128/LBC	Blue Fly 10 New Street York YO1 8RA	Internal alterations including removal of part of a ground floor wall and creation of fire escape route at first floor level	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
44	05/10/2010	10/02132/FUL	Cedar Court Grand Hotel Station Rise York YO1 6GD	Erection of temporary marquee on rear garden deck	Permitted	EH do not object to the scheme and consider it complies with the principles of PPS5. However this is provided the permission is strictly time limited (as the marquee proposed is not of adequate architectural quality to be a long term feature in this location, which is visible from the grade 1 listed city walls) and the landscaping scheme is implemented.
45	14/10/2010	10/02157/LBC	Nestle Rowntree Haxby Road York YO31 8XY	Demolition of buildings 51 and 52 and reinstatement of the building fabric of buildings 66-67 and 76 (Joseph Rowntree Library)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

46	13/10/2010	10/02164/LBC	North Eastern Railways War Memorial Station Rise York	Alterations, repairs and cleaning of stonework	Permitted	EH welcomes the proposals, which they consider will support and enhance the significance of this important monument and recommend that consent may be granted subject to conditions and subject to Scheduled Monument Consent being received for the associated alterations to the City Wall.
47	08/11/2010	10/02174/LBC	Railway Station Station Road York	Camera and public perception monitor within the outer concourse	Refused	N/A - Application refused
48	26/10/2010	10/02523/LBC	De Grey Rooms St Leonards Place York YO1 7HB	Internal alterations to install wheelchair lift including reconstruction of service staircase	Permitted	EH made general comments about the application, however, recommended the application be determined based on national and local policy and CYC conservation advice.
49	29/11/2010	10/02542/FUL M	Infinity Ltd 88 - 96 Walmgate York YO1 9TL	Erection of 4 storey building to form 102 bedroom hotel.	Permitted	EH broadly support the proposals however there is some concern over the design approach to the ground floor frontage. They consider this area to be too modest in its detailing and there is too much glazing. It was suggested this area be made more robust to anchor a building of this scale.
50	24/11/2010	10/02639/FUL	Barbican Centre Paragon Street York YO10 4AG	Installation of lighting to paragon street elevation	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
51	25/11/2010	10/02659/LBC	Bureau De Change York Station Station Road York YO24 1AY	Display of 2 no. poster frames	Refused	N/A - Application refused
52	02/12/2010	10/02685/LBC	The Varsity 6 - 12 Lendal York YO1 8AA	Repainting of shopfront, portico and door case (retrospective)	Approved Without Conditions	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
53	30/11/2010	10/02716/LBC	Middleton House 38 Monkgate York YO31 7PD	Internal alterations including new and replacement partition walls	Withdrawn	N/A - Application withdrawn

54	23/12/2010	10/02719/FUL	Barn To South Of Greystone Church Lane Nether Poppleton York	Conversion of and extension to barn to form new dwelling. Erection of detached car barn	Withdrawn	N/A - Application withdrawn
55	10/12/2010	10/02750/LBC	The Orange Shop 16 - 18 Coney Street York YO1 9ND	Display of 2no non illuminated hanging signs	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
56	08/12/2010	10/02754/LBC	Cedar Court Grand Hotel Station Rise York YO1 6GD	Glazed doors to main hotel entrance	Permitted	Subject to conditioning within the decision notice concerning the detailing of work to be carried out EH recommended the application be determined based on national and local policy and CYC conservation advice.
57	22/12/2010	10/02794/FUL	York City Art Gallery Exhibition Square York YO1 2EW	Temporary (2 year) siting of 53m high Observation Wheel and permanent landscaping works following demolition of hutments to rear	Withdrawn	N/A - Application withdrawn
58	16/12/2010	10/02795/CAC	York City Art Gallery Exhibition Square York YO1 2EW	Demolition of existing hutments to rear in association with temporary siting of Observation Wheel and permanent landscaping works	Withdrawn	N/A - Application withdrawn
59	21/01/2011	10/02824/FUL	Albert Hall Manor Farm 1 The Village Strensall York YO32 5XS	Demolition of redundant farm buildings and erection of three detached dwellings with garaging and ancillary accommodation	Withdrawn	N/A - Application withdrawn
60	29/12/2010	10/02856/LBC	Bootham School 51 Bootham York YO30 7BT	Alterations to main school entrance	Withdrawn	N/A - Application withdrawn
61	12/01/2011	10/02862/FUL	The Minster St Peters Cathedral Minster Yard York YO1 7HH	Erection of oak framed Mason's Lodge and siting of steel storage unit in contractor's compound for temporary 5 year period. Siting of 2 no. steel storage units to house textile collection adjacent to Minster Library for 5 year period.	Permitted	Subject to the appropriate time limit being placed on the consent and ancient monument approval being required EH recommended the application be determined based on national and local policy and CYC conservation advice.

62	17/02/2011	11/00126/FUL	Plough Inn 48 Main Street Fulford York YO10 4PX	Erection of single storey detached building comprising 6 hotel bedrooms	Withdrawn	N/A - Application withdrawn
63	03/02/2011	11/00139/FUL	Crabtree New Farm York Road Deighton York YO19 6EY	Installation of 11kw wind turbine (18m mast, 13m blade diameter, 24.5m to tip).	Withdrawn	N/A - Application withdrawn
64	24/12/2011	11/00172/LBC	Red Star Parcels Railway Station Station Road York YO24 1AY	Internal and external alterations including new shopfront and flue	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
65	08/02/2011	11/00217/LBC	Maxwell And Kennedy 79 Low Petergate York YO1 7HY	Internal and external alterations including extract fan to rear and new dumb waiter	Withdrawn	N/A - Application withdrawn
66	09/02/2011	11/00242/FUL M	The Purey Cust Nuffield Hospital Precentors Court York YO1 7EJ	Conversion of former Nuffield Hospital and self contained flat to form 3no. apartments and 9no. houses	Permitted	The works affect the York Minster Cathedral Precinct, a Scheduled Ancient Monument. Works will be limited to landscaping, changes in levels and works to the stone wall within the site. English Heritage do not object to these works and advise that an agreed scheme of archeological mitigation, for the groundworks to accommodate the garage, will be covered as part of the required Scheduled Ancient Monument Consent.
67	15/02/2011	11/00282/LBC	Pizza Hut Ltd 35 - 36 Parliament Street York YO1 8RU	New shop front and internal alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
68	11/02/2011	11/00307/FUL	Bootham School 51 Bootham York YO30 7BT	Grounds shed	Permitted	No comments received with respect to this application
69	24/02/2011	11/00338/LBC	St Martins House 1 St Martins Lane York YO1 6LN	Alterations to south elevation in connection with erection of 4 storey dwelling with storage facilities	Withdrawn	N/A - Application withdrawn

70	17/02/2011	11/00342/LBC	The Purey Cust Nuffield Hospital Precentors Court York YO1 7EJ	Conversion of former Nuffield Hospital including part demolition to form 3no. apartments and 9no. houses	Permitted	EH support the application and advise that the archaeological impact, caused by the introduction of the basement garage, can be mitigated through the required Scheduled Ancient Monument Consent.
71	22/02/2011	11/00369/FUL	Bootham School 51 Bootham York YO30 7BT	New gatehouse at Portland Street entrance with associated car park and landscaping	Permitted	No comments received with respect to this application
72	28/02/2011	11/00372/FUL	Pizza Hut Ltd 35 - 36 Parliament Street York YO1 8RU	New Shopfront	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
73	24/02/2011	11/00400/LBC	Borders 3 Little Stonegate York	Internal alterations in connection with proposed change of use of building and separation of listed former chapel from units 1 and 2 Davygate	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
74	08/03/2011	11/00426/LBC	75 Low Petergate York YO1 7HY	Illuminated fascia and hanging sign and menu box	Refused	N/A - Application refused
75	17/03/2011	11/00436/FUL M	Holgate Villa 22 Holgate Road York YO24 4AB	Erection of part 3 part 4 storey hotel with associated parking and landscaping following demolition of existing office building	Permitted	EH accepted that the existing building onsite is out of scale with its surroundings and its removal is not objected to. Officers were concerned the original scheme which was of similar commercial proportions to the existing building. In their opinion redevelopment of the site should include building(s) of a domestic scale, to consolidate the historic form of this part of the city.
76	28/03/2011	11/00604/LBC	Bootham School 51 Bootham York YO30 7BT	Internal and external alterations to main school entrance including new rooflights	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
77	30/03/2011	11/00606/OUT M	Bonneycroft 22 Princess Road Strensall York YO32 5UD	Residential development of 14 dwellings with access from Princess Road	Withdrawn	N/A - Application withdrawn

Annex 7: Glossary

The Act: the Planning and Compulsory Purchase Act 2004.

Affordable Housing: A range of both rented and discount sale housing available for households in York in *priority need* whose incomes deny them the opportunity to purchase or rent housing on the open market, as identified in the City of York Housing Needs Study 2002-2007.

Allocation: site identified in a *development plan* as appropriate for a specific land use(s) in advance of any planning permission for that use.

Annual Monitoring Report (AMR): part of the *local development framework*, the annual monitoring report will assess the implementation of the *local development scheme* and the extent to which policies in *local development documents* are being successfully implemented.

Area of Archaeological Importance: A designation given under the Ancient Monuments and Archaeological Areas Act 1979 that currently applies to only five cities in the country that possess archaeological deposits of outstanding importance.

Biodiversity: according to the World Conservation Union (IUCN), is "the variety of life in all its forms, levels and combinations. Includes ecosystem diversity, species diversity, and genetic diversity."

Biodiversity Action Plan (BAP): Each Local Biodiversity Action Plan (LBAP) works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. Often, but not always, LBAPs conform to county boundaries.

Black and Minority Ethnic Group (BME): 'Black and minority ethnic' is a term commonly used by the Home Office. Other agencies use the term 'Minority Ethnic Group'.

Brownfield Site: Land which is, or has previously been, developed.

Community Strategy: local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well being of their areas. Through the community strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing community strategies may be passed to *local strategic partnerships*, which include local authority representatives.

Conservation Areas: An area designated by a local planning authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Composting: an aerobic, biological process in which organic wastes, such as garden and kitchen waste are converted into a stable granular material which can be applied to land to improve soil structure and enrich the nutrient content of the soil.

Contextual indicators: measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.

Core Strategy: sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a *development plan document*.

Development Plan: as set out in Section 38 of the Act, an authority's development plan consists of the relevant *regional spatial strategy* and the *development plan documents* contained within its *local development framework*.

Development Plan Documents (DPD): spatial planning documents that are subject to independent examination, and together with the relevant *regional spatial strategy*, will form the *development plan* for a local authority area for the purposes of the Act. They can include a *core strategy*, *site-specific allocations of land*, and *area action plans* (where needed). Other development plan documents, including generic development control policies, can be produced. They will be shown geographically on an adopted *proposals map*. Individual *development plan documents* or parts of a document can be reviewed independently from other development plan documents. Each authority must set out the programme for preparing its development plan documents in the *local development scheme*.

Dwelling: The definition of a dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self contained spaces at the same address.

Ecological Footprint: Ecological Footprint is the land and water area that is required to support a defined human population and material standard indefinitely, using prevailing technology.

Environment Agency: A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

Evidence Base: information gathered by a planning authority to support preparation of local development documents. Includes quantitative and qualitative data.

Flood Risk Assessment (FRA): An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Government Office for Yorkshire and the Humber (GOYH): The regional planning body for the Yorkshire and Humber area. The Government Office for Yorkshire and The Humber works with organisations across the Region to deliver Government policies and programmes and to contribute a regional perspective in their development.

Green Belt: Designation of land surrounding an urban area for 5 distinct purposes: 1) to check the unrestricted sprawl of large built up areas; 2) to assist in safeguarding the countryside from encroachment; 3) to prevent neighbouring towns from merging into one another; 4) to preserve the setting and special character of historic towns and; 5) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield Site: An area of land that has never been built upon.

Green Wedge: Major wedge shaped breaks in the physical structure and appearance of the built up area formed by green spaces including continuous areas such as parks, playing fields, woodlands and strays.

Green Flag Award: The Green Flag Award is the national standard for parks and gardens in England and Wales. The awards are given on an annual basis by the Civic Trust as a way of recognising and rewarding the best green spaces in the country. It is seen as a way to encourage others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green spaces

Gross internal floorspace: Gross internal floorspace has been used, which is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, and service accommodation but excludes internal walls. Typically, the difference between gross external area and gross internal floorspace is between 2.5 and 5%.

Housing Trajectories: means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the *local development framework*.

Index of Multiple Deprivation (IMD): The Index of Multiple Deprivation (ODPM, 2004) is a *Super Output Area* level (SOA) measure of multiple deprivation and is made up of seven SOA level domain indices: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Living Environment Deprivation and Crime. There are also two supplementary indices – Income deprivation affecting children and Income deprivation affecting older people. Each domain contains a number of indicators totalling 37 overall.

Indicator bundles: means of linking indicators (both contextual and output) together to consider particular or cross cutting issues.

Ings: Water meadows; open space lying within the floodplain of a river.

Interpretative commentaries: discussion of policy implementation in terms of comparing output indicators to policy targets

Issues and Options: produced during the early production stage of the preparation of *development plan documents* and may be issued for consultation to meet the requirements of Regulation 25.

Landfill Sites: are areas of land in which waste is deposited. Landfill sites are often located in disused quarries or mines. In areas where there are limited, or no ready-made voids, the practice of land raising is sometimes carried out, where some or all of the waste is deposited above ground, and the landscape is contoured. Licensed Site – a waste disposal or treatment facility, which is licensed under the Environmental Protection Act for that function.

Local development document (LDD): the collective term in the Act for *development plan documents*, *supplementary planning documents* and the statement of *community involvement*.

Local development order: allows local planning authorities to introduce local permitted development rights.

Local development framework (LDF): the name for the portfolio of *local development documents* and related documents. It consists of *development plan documents*, *supplementary planning documents*, a *statement of community involvement*, the *local development scheme* and *annual monitoring reports*. It may also include *local development orders* and simplified planning zone schemes. Together all these

documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local development scheme (LDS): sets out the programme for preparing *local development documents*. All authorities must submit a scheme to the Secretary of State for approval within six months of commencement of the Act.

Local Transport Plan (LTP): Five year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used as a bid to Government for funding transport improvements.

Monitoring: regular and systematic collection and analysis of information to measure policy implementation.

Net additional dwelling: Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions.

Net Density: Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Office of the Deputy Prime Minister (ODPM): The job of the Office of the Deputy Prime Minister is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.

Open Space: 'Openspaces' are areas within the City of York Area that do not satisfy the criteria for Greenbelt, but contribute significantly to the form and character of the City and provide an important role in increasing our quality of life.

Outcomes: macro-level, real world changes, which are influenced to some degree by *local development framework* outputs.

Outputs: the direct effects of a policy e.g. number of housing completions, amount of employment floorspace etc.

Output Indicators: measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information.

Plan, Monitor and Manage: means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.

Policy Implementation: assessment of the effectiveness of policies in terms of achieving their targets. Measured by use of *output* and *contextual indicators*.

Preferred options document: produced as part of the preparation of *development plan documents*, and is issued for formal public participation as required by Regulation 26.

Previously Developed Land (PDL): Previously Developed Land is defined as land that is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure.

Primary aggregates: Naturally occurring materials, including sands and gravels and rocks, but excluding reused/ recycled materials or the waste materials of other processes that are capable of being used for aggregate purposes (*secondary aggregates*).

Priority Need: Housing need in York identified through the City of York Housing Needs Study 2002-2007, and normally registered on the City of York Council housing waiting list.

Public Service Agreement (PSA): Every government department, including the Cabinet Office, has a Public Service Agreement (PSA). PSAs set out the department's aims and objectives and describe how the targets will be achieved and how performance against the targets will be measured.

RAMSAR site: A wetland of international importance. The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty, which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 147 Contracting Parties to the Convention, with 1524 wetland sites, totalling 129.2 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.

Recycling: involves the reprocessing of wastes, either into the same product or a different one. Many non-hazardous industrial wastes such as paper, glass, cardboard, plastics and scrap metals can be recycled. Special wastes such as solvents can also be recycled by specialist companies, or by in-house equipment.

Regional planning body: one of the eight regional bodies in England responsible for preparing draft revisions to *regional spatial strategies*.

Regional Spatial Strategy (RSS): sets out the region's policies in relation to the development and use of land and forms part of the development plan. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of regional spatial strategies.

The Regulations: the Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

Saved policies or plans: existing adopted development plans are saved for three years from the date of commencement of *the Act*. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The local development scheme should explain the authority's approach to saved policies.

Scheduled Ancient Monument: Land or buildings identified under the Ancient Monuments and Archaeological Areas Act 1979, whose preservation is of national importance because of its historical, traditional, artistic or archaeological interest.

Science City York: The Science City York initiative, focussing on bioscience and healthcare, IT and Digital and creative technology has had significant success in creating new employment opportunities, since its launch in 1998 around 2,700 jobs have been created and 60 new businesses.

SEA Directive: European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.

SEA Regulations: the Environmental Assessment of Plans and Programmes Regulations, 2004.

Secondary aggregates: Materials (such as mineral wastes, recycled materials from the construction and demolition industries, and industrial by-products) processed and used for aggregates purposes.

Significant Effects: effects which are significant in the context of the plan (Annex II of the SEA Directive gives criteria for determining the likely environmental significance of the plan or programme.

Significant effects indicators: an indicator that measures the significant effects of the plan or programme.

Site of Special Scientific Interest (SSSI): An area of land notified under the wildlife and Countryside Act 1981 as being of special nature conservation interest by reason of its flora, fauna, geological or physiological features.

Special Areas of Conservation (SAC): Special Areas of Conservation (SACs) are areas designated under the European Directive commonly known as the 'Habitats' Directive. The 'Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora' was adopted in 1992 and is commonly known as the Habitats Directive. It complements and amends the 1979 'Council Directive 79/409/EEC on the conservation of wild birds', commonly known as the Birds Directive.

Special Protection Area (SPA): Special Protection Areas (SPAs) are classified under the EC Directive on the Conservation of Wild Birds (79/409/EEC), commonly known as the Birds Directive. SPAs are intended to safeguard the habitats of the species for which they are selected and to protect the birds from significant disturbance.

Strategic Environmental Assessment (SEA): generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

Super Output Area: A Super Output Area is an aggregate of Census Output Areas produced at three levels. The lowest level is used in the *Index of Multiple Deprivation* and each SOA contains an average of 1,500 people.

Supplementary planning documents (SPD): provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

Sustainability appraisal (SA): generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects, which fully incorporates the requirements of the *SEA Directive*.

Sustainable Development: A widely used and accepted international definition of sustainable development is: 'development, which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Targets: thresholds, which identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date.

Use Class Order 2005 (UCI 2005): This Order amends the Town and Country Planning (Use Classes) Order 1987 ("the principal Order"). The principal Order specifies classes for the purposes of section 55(2)(f) of the Town and Country Planning Act 1990, which provides that a change of use of a building or other land does not involve development for the purposes of the Act if the new use and the former use are both within the same specified class.

Windfalls: Windfall sites, as defined in PPG3, are those, which have not been specifically identified as available in the local plan process through land use allocations. They comprise previously developed sites that have become unexpectedly available. These could include for example, large sites such as might result from a factory closure or very

small changes to the built environment, such as a residential conversion or a new flat over a shop.