



City of York

LDF

Local
Development
Framework

Annual Monitoring Report 2009/10

December 2010

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Section 1: Executive Summary

The Requirements of the Annual Monitoring Report

- 1.1 This is the sixth City of York Annual Monitoring Report. The report is an important part of delivering the future planning strategy for York.
- 1.2 Local Authorities must produce an annual report to monitor the implementation of planning policy. The report must be submitted to the Secretary of State by 31st December each year. This report is for 1st April 2009 to 31st March 2010.
- 1.3 The content of the report is based on advice given in the planning regulations¹, Planning Policy Statement 12² (Revised PPS12 published in 2008) and the good practice guide to Local Development Framework monitoring³. This report looks at the performance of the Development Control Draft Local Plan (April 2005) using Core Output (performance) indicators. The report also monitors the progress of the Local Development Framework.

Monitoring preparation of the Local Development Framework

- 1.4 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.
- 1.5 Following the publication of the revised PPS12 in June 2008 there have been key changes to the LDF process including the dropping of Issues and Options and Preferred Options as formal stages and requiring consultation before rather than after submission. A revised LDS was approved by the Government Office for Yorkshire and the Humber in December 2008 and is the third LDS for York.
- 1.6 There are no issues or slippage for all the main LDF documents including the Core Strategy, Allocations DPD and Area Action Plans for York Northwest and the City Centre based on the timetable set out in the December 2008 LDS. Further details are given in Section 4 of this report.

Core Output Indicators

- 1.7 Output indicators measure the direct effect of a policy. They are used to assess whether policy targets are being achieved in reality using available information.
- 1.8 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 The report also includes several local indicators which address the outputs of policies not covered by the core output indicators. The choice of local indicators will be reviewed over time to reflect relevant local issues and policy monitoring

¹ Planning and Compulsory Purchase Act 2004, HMSO / The Town and Country Planning (Local Development) Regulations, 2004.

² Planning Policy Statement 12: Local Development Frameworks, CLG, 2004

³ Local Development Framework Monitoring: A Good Practice Guide, CLG (March 2005) and Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008, CLG (February 2008)

needs. As the LDF progresses and new policies are formed the local indicators we choose to include will be more directly related to these policies. This will allow us to analyse development trends in the authority area.

- 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 2009 to 31st March 2010. Annex 1 to the main report lists the definitions for the 17 Core Indicators.

Business Development and City Centre

- 4.07 hectares of employment land was developed for business use, which equates to 14250.67 square metres of gross internal floorspace.
- The majority of land developed was on unallocated sites outside of the city centre for B1a Office use.
- 0.117 hectares of employment land was developed for other uses.
- 99.2% 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:
- 569 net additional dwellings per annum between 2010 and 2026
- 1.15 A summary of the housing indicators for the year 2009/2010 is below:
- It is anticipated that 521 net additional dwellings will be completed in 2010/11 and an additional 11,866 net dwellings will be completed between 2011/12 and 2025/26.
 - The density (dwellings per hectare) for completed dwellings in 2009/10 averaged slightly under 50 dwellings per hectare.
 - 88% of all new dwellings achieved greater than the national target of at least 30 dwellings per hectare during 2009/10. 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 the sixth year over 90% of housing development has taken place on brownfield sites which meets the targets set locally, regionally and nationally.
- During the period 2009/10 130 additional affordable homes were built. 78 of these homes were provided through the planning system which is 15.38% of the total completions in 2009/0 (507 homes).
- In 2009/10 41% of all housing completions were houses and 59% 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 4 open spaces which have been awarded Green Flag Award status. These were: Rowntree's Park, West Bank Park, Glen Gardens and Rawcliffe Country Park. This meets the target for 2009/10.
- During 2009/10 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 2009/10 there was 614kg of residual waste produced per household. As the target for 2009/10 was 617kg per household it better the target agreed in the Local Area Agreement
- In 2009/10 43.26% of household waste was re-used, recycled or composted and falls short of the target set of 47.9%.
- 56.73% of household waste was sent to landfill in 2009/10 representing a shortfall based on a target set at 52.6%
- Total waste arisings in 2009/10 in York was 106,290 tonnes

Summary Table of Core Output Indicators for 2008/09

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 ⁴)	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) 7913.67 (B1b) 0 (B1c) 2726	410	2538	663		14250.67
BD2: Amount of floorspace by type, which was on previously developed land	(B1a) 7913.67 (B1b) 0 (B1c) 2726	410	2298	663		14150.67
BD3: Employment land available by type ⁵ (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 ⁶ : 7.64 (B1a, b& c):	1	0	5.21	16.3	30.15
	Allocated land With permission ⁷ : (B1a, b& c): 0	0	0	0	1.02	1.02
	Unallocated land with permission (B1a, b & c): 13.6	2.48	4.25	0	0.18	20.55
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	-	-	7616.9	-	7616.9	
b. Amount of completed retail, office and leisure development in the City Centre	-	-	71.9	-	71.9	

Core Output Indicators: Housing	
	Results
H1: Plan period and housing targets Annual net additional requirement (from The Yorkshire & Humber Plan Regional Spatial Strategy (May 2008) Policy H1 and Table 12.1)	659 (pa) – 2009 to 2026
H2(a): Net additional dwellings in previous years Net additional dwellings over the past 5 years (2004 to 2009)	3,838
H2(b): Net additional dwellings - for the reporting year	507

⁴ Use Class Definitions: B1a: Offices; B1b: Research and Development (laboratories); B1c: Light Industry.

⁵ 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).

⁶ The category 'Allocated' excludes allocated land that has permission.

⁷ The category 'With Permission' includes allocated land/sites with planning permission.

Net additional dwellings for 2009/10 from a gross total of 606 completions	
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 01/10/10 (264 net) + anticipated completions by 31/03/11 (257 net) • Net outstanding residential planning permissions on non-allocated sites • Housing Allocations with planning permission phased up to March 2015 • 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) 	<p style="text-align: right;">521</p> <p style="text-align: right;">938</p> <p style="text-align: right;">2,116</p> <p style="text-align: right;">291</p> <p style="text-align: right;">3,740</p> <p style="text-align: right;">2,499</p> <p style="text-align: right;">2,282</p>

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	712	1020	844	669	1193	949	875	557	502	606	792.70
Gain of Dwellings Through New Build and Conversions on PDL	416	881	700	601	1145	914	828	528	478	581	707.20
BVPI 106: % of New Homes Built on PDL*	58.43%	86.37%	82.94%	89.84%	95.98%	96.31%	94.63%	94.79%	95.22%	95.87%	89.21%

Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller)			
Net additional pitches for gypsies and travellers	Permanent	Transit	Total
Totals	1	0	1

Core Output Indicator H5: Gross Affordable Housing Completions			
	Social rented	Immediate Homes Provided	Affordable homes total
Gross affordable housing completions	69	61	130

Local Output Indicator: Housing Density – Completion Density Ranges:		
	Number of dwellings built in 09/10	Number of dwellings built as a %
Less than 30 dwellings per hectare	62	12
Between 30 and 50 dwellings per hectare	92	18
Above 50 dwellings per hectare	359	70
Totals	513	100

Local Indicator: Housing Density – Completion Densities by zone		
	Number of new dwellings built in 09/10	Average density
City Centre	182	91
Urban Areas	301	53
Non urban or city centre	30	11
Totals	513	

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:	99.7	94.4	93.1	99.7	99.3	99.7	99.2

Core Indicator : Waste			
	Results		
	Total Capacity (m³, tonnes or litres)	Maximum annual operational throughput (tonnes (or litres if liquid waste))	
W1: New waste facilities	Information not provided	74,999	
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)	56.73	60,300
	Recycle, reuse & composting	41.85	44,480
	Other	1.42	1,510
Total		100%	106,290

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 2009/10	0
E2: Change in areas and population of biodiversity importance, including:	

Core Output Indicator: Environmental Quality	
i. Change in priority habitats and species (by type); and	Changes in area (ha) of biodiversity importance <ul style="list-style-type: none"> • 5.75ha loss • 223ha addition Total change 217.25ha
ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	
E3: Renewable energy capacity by type	5 applications have been received for CHP, Biomass and solar renewable energy schemes resulting in 5.16188MW.

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 2009/10 Annual Monitoring Report (AMR) is the sixth to be monitored for the City of York Council and addresses the period 1st April 2009 to March 31st 2010. 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 sixth 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. Monitoring helps to address questions like:
- Are policies achieving their objectives and in particular are they delivering sustainable development?
 - Have policies had unintended consequences?
 - Are the assumptions and objectives behind policies still relevant?
 - Are the targets being achieved?
- 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.
- 2.5 Survey, monitoring and review are vital to the successful delivery of local development frameworks. 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.

The Annual Monitoring Report (AMR)

- 2.6 Section 35 of the Planning and Compulsory Purchase Act 2004 requires 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.

⁸ Planning Policy Statement 12: Local Development Frameworks, ODPM, 2004

⁹ Creating Sustainable Communities, ODPM, 2005

- 2.7 Local Development Frameworks should be continually reviewed and revised and the AMR is the main mechanism for assessing the framework's performance and effects. This reflects the concept of 'plan, monitor and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.
- 2.8 Through the AMR, the Council is required to:
- Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme (LDS);
 - Assess 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;
 - Identify the significant effects of implementing policies in local development documents and whether they are as intended; and
 - Set out whether policies are to be amended or replaced.
- 2.9 PPS12¹⁰ (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 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.
- 2.10 An important aspect of the new planning system is the flexibility to update components of the local development framework to reflect changing circumstances. The ability to produce various local development documents, as opposed to one local plan document, will allow authorities to respond quickly to changing priorities for development in their areas. Monitoring will play a critical part in this and why part of the test of soundness of a development plan document is whether there are clear mechanisms for implementation and monitoring.

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. Where possible we have tried to use indicators that are already being collected via other monitoring processes i.e. National Indicators, Community Strategy / Local Area Agreements, RSS,

¹⁰ Planning Policy Statement 12: Local Development Frameworks, ODPM, 2004

Sustainability Appraisal etc.

2.12 The indicators used in this AMR can be categorised into 2 main types, as follows;

Contextual Indicators

2.13 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

2.14 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), requires the City Council to monitor (through the AMR) a set of 17 Core Output Indicators. The monitoring of these indicators, whilst useful at the local level, will also be useful at the regional and national planning level to build up a wider picture of spatial planning performance. An example of a CLG Core Output Indicator is Indicator 2.1 - Percentage of new and converted dwellings on previously developed land.
- **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. At present six Local Output Indicators have been identified and are included in the AMR. Further Local Output Indicators may 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.
- **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

2.15 Local development framework monitoring has to be undertaken within a wide policy context related to the Government’s sustainable communities agenda¹¹. In particular the monitoring of the City of York Local Development Framework will need to have regard to the Department for Communities and Local Government (DCLG) public service agreements (PSA) relating to the delivery of sustainable communities and the governments commitment to building services around the needs of the citizens and businesses within Britain. The original targets for 2005-2008 were updated in October 2007 as part of the Comprehensive Spending Review (CSR). In total there are now 30 revised PSA targets under 4 themes, which will be monitored through a framework of performance indicators on an annual basis. The most relevant PSA targets for the York Local Development Framework are set out in Figure 1 below. It should also be noted that two of the indicators (PS20 and PS21) are being specifically led by the government.

Figure 1: Public Service Agreement Targets 2008-2011

Public Service Agreements 2008-2011	
Sustainable growth and prosperity	
PSA2	Improve the skills of the population on the way to ensuring a world class skills base by 2020.
PSA4	Promote world class science and innovation within the UK
PSA5	Deliver reliable and efficient transport networks that support economic growth
PSA6	Deliver the conditions for economic success within the UK
PSA7	Improve the economic performance of all English regions and reduce the gap in economic growth rates between the regions.
Fairness and opportunity for all	
PSA8	Maximise employment opportunity for all
PSA10	Raise the educational attainment of all children and young people.
PAS11	Narrow the gap in educational achievement between children from low income and disadvantaged backgrounds and their peers
PAS12	Improve the health and well-being of children and young people
PSA13	Improve children and young people’s safety
PSA14	Improve the number of children and young people on the path to success.
PSA17	Tackle poverty and promote greater independence and well-being later in life.
Stronger communities and a better quality of life	
PSA18	Promote better health and well-being for all
PSA20	Increase long-term housing supply and affordability
PSA21	Build more empowered, cohesive and active communities.
PSA23	Make communities safer
A more secure, fair and environmentally sustainable world	
PSA27	Lead the global effort to avoid dangerous climate change
PSA28	Secure a healthy natural environment for today and in the future

¹¹ Creating Sustainable Communities, ODPM, 2005

Relationship with the National Indicators

- 2.16 The set of 198 National Indicators for local authorities and local authority partnerships (National Indicators) flow from the priorities identified in Public Service Agreements and Departmental Strategic Objectives announced in CSR07. These are the only set of indicators on which central government will performance manage local government working on its own or in partnership with other bodies.
- 2.17 Of the set of 198 indicators there are a number on which spatial planning has a powerful influence. The core output indicators within AMRs provide a set of consistent and comparable definitions, developed with regional and local monitoring representatives, to help planning bodies monitor their own progress, and review their own spatial strategies. Unlike with national indicators, AMRs are not used by Government to performance manage local areas. The only exception to this is the three indicators on net additional homes, affordable homes and deliverable housing sites. Reflecting the COUNT principle (Collect Once Use Numerous Times) these are the same as national indicators NI154, N155 and NI159 and therefore create no additional burdens on authorities.
- 2.18 The collection and reporting of the national indicators will provide planning bodies with a consistent body of information from which they can select relevant indicators to include in their own monitoring frameworks, alongside the core output indicators, to measure the implementation of spatial strategies at the regional and local level. This reduces the need and burden of collecting additional information.

The UK Sustainable Development Strategy

- 2.19 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
- 2.20 The report also sets out a number of strategy indicators which relate to the PSA targets and are a way of measuring sustainable communities at the national level. The indicator set is recommended by Government and the Audit Commission for use by local authorities and local strategic partnerships (LSPs) to help monitor the effectiveness of their sustainable communities strategies and for monitoring local development frameworks. Section 6 of this report includes data for the City of York area for all 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 and Local Area Agreement (LAA)

- 2.21 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.
- 2.22 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’.
- 2.23 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
- 2.24 Further consultation, ‘Festival of Ideas 2’ was held in 2007 but the Without Walls Partnership decided not to change the overall vision as it believes it already collectively represents the aspirations of all residents, partners and stakeholders. Seven challenging strategic ambitions have been added designed to help deliver the visions which include:
- 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.
- 2.25.1 There are seven themes to the strategy each with their own objectives and targets that come together to form the city vision. These are:
- *The Safer City –York to be a safer city with low crime rates and high opinions of the city’s safety record.*
 - *The Healthy City –To be a city where residents enjoy long healthy and independent lives. For this to happen we will make sure that people are*

supported to make healthy lifestyle choices and that health and social care services are quick to respond for those that need them;

- *The City of Culture – To inspire residents and visitors to free their creative talents and make York the most active city in the country. We will achieve this by providing high quality cultural and sporting activities for all.*
- *The Thriving City – To continue to support York’s successful economy to make sure that employment rates remain high and that local people benefit from new job opportunities;*
- *The Inclusive City – We will do our best to make sure that all citizens feel included in the life of York. We will help improve prospects for all, tackle poverty and exclusion and make services and facilities easy to access.*
- *The Learning City – To make sure that local people have access to world class education and training facilities and provision. This will help them to develop the skills and aspirations they need to play an active part in society and contribute to the life of the city;*
- *The Sustainable City –. To reduce our impact on the environment while maintaining York’s special qualities and enabling the city and its communities to grow and thrive.*

2.26 To help deliver the vision Without Walls Partners have agreed a three year delivery plan, the Local Area Agreement (LAA), to deliver the vision and shape the future of the city. Targets against each of the seven themes have been set and are regularly monitored. Initial priorities for action are the development of a Climate Change Strategy for the city, monitoring the delivery of the Anti-Poverty Strategy and to evaluate the case for York to become a World Heritage Site. Success measures and targets in the LAA are linked closely to the National Indicator set and the Place Survey. Where possible the AMR process has been aligned with the Community Strategy and indicators and targets have been linked where possible to avoid duplication in data collection.

Linkages with the Sustainability Appraisal and Strategic Environmental Assessment

2.27 Following advice given in the guidance on Local Development Framework Monitoring¹², 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 Directive¹³. The first Sustainability Appraisal Scoping report for the Core Strategy Development Plan Document (DPD) went out to consultation in September 2005. The sustainability appraisal process has now reached appraising the Submission stage of the Core Strategy. Sustainability

¹² Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

¹³ European Community Directive 2001/42/EC 'the assessment of the effects of certain plans and programmes on the environment'

statements accompanied both the Core Strategy Issues and Options consultation (June 2006) and the Issues and Options 2 consultation during summer 2007 along with the Core Strategy Preferred Options Consultation during Summer 2009. SA Scoping reports and initial statements for consultation reports have also been undertaken for the Allocations DPD, the former York Northwest Area Action Plan and City Centre Area Action Plan. A Sustainability Appraisal has also accompanied the British Sugar Supplementary Planning Documents out for consultation.

- 2.28 As the sustainability appraisal process progresses both for the Core Strategy, other DPD's and Supplementary Planning Documents (SPDs) as they emerge, the monitoring requirements will 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

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

Section 3: Content, Structure and Format of this report

- 3.1 The 2009/10 AMR is the fifth to be produced by City York Council and addresses the period 1st April 2009 to March 31st 2010.
- 3.2 The policy documents that will eventually comprise the complete City of York Local Development Framework are currently under production. The Core Strategy initial Issues and Options document went out for consultation during Summer 2006. Further issues were then fed into the Issues and Options 2 document, which went out for consultation during 2007. The Core Strategy Preferred Options consultation took place during Summer 2009 and we are currently working towards the Submission document. 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 apart from the Regional Spatial Strategy, 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

¹⁴ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

¹⁵ European Community Directive 2001/42/EC 'the assessment of the effects of certain plans and programmes on the environment'

¹⁶ Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, July 2008

¹⁷ Update 1/2005 Local Development Framework Core Output Indicators, ODPM, October 2005

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 2008/09 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, approved in December 2008, against actual document production.
- 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 2008¹⁸ which update the original set released in October 2005¹⁹ and are consistent with Regional Spatial Strategy monitoring frameworks. Section 5 of this report provides an analysis of these indicators and how they relate to the existing policies in the City of York Draft Local Plan.
- 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 such as the sustainability appraisal scoping report, community strategy, National Performance Indicators and Place Survey data. The indicators also have regard to the national Public Service Agreement Targets (PSA) as these frame the wider policy environment within which local development frameworks operate. Annex 2 of this report sets out the individual indicators under the Community Strategy's Without Walls themes.

¹⁸ Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, July 2008

¹⁹ 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 AMR considers progress against the 2008 LDS.
- 4.4 The original City of York Council LDS (August 2005) detailed the projected timetable for the preparation of Local Development Documents, which together will make up the City's Local Development Framework. This has since been revised and approved by the Secretary of State in March 2007, and again in December 2008. The LDS is in effect a three-year programme for members of the public and stakeholders to see what planning documents are being prepared. It also sets out milestones to tell them about the opportunities for them to get involved in the process. The City of York LDS is available to view on the City of York Council website (www.york.gov.uk).
- 4.5 The LDS which this AMR is considered against, was approved in December 2008 and establishes that preparation of the document 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
- 4.6 Each proposed LDD is listed in table 4.1 together with a brief review of progress in meeting milestones to date.

Table 4.1: Comparing Local Development Document Preparation to milestones in the 2008 LDS

Local Development Document	Milestone	What has been achieved	Issues	Action*
Core Strategy Development Planning Document (DPD)	From LDS (December 2008): Preparing document for publication and ongoing consultation (Apr 2009 – Aug 2009) Publication consultation: Sept – Oct 2009 Submission: Dec 2009	Ongoing consultation took place June – October 2009. Responses to the city-wide questionnaire which took place as part of the consultation were reported to Members in January 2010. Following the consultation, work has progressed on assessing the consultation responses and drafting a document for publication. To aid this process, work progressed on a number of evidence base documents, including the Renewable Energy Viability Study, SFRA update, Approach to Green Infrastructure, Affordable Housing, Biodiversity Audit and the SHLAA.	Good progress was made on the Core Strategy within the monitoring period. City wide consultation on a Preferred Options document took place and a substantial amount of work was undertaken on the evidence base and assessing responses to enable progress towards Publication.	None required.
Allocations Development Plan Document (DPD)	From LDS (December 2008): Preparing document for publication and ongoing consultation (Apr – Dec 2009) Publication consultation: Jan-Feb 2010	Work has progressed on assessing potential sites, informed by the spatial strategy from the emerging Core Strategy and further work on evidence base documents such as the SHLAA.	During the monitoring period good progress was made on assessing sites, however, it was not possible to undertake further public consultation (and thus achieve the next milestone), as this needs to follow Publication consultation on the Core Strategy.	None required. Further consultation on the Allocations DPD will take place following the publication of the Core Strategy. This will ensure that site selection reflects the overall spatial strategy.
York Northwest Area Action Plan	From LDS (December 2008): Preparing document for publication and ongoing consultation	In March 2010 members agreed an alternative approach to planning for the York Northwest area. The York Central and British Sugar sites are now being taken forward as strategic allocations in the Core Strategy, supported by a SPD for each site.	The suspension of the developer procurement process on the York Central site, and subsequent differing development	None required. Members have agreed an alternative planning framework for progressing the

Local Development Document	Milestone	What has been achieved	Issues	Action*
	(Apr 2009 – Jan 2010) Publication consultation: Feb-Mar 2010	This planning framework will build on work already undertaken on the AAP. Ongoing background work has been undertaken, including an eco development fund bid as part of the urban eco-settlement programme, open space and transport work and a comprehensive review of the York Central site following the suspension of the developer procurement process.	timescales for the two sites, meant that it was not appropriate to progress with the work on the AAP. A new approach was agreed at the end of the monitoring period.	development of this area.
City Centre Area Action Plan	From LDS (December 2008): Preparing document for publication and ongoing consultation (Apr 2009 - Jan 2010) Publication consultation: Feb-Mar 2010	Completion of the options appraisals following Issues and Options consultation and progress on the evidence base. Officers have worked with Beam on the People Changing Places project and progressed discussions regarding a number of key projects including the riverside, cultural quarter and Minster Piazza, as well as undertaking ongoing consultation with key groups. Production of a vision prospectus. Worked closely with a consultant team (funded by Yorkshire Forward) on the York Renaissance Project, primarily on Visioning and Economic Masterplanning. The team are also acting as a 'critical friend' on the City Centre AAP.	Good progress was made on the evidence base work and assessing consultation responses.	Need to undertake key pieces of work to progress to the next stage including an accessibility framework and a Conservation Area appraisal. These have since been commissioned.

* A revised LDS will be published prior to submission of the Core Strategy.

Section 5 – Core Output Indicators and Local Output Indicators

- 5.1 Authorities are required to monitor and publish a set of LDF core and local output indicators in their AMR's to help monitor the implementation of planning policies. The selection of output indicators are guided by the key spatial and sustainability objectives of the LDF.
- 5.2 The LDF monitoring Guidance sets out Core Indicators that Local Authorities are required to include in their AMRs. The indicators were updated in July 2008 to reflect changing LDF monitoring and use only those indicators which had been useful and successful over the previous 4 years. The revised set of indicators have been incorporated within this years AMR.
- 5.3 In total there are 17 Core Indicators, which need to be monitored. The results are presented in this section under the key themes set out by the guidance. When the key policy documents for the LDF are more advanced the AMR will be revised and used to analyse whether a policy approach is working or not. The 2009/10 report is still a reflection of existing development plans such as the City of York Local Plan and the Regional Spatial Strategy as the LDF has not yet advanced to a stage where a monitoring framework can be established.
- 5.4 It had previously been essential that the LDF Core Output Indicators provide information that could feed into the monitoring of the regional indicators. The core indicators had been matched to those needed to monitor the Regional Spatial Strategy to build up a regional picture of spatial planning performance. However, in May 2010 the new Government announced the abolition of the Regional Strategies and they were formally revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009, on 6th July 2010.
- 5.5 Every effort has been made to ensure that indicator results are based as closely as possible to the definitions given in the guidance document²⁰. For some indicators information is still not available but where this the case, explanations and more details are given by the relevant indicator.

Local Output Indicators

- 5.6 Local indicators are included where the output of policies are not covered by the core output indicators. The choice of these indicators can vary according to particular local circumstances and issues. The guidance recommends that sufficient numbers of local indicators should be measured alongside the core output indicators to ensure a robust assessment of LDF implementation. The local indicators are labelled in the relevant indicator themes where applicable.
- 5.7 The local indicators will be reviewed over time to ensure that they reflect changing policy monitoring needs of the authority. Like core indicators, the choice of local ones should reflect the availability and quality of existing data sources and their relevance to the local area.

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

²⁰ Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, Feb 2008.

Indicators for the City of York 2009/2010

Business Development and Town Centres

- 5.8 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.
- 5.9 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	2009/10 (m²)	Gross internal floorspace (m² – 3.75%)*
B1(a)	7913.67	7616.9
B1(b)	0	0
B1(c)	2726	2623.8
B2	410	394.6
B8	2538	2442.8
B2/B8	663	638.1
TOTAL	14250.67	13716.2

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

Targets: No target identified

*See definitions Appendix 1

Performance:

- 5.10 Between April 2009 and March 2010 there were 18 completed employment permissions totalling 4.07 hectares of land and equating to almost 14000m² of internal floorspace. This is half of the amount of employment permissions seen completed over previous years and it is assumed the reduced number is due to the economic downturn. The applications which have been developed however have included more large scale developments so the impact on over all floorspace is seen to a lesser extent. Of the floorspace completed 55.5% was for B1a office use, 2.9% for B2 and 4.7% for mixed use B2/B8. This year has again seen an increases in the percentage of specific B2 development but with a reduction in the ammount of generalised B2/B8 applications.

²¹ Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, Feb 2008.

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)	7913.67	55.9	100	55.53
B1(b)	0	0	0	
B1(c)	2726	19.3	100	19.12
B2	410	2.9	100	2.8
B8	2298	17.1	90.54	16.12
B2/B8	663	4.8	100	4.65
Total	14150.67	100	N/a	99.2%

* 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

Performance:

- 5.11 Policies E1a and E3a in the Draft Local Plan allocated both Greenfield and Brownfield sites for development. This year 99.2% of all employment development was on brownfield sites. The B1a use class developed represented 55.9% of the floorspace developed on PDL followed by 19.3% of B1c. It is also interesting to note that 100% of development for B1a, B1c, B2 and B2/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)	7.64	0	12.04
B1(b)		0	0
B1(c)		0	1.604
B2 only	1	0	2.48
B8 only	0	0	4.25
B2/B8	5.21	0	0
B1/B2/B8	16.3	1.02	0.18
Total	30.15	1.02	20.554

* 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) 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

Performance:

- 5.12 The results for this indicator show that just over 1ha of allocated land had permission during 2009/10 compared to 20.5ha of unallocated land. There has been a reduction in the amount of allocated land with planning permission from 3.08ha to 1.02ha and a corresponding increase in the amount of allocated land available due to some unimplemented permissions expiring during the course of the year. However, this figure does not include any sites which are under construction.
- 5.13 The majority of planning permission on unallocated sites is for B1a development (12ha) followed by B8 uses (4.25ha). There has been an increase in the total amount of unallocated land with planning permission from 13ha in 2008/09 to 20.5ha during 2009/10. It should be noted that this category includes changes of use and conversions as well as new employment land development.

CORE INDICATOR BD4:

Amount of completed retail, office and leisure development in the City Centre:

Use Class	2009/10 Total m ²	2009/10 in York Town Centre*
A1	pending	pending
A2	Pending	pending
B1(a)	7616.9	71.9
D2	pending	pending
TOTAL	7616.9	71.9

* 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:

- 5.14 Of the floorspace completed, the majority was for B1a office development, 1% of which was within the city centre.

TBC

LOCAL INDICATOR:

Losses of employment land in i) employment areas and ii) local authority area:

Employment land lost to other uses	Size in hectare
Allocated sites	0
Unallocated/existing sites	0.117
Total in local authority area	0.117

Relevant Policies: E3b: Existing and Proposed Employment Sites

Targets: Land identified in Schedule 2, and any other site or premises either currently or previously in employment use, will be retained within their current use class.

Performance

- 5.15 In total, there has been 0.117 ha of land which has been lost to other uses. This is significantly less than 2008/09's figure of 2ha. All the land lost during 2009/10 has been to C3 use (housing).

Housing

- 5.16 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.
- 5.17 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'.
- 5.18 Reflecting the requirements of guidance at the time the main objectives of housing policy as indicated within the City of York Development Control Local Plan (April 2005) can be summarised as follows:
- To ensure that there is enough housing for current and future residents of the City of York;
 - To allocate a range of housing sites to meet the housing land needs of the City, including an appropriate amount of affordable housing;
 - To bring forward brownfield sites as a priority, and achieve an appropriate density of development which will minimise the use of greenfield sites.
- 5.19 In determining whether a Local Authority is achieving housing delivery consistent with its targets and policies PPS3 and Planning Policy Statement 12²² requires that a housing trajectory be produced showing a progress report of past housing supply together with anticipated future delivery rates.
- 5.20 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.
- 5.21 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.
- 5.22 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.
- 5.23 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

²² Regulation 48(7) and paragraph 4.48 of The Town & Country Planning (Local Development) (England) Regulations 2004 – PPS 12

planning applications are determined. The latest assessment of potential sites brought forward as a result of our Strategic Housing Land Availability Assessment (SHLAA), have 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.

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

Historic Housing Completions and Anticipated Delivery to March 2026

Net additional dwellings over the past 5 years (2004 to 2009)	3,838
Net additional dwellings for 2009/10 from a gross total of 606 completions	507
Projected net additional dwellings from 2010 to 2026 including:	
• Completions at 1 st October 2010 (264 net) and anticipated completions by 31 st March 2010 (257 net)	521
• Net outstanding residential planning permissions on non-allocated sites	938
• Housing Allocations with planning permission phased up to March 2026	2,116
• Housing Allocations without planning permission anticipated to deliver housing within the next five years	291
• Sites with consent subject to S106 Agreements and sites with development briefs or part of area action plans	3,740
• Contingent sites identified through the SHLAA and emerging sites anticipated for long term development	2,499
• Windfalls (i.e. unallocated brownfield sites that have potential to make significant contributions to housing delivery over the term of the plan)	2,282
TOTAL	12,387
Annual Net Additional Requirement	569
Annual average number of net additional dwellings needed to meet the overall housing requirements (2010 to 2026)	569

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	(2004 – 2008)	640
	(2008 – 2026)	850

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

Local Housing Targets (approved through the LDF Working Group)

Net additional dwellings per annum	(2010 – 2031)	569
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H2(a): Net Additional Dwellings – In Previous Years

5.24 For the period between 2004 and 2009 a total of 3,838 net additional dwellings have been completed in the City of York Local Authority area at an average of 768 dwellings per year. Figure 3 below indicates that the vast majority of additional properties were new build, with approximately 15.4% 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 20 demolitions over the five years between 2004 and 2009.

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(b): Plan Period and Housing Targets (Local)	2004	2030	21,260	As York needs to create a permanent Green Belt Boundary until 2030 (in line with the emerging LDF Core Strategy*) the targets set in the RSS have been used and projected forward to 2030 at a rate of 850 per year until the end date of this plan.
H1(c): Plan Period and Housing Targets (Local) Following LDF Working Group Decision	2010	2030	11,949	An annual figure of 569 net additional houses for York was agreed at the LDF Working Group. This figure represents a rate of development sufficient to provide an adequate housing supply for the next twenty years whilst protecting the Green Belt from development over that time period.

* As per the emerging Core Strategy Preferred Options document (June 2009).

- 5.25 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. There has been a review of City of York housing target and following approval at the Local Development Framework Working Group on 1st November 2010 a total of **569 (net)** additional houses per year has been assessed as being an appropriate target for future years.
- 5.26 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 twenty years to allow for an appropriate level of permanence to the green belt boundary.

Figure 3: Net additional dwellings between 2004-2009

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2004-2005	1193	993	27	153	13	1160
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
2004-2009	4076	3344	98	491	95	3838

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 2009/10	Targets 2010/11*	Targets 2011/12*	Targets 2012/13*	2008/09 Result	2009/10 Result	Improving from 2008/09
850	569	569	569	451	507	Yes (+12.42%)
*Following decisions made at the LDF Working Groups the housing target for York is now 569 dwellings per annum.						

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

- 5.27 For this monitoring period a total of **507** net additional dwellings have been completed from a gross total of 606 additional homes. Whilst net conversions and changes of use have decreased slightly compared to more recent years, a total of 70 demolitions took place within the local authority area, representing an unusually high amount compared to the previous five years where around twenty per year

have been experienced (figure 4). Of this total three redevelopment schemes amounted to 53 demolitions, all of which provided replacement affordable homes²³

5.28 For the third successive year completions have fallen below that required through the old RSS targets, however, a number of factors contributed to a lower return;-

- Large sites which have commenced construction, such as the Birch Park developments, did not contribute to completions in the monitoring period and a high rate of completions on this site is anticipated over the next monitoring period.
- 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).

5.29 Notwithstanding the above factors which resulted in below target completions, the overall completion rate is above the targets set for York since the start of the RSS Period.

Figure 4: Net additional dwellings in 2009/10

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2009-2010	606	513	-2	66	70	507

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

5.30 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.

5.31 Although not yet fully adopted our SHLAA is at an advanced stage, 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.

5.32 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.

5.33 Whilst PPS3 has primarily been used as guidance in producing our housing trajectory, reference has also been made to National Indicator 159: Supply of

²³ These sites included the replacement affordable homes at the Discus Bungalow Schemes at St Annes Court (25) and Richmond Street (15) together with the Yorkshire Housing Association scheme at Poppleton Gate Houses (13).

Ready to Develop Housing Sites, The Planning Inspectorates Guidance on demonstrating a 5 year supply of deliverable sites and Strategic Housing Land Availability Assessment practice guidance.

Housing Delivery For 2009/10

- 5.34 During the first six months of the current monitoring year a total of 264 (net) housing completions have taken place. A further 257 (net) completions are anticipated for the remaining part of the year bringing an estimated total of **521** completions combined.

Outstanding permissions

- 5.35 Housing commitments on non-allocated sites at 31st October 2010 totalled 1,049. As an estimated 111 houses are expected to be sourced from this total for the remainder of 2010/11, an anticipated **938 net additional** dwellings are due for completion over the next five year period.
- 5.36 Future completions on allocated sites with permission or which are part complete have been estimated to deliver **2,116** net additional homes when phasing is taken into account. This figure excludes the anticipated 146 houses due for completion in the remaining six months of this monitoring year.

Sites With The Principle of Development Accepted

- 5.37 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 Accepted
The strategic sites at York Central, British Sugar, and Nestle South have all been assessed to deliver up to **3,345** net additional homes over the remainder of the plan period.
 3. Remaining Allocated Sites Without Permission
There is currently a capacity of up to **291** additional dwellings on sites allocated in the Local Plan where no 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.

- 5.38 An assessment of housing delivery has been made from this potential source of supply and a total of **4,031** homes should be completed by 31st March 2026.

Net Additional Dwellings Anticipated Over The Next Fifteen Years

- 5.39 Combining the above totals, **7,606** 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

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

- 5.41 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.
- 5.42 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.
- 5.43 Figure 5 below provides details of sites identified through the SHLAA process as having potential for future housing capacity and gives an indication of estimated completion rates over the next fifteen years – these figures are included within the housing trajectory table provided later in this report.

Windfalls

- 5.44 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.
- 5.45 Historically York has had a large proportion of completions on small unallocated brownfield sites. For example during the last 10 years windfalls sites have, on average, accounted for 358²⁴ net additional dwellings per year, representing almost 50% of all housing provided during the last six monitoring years²⁵.
- 5.46 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, a phased²⁶ element of windfalls has been included throughout the housing trajectory with an estimated **169** 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 within these areas.
- 5.47 Due to the special nature of City of York’s historic housing supply heavily based on a contributions from small brownfield sites and conversions we believe this to be a realistic level of windfall contribution for future years.

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

- 5.48 Reference to the trajectory table (Figure 6) produced later in this report provides an indication of future housing build rates required to meet the set target.

²⁴ This figure has been adjusted from previous reports and excludes sites that have fallen into the category of garden infill developments which are now deemed as Greenfield land, therefore, by definition cannot be regarded as windfalls.

²⁵ 4345 net additional homes have been provided since 2004/05, equating to an average of 724 net homes per annum.

²⁶ To avoid double counting windfalls have been phased in over an 18 month period to allow consents on sites < 0.2 ha and changes of use and conversions time to go through the planning process

Figure 5: Potential sites identified in the SHLAA

Potential Sites Identified in the SHLAA	Anticipated Completion Rate			Estimated Site Capacity
	1 - 5 Years	6 - 10 Years	11 - 15 Years	
Former Bio-Rad Premises Haxby Road		153		153
Land at Frederick House East of Fulford		31		31
Land at Cherry Lane		16		16
Heworth Family Centre, Sixth Avenue	16			16
Asham Bar Park and Ride Car Park			68	68
Manor CE Secondary School, Low Poppleton Lane			45	45
Lowfield Secondary School, Dijon Avenue	96			96
Former Citroen Dealership - Lawrence Street	29			29
The Tannery, Sheriff Hutton Road	60			60
Millfield Industrial Estate Wheldrake (1)		46		46
The Grange, Huntington		110		110
Land at Mill Mount	23			23
Rear of 62 Mill Lane, Wigginton	7			7
Land at Blairgowerie House, Main Street		21		21
Council Depot, Beckfield Lane, Acomb		20		20
1 - 9 St Leonard's Place	25			25
22 Princess Road	14			14
Land at Bootham Crescent		88		88
Site off Water Lane, Clifton	18			18
Yearsley Bridge Centre		53		53
Land to R/O 20a and 22 Mill Lane Wigginton	8			8
Barbican Centre	94			94
Site to the North East of Nestle		187		187
Sutton Way/Lilbourne Drive	25			25
Former Garage 172 Fulford Road	13			13
Safeguarded Land Brecks Lane Strensall			127	127
Land West of Grimston Bar (Safeguarded Land)		254		254
Monks Cross North		400	191	591
Our Ladys RC Primary School Windsor Garth			69	69
Sessions Factory Huntington Road			76	76
Millfield Industrial Estate Wheldrake (2)			99	99
ATS Euromaster 110 Layerthorpe		17		17
Total Anticipated Completion Rate	428	1396	675	

The Housing Trajectory

5.49 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.

5.50 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.

- 5.51 Figure 6 and 7 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.
- 5.52 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. This managed delivery line allows an assessment of whether past over/under supply will be addressed through future predicted completions.
- 5.53 The managed line has been calculated through the following method using the total plan target from 2010 to 2026 (**9,104**) less the cumulative rate of completions divided by the number of years the plan strategy has left to run. For example, for 2011/12 this equates to:-
- Total cumulative target to 2025/26 (9,104) less anticipated completions to that date (521) divided by 15 years = 572 additional houses required per year.
- 5.54 As indicated in Figures 6 and 7, the managed line delivery dips below the required build rate around 2020/21 reflecting a predicted over supply of new housing compared to housing targets.
- 5.55 **It can be considered that York has sufficient evidence to support both a five and fifteen year supply of housing²⁷**, with an anticipated over-supply of 1,834 and 3,283 homes respectively over these timescales (see figure 6). It should be noted that an anticipated small deficit in supply in the short term (years 1 - 2 of the trajectory), however, once anticipated 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 fifteen year trajectory period.
- 5.56 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.
- 5.57 Figure 8 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 .

²⁷ As required by PPS3: Housing, paragraph 53.

Figure 6: Fifteen-year housing supply table

	2004/05	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	
H2(a)	1160	906	798	523	451	507																	
H2(b)							521																
H2(c) Net additional dwellings in future years	a) Net Additions							519	885	1165	1099	1059	1073	1061	950	755	741	696	612	475	415	361	
	b) Hectares																						
	c) Target	640	640	640	640	850	850	569	569	569	569	569	569	569	569	569	569	569	569	569	569	569	569
Cumulative Completions	1160	2066	2864	3387	3838	4345	521	1040	1925	3090	4189	5248	6321	7382	8332	9087	9828	10524	11136	11611	12026	12387	
Cumulative Target	640	1280	1920	2560	3410	4260	569	1138	1707	2276	2845	3414	3983	4552	5121	5690	6259	6828	7397	7966	8535	9104	
Monitor – Over/Under Supply of Housing		520	786	944	827	428	-48	-98	218	814	1344	1834	2338	2830	3211	3397	3569	3696	3739	3645	3491	3283	
	H2(d)	N/A	N/A	N/A	N/A	N/A	N/A	572	576	552	501	447	386	309	215	110	3	-145	-355	-677	-1254	-2922	

Figure 7: 15 Year Housing Trajectory Graph

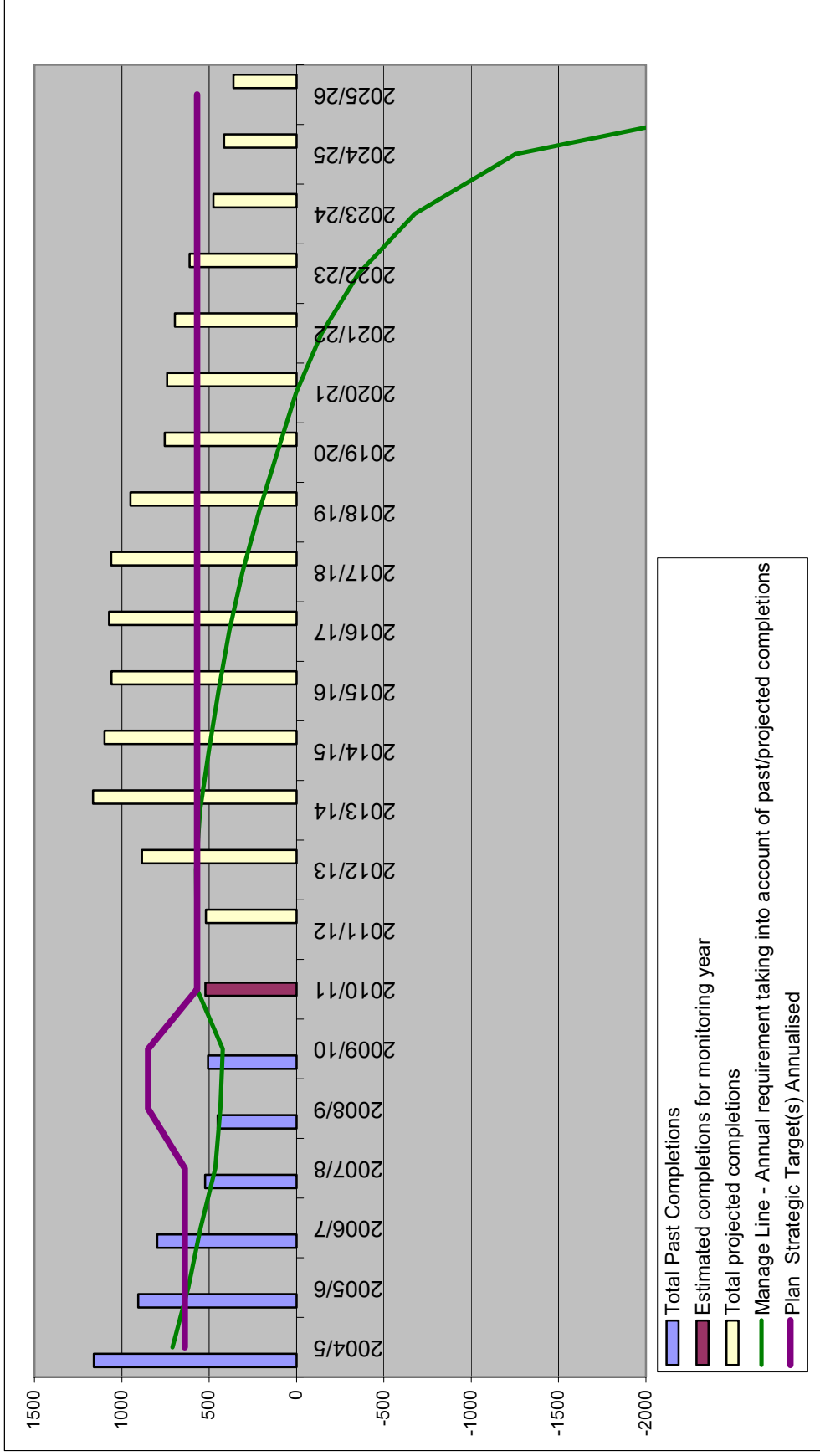
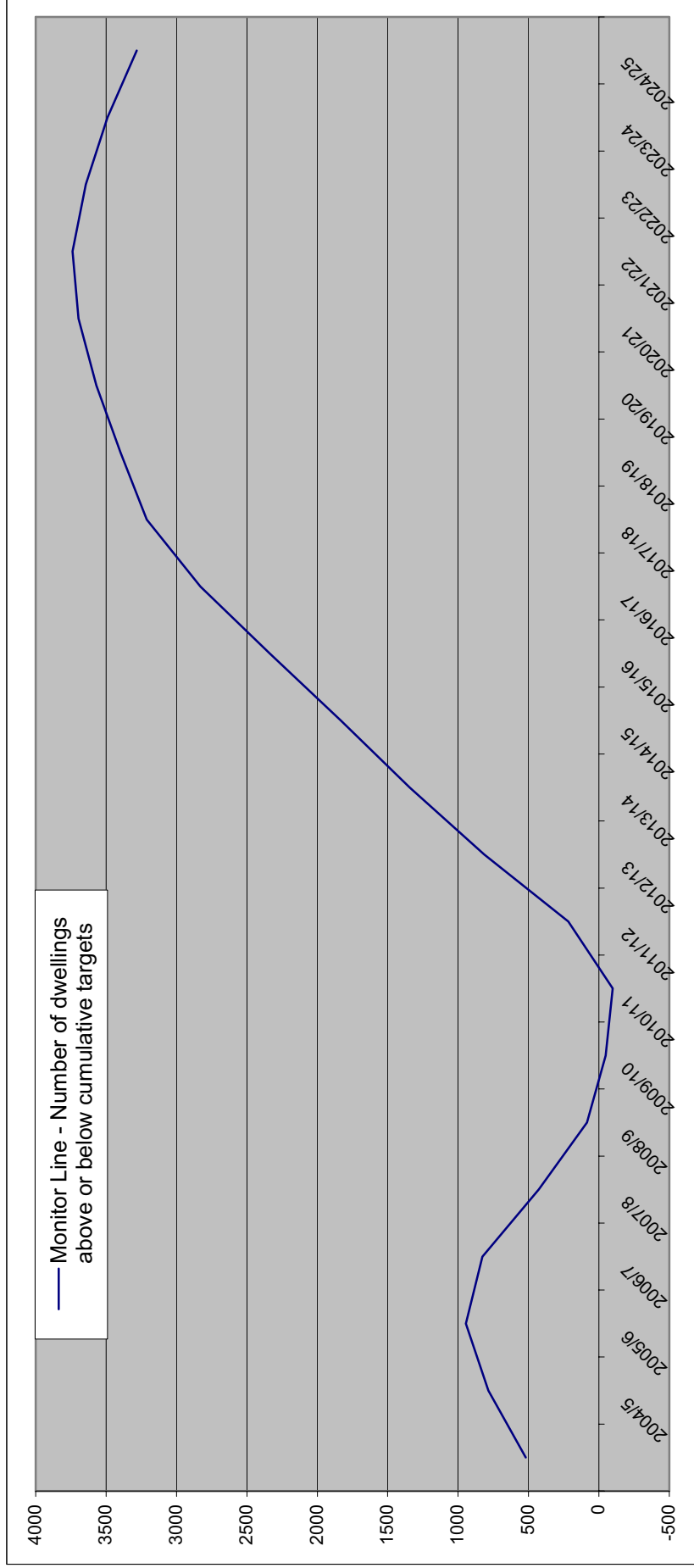


Figure 8: 15 Year Housing Monitoring Graph



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

	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	712	1020	844	669	1193	949	875	557	502	606	792.70
Gain of Dwellings Through New Build and Conversions on PDL	416	881	700	601	1145	914	828	528	478	581	707.20
BVPI 106:% of New Homes Built on PDL*	58.43%	86.37%	82.94%	89.84%	95.98%	96.31%	94.63%	94.79%	95.22%	95.87%	89.21%

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:

5.58 As indicated by the above table the City of York has achieved high levels of housing development on previously developed land, more especially over the last seven years. An average of over 89% of all development since 2000 has taken place on brownfield sites, and for the sixth consecutive year a figure in excess of 90% has been attained.

²⁸ Regulation 48(7) and paragraph 4.48 of The Town & Country Planning (Local Development) (England) Regulations 2004 – PPS 12

²⁹ Affordable homes monitored through the planning system only include Use Class Order C3 (dwelling houses) as defined in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

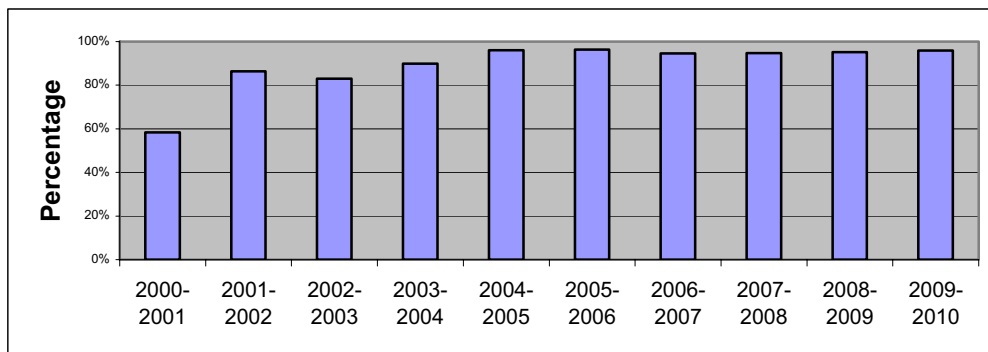
³⁰ Out of a total of 130 sites developed for housing during 2008/09.

³¹ 100% affordable housing schemes have been provided on sites managed by Registered Social Landlords/CYC through acquisition and conversion or new build.

³² Intermediate Housing – housing at prices or rents above those of social rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social rented level but below market rents)

- 5.59 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 twenty five dwellings completed on Greenfield sites in 2009/10 four (16%) came from this source.
- 5.60 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 1240 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.

Figure 9: Proportion of Dwellings Built on Previously Developed Land 2000 – 2010



- 5.61 Since the completion of this monitoring periods analysis, it should be noted that following amendments to PPS 3 in 2010 regarding the definition of ‘garden infill’ development will now to be regarded as greenfield the proportion of brownfield take up in future years is likely to be marginally lower, though not considered to be significant.
- 5.62 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.

Core indicator H4:			
Net Additional Pitches (Gypsy and Traveller)			
	Permanent	Transit	Total
H4 Net Additional Pitches (Gypsy and Travellers)	1	0	1
Relevant Policies:			
H16: Residential Sites for Gypsies/Travellers – City of York Local Plan			
H6: Provision of sites for gypsies and travellers – The Yorkshire and Humber Plan (May 2008)			

- 5.63 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.

- 5.64 During the monitoring period a previously refused application was granted consent, following appeal, for the change of use of land to a private gypsy site for a single gypsy family within the City of York boundary, whilst no loss of existing pitches was experienced.
- 5.64 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.
- 5.65 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
- 5.66 In total the three sites provide 55 individual pitches, most of which are large enough for two caravans and one or two vehicles.
- 5.67 The registered number of travellers on the waiting list currently stands at 24, whilst there is a turnover of approximately one plot per year.
- 5.68 It has been estimated that there were 4 unauthorised pitches within the authority area at 31st March 2010, representing a fall of 50% since the same date in 2008.

LOCAL INDICATOR:

Percentage of New Dwellings Completed at:

- (iv) less than 30 dwellings per hectare
- (v) between 30 and 50 dwellings per hectare
- (vi) above 50 dwellings per hectare

Density Ranges	Number of new dwellings built in 09/10	Number of dwellings built as a % of all dwellings
Less than 30 dwellings per hectare	62	12.09%
Between 30 and 50 dwellings per hectare	92	17.93%
Above 50 dwellings per hectare	359	69.98%
Totals	513	100%

Relevant Policies:

H5a: Residential Density City of York Development Control Local Plan (April 2005)).

Targets:

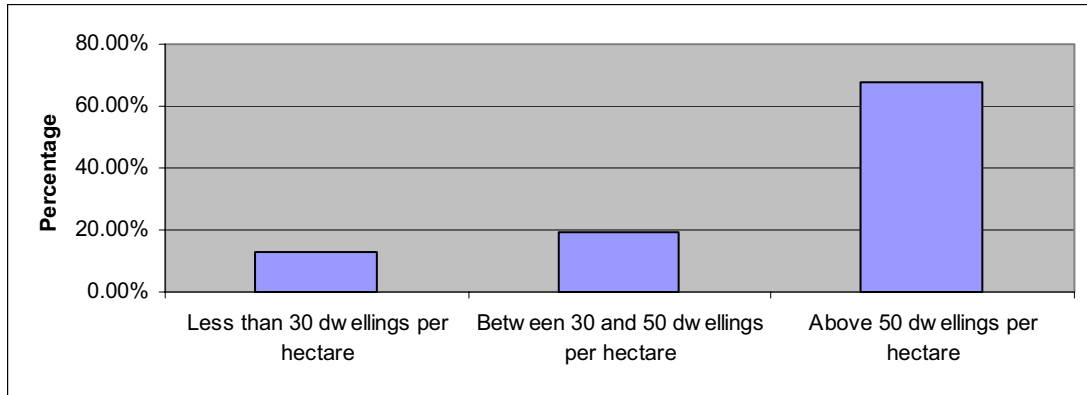
Planning Policy Statement 3: Housing (November 2006) states that '30 dwellings per hectare (net) should be used as a national indicative minimum to guide policy development and decision making, until local density policies are in place'.

Performance

- 5.69 Net density levels for new housing built over the 2009/10 monitoring period averaged slightly below 50 dwellings per hectare, well above the national density target of at least 30 dwellings per hectare. A total of almost 88% of all new dwellings achieved greater than 30 dwellings per hectare, and of this total around 70% were built at more than 50 dwelling per hectare (see Figure 10). The density

levels reached accord with national policy guidance which seeks to achieve higher housing densities on brownfield, accessible, sustainable urban locations reducing pressure on further greenfield development.

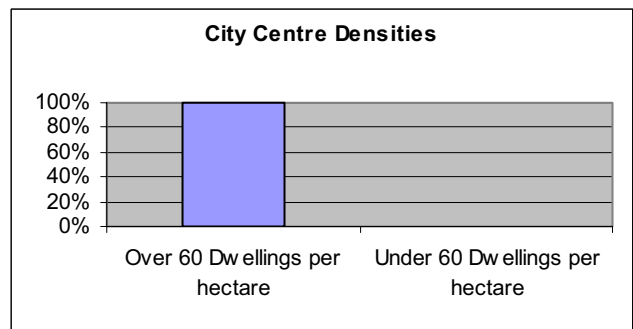
Figure 10: Densities Achieved Through New House Builds in York During 2009/10



5.70 In figures 11, 12 and 13 below, together with their associated charts, housing density has been assessed against the targets as set in the City of York Development Control Local Plan (2005) as highlighted above.

Figure 11: City Centre Densities

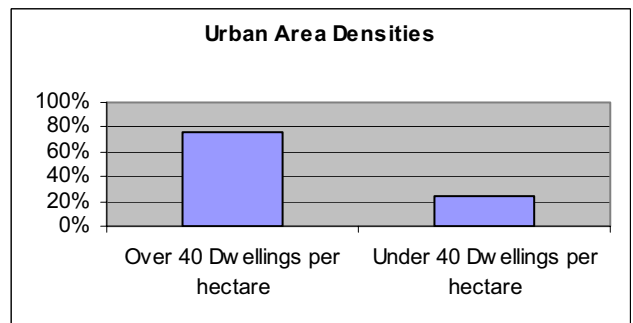
09/10 Completion Densities (City Centre)	Number of Dwellings	%
Over 60 Dwellings/ha	182	100.00
Under 60 Dwellings/ha	0	0.00
Totals	182	100%



Average density in City Centre = 91 dwellings/hectare

Figure 12: Urban area completion densities

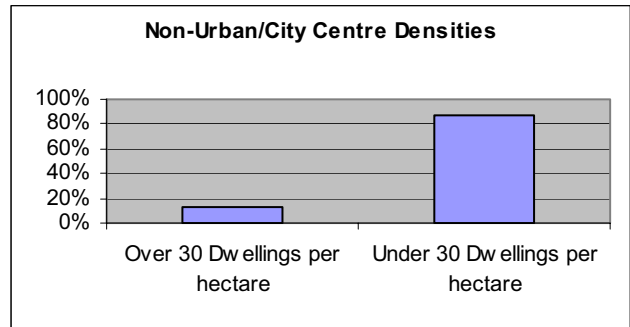
09/10 Completion Densities (Urban Area)	Number of Dwellings	%
Over 40 Dwellings/ha	229	76.08
Under 40 Dwellings/ha	72	23.92
Totals	301	100%



Average density in Urban Areas = 53 dwellings/hectare

Figure 13: Non-urban / City Centre Location Completion Densities

09/10 Completions Non-Urban/City Centre Locations	Number of Dwellings	%
Over 30 Dwellings/ha	4	13.33
Under 30 Dwellings/ha	26	86.67
Totals	30	100%



Average density in Non-Urban/City Centre = 11 dwellings/hectare

- 5.71 The above tables illustrate new build housing densities within the three areas as defined in the Local Plan i.e. City Centre, Urban Areas and elsewhere. High density levels have been achieved over the twelve-month period in both City Centre and Urban locations. However, over 85% of dwellings completed within Non-Urban Areas fell below a density level of 30 dwellings/hectare.
- 5.72 Since the end of the monitoring period, it should be noted that in June 2010 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.
- 5.73 The density target that was first introduced in PPG3 in 2000 encouraged councils to build new houses at a density of 30-50 dph and seek greater intensity of development in city and town centres. PPG3 was revised in 2006 and the minimum density target reduced to 30 dph in PPS3.
- 5.74 As local indicators both housing mix and density levels will continue to be monitored in future years together with Core Indicator H5: Gross Affordable Housing Completions, the effectiveness of the amendments to PPS 3 will therefore be measured within City of York area.

Affordable Housing

- 5.75 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 is identified as such within the Corporate Strategy 2009-2012. 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 2009/10 resulted from schemes approved before and following these amendments, however, in the main are from approvals achieved at the 25% policy target. Therefore, the full impact of the policy changes will become more evident in future monitoring reports.

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	69	61	130

Housing Supplied Through The Planning System	Total Completions 2009/10
Net Additional Dwellings to Housing Stock	507
Net Additional Affordable Homes provided	78
% Of new homes built that are affordable dwellings	15.38%
% Of new homes built that are affordable homes on qualifying sites	26.44%

Relevant Policies: City of York Development Control Local Plan (April 2005)
H2a: Affordable Housing
Yorkshire and Humber Plan Regional Spatial Strategy
H4: The provision of Affordable Housing

Target:

- 50% of new housing developments on:
 - 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 2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
146	252	Not set	151	130	No	No

5.76 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.

Performance (Gross Supply)

- 5.77 In accordance with National Performance Indicator (NPI) 155 which measures the gross supply of affordable housing, York experience an additional **130** affordable housing completions during the 2009/10 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.
- 5.78 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.
- 5.79 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.
- 5.80 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).
- 5.81 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.
- 5.82 A breakdown of affordable housing supply shows that 69 social rented homes and 61 intermediate rental or discount sale homes were provided over the monitoring period.
- 5.83 Further analysis reveals that 56 affordable homes were delivered through the National Affordable Housing Programme, a further 25 through Section 106 Schemes, whilst the remaining 49 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)

- 5.84 During the twelve months of the monitoring period
- A total of 78 additional affordable homes were provided following planning approvals³³ on eight sites³⁴ throughout the City of York area.
 - From a total of 507 net additional dwellings for the year this represents 15.38% being affordable homes (see table 9).
 - Of the eight planning gain sites where affordable housing had previously been negotiated, a total of 295 dwellings were completed. Affordable home completions on these sites equates to 26.44 % of all completions and represents a higher rate than the pre-2005 target though a lower rate than the latest target of 50% on qualifying sites within the amended affordable housing policy set in 2005

³³ 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.

³⁴ Out of a total of 122 sites developed for housing during 2009/10.

- Of the eight sites providing affordable housing, six schemes provided 100% affordable housing³⁵. However, on the remaining two sites which were approved prior to 2005, affordable housing provision was negotiated on one large site at or below 20% due to contamination and remediation site costs, and the other at just 25% thus lowering overall figures.

Figure 14: 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	8	2	0	6 (see footnote 3 above)
Total dwelling completions on these sites	295	242	0	53
Number of affordable housing completions	78	25	0	53

- 5.85 Previous permissions at the pre 2005 policy level of 25% 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 are started at the post 2005 policy target level of 50% (or more accurately, at the level agreed through negotiation and appraisal of site viability).
- 5.86 From a total of 78 affordable homes provided in the twelve-month period of this report, 74 were available for rent, whilst the remaining 4 units were discounted for sale (figure 14). 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 15: Housing mix through affordable housing completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached/Semi/Town House	0	27	17	9	0	53	67.95
Flat/Apartment/Studio	4	21	0	0	0	25	32.05
Totals	4	48	17	9	0	78	
%	5.13	61.54	21.79	11.54	0.00		

- 5.87 By comparison the 2007 Strategic Housing Market Assessment for York identifies a requirement of 64% of completions to be houses and 50% of all properties to have 3 or more bedrooms. Whilst a close match for property type has been achieved during the monitoring period, property size in terms of bedrooms per property has fallen short of the levels required.

³⁵ 100% affordable housing schemes have been provided on sites managed by Registered Social Landlords/CYC through acquisition and conversion or new build.

**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 7 years with the resulting proportions of property type and size highlighted in figures 16 to 18 below.

Figure 16: 2003-2010 Housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	4	27	66	212	96	405	7.57%
Semi-detached House	10	56	223	58	9	356	6.65%
Detached Bungalow	6	28	41	27	2	104	1.94%
Semi-detached Bungalow	7	45	5	0	0	57	1.07%
Town House/Terraced House	22	272	532	294	57	1177	22.00%
Flat/Apartment/Studio	982	2171	88	7	4	3252	60.77%
Totals	1031	2599	955	598	168	5351	
%	19.27%	48.57%	17.85%	11.18%	3.14%		

Figure 17: 2003 - 2010 Housing mix by number of bedrooms

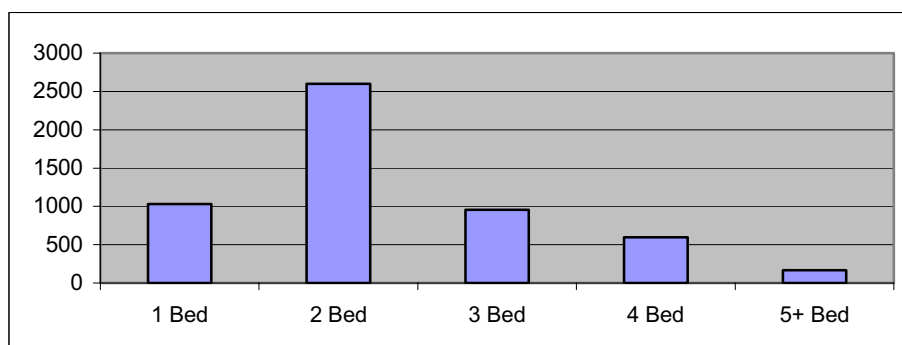
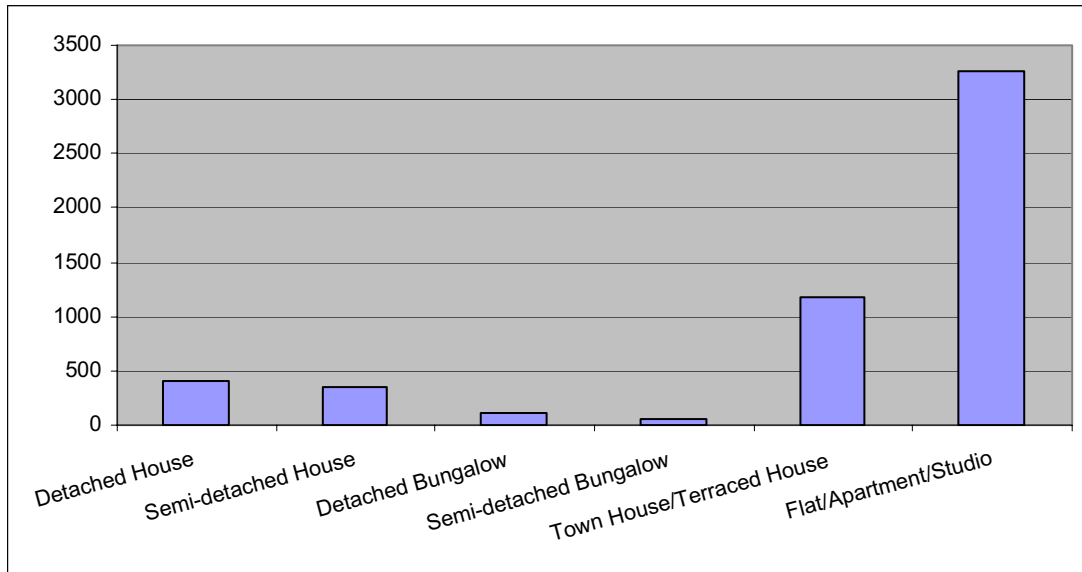


Figure 18: 2003 - 2010 Housing mix indicated by house type



5.88 As can be seen from these tables, rather than supplying the needed two thirds of houses, in recent years around 40% have been provided. A disproportionate amount of 1 and 2 bed properties have been built amounting to around 68% of the total, as opposed to the need for around 50%.

Figure 19: 2009 - 2010 housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	2	3	14	19	11	49	8.09%
Semi-detached House	0	1	30	3	3	37	6.11%
Detached Bungalow	3	3	9	5	0	20	3.30%
Semi-detached Bungalow	0	31	0	0	0	31	5.12%
Town House/Terraced House	3	24	18	51	13	109	17.99%
Flat/Apartment/Studio	151	187	19	1	2	360	59.41%
Totals	159	249	90	79	29	606	
	%	26.24%	41.09%	14.85%	13.04%	4.79%	

5.89 Over the last twelve months a large proportion of flats have been completed compared to houses, whilst a closer match to the number of bedrooms per property targeted in the SHMA was achieved. For the monitoring period 67% of households were either 1 or 2 bed properties, whilst just 40% were houses.

Figure 20: 2009/10 Housing mix by number of bedrooms

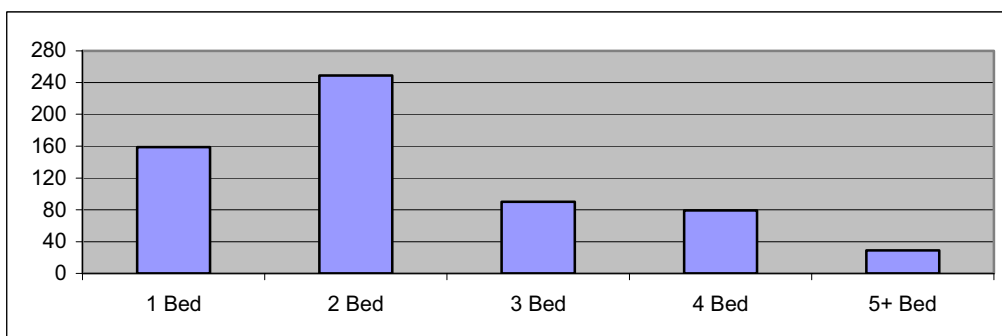


Figure 21: 2009/10 Housing mix indicated by house type



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

- 5.90 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.
- 5.91 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.
- 5.92 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.
- 5.93 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
- 5.94 Informal assessments can be carried out by anyone, however, formal assessments can only be carried out by an accredited Building for Life Assessor.
- 5.95 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. However, recently CABE has announced that they are setting up a nationwide network of 500 accredited assessors to enable new housing schemes to be evaluated against the Building for Life criteria.
- 5.96 CABE is 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 will provide

training, accreditation, support and monitoring free of charge, this will enable monitoring of this indicator in forthcoming years.

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	604	99.7
Hospital (incl. St Helens and White Cross Community Hosps)	572	94.4
Hospital (York Hospital only)	564	93.1
Primary School	604	99.7
Secondary School	602	99.3
Area of Employment	604	99.7
Major Retail Centre	601	99.2

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:

5.97 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).

5.98 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).

- 5.99 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

- 5.100 Planning Policy Statement 25: (December 2006) sets out Government policy on development and flood risk. It's aims 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.
- 5.101 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.
- 5.102 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	28
Planning applications refused	9
Planning applications withdrawn	9
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	10
Planning permissions granted against EA advice	0
Number of planning permissions objected to by the Environment Agency on water quality grounds in 2009/10	1
Planning applications refused	1
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:

- 5.103 All advice provided by the Environment Agency is considered carefully by City of York Council members and officers alike and of the twenty-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.
- 5.104 During the monitoring period one objection was received from the Environment Agency (EA) on water quality grounds, this was ultimately refused and hence no planning applications were granted against their advice.

Safeguarding of Existing Historic Elements

LOCAL INDICATOR:

SAFEGUARDING THE EXISTING HISTORIC ELEMENTS

- **The amount of planning applications referred to English Heritage 2009/10**

- 5.105 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.
- 5.106 As indicated in figure 22 below, a total of 62 applications were referred to English Heritage none of which have been granted permission contrary to an unresolved objection.

Figure 22: Outcome of planning applications referred to English Heritage in 2009/10

	Referred to English Heritage	Approved Despite Sustained Objection
Number of Applications	62	0

- 5.107 For a comprehensive list of all applications referred to English Heritage see Annex 6 to this report.
- 5.108 Currently there are no qualifying buildings on The Heritage at Risk Register 2010 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.
- 5.109 During 2009/10 English Heritage, for the first time, incorporated conservation areas into the Register. From a total of 35 conservation areas, within the York three have been noted as being at risk, these being:-
- Strensall CA
 - Towthorpe CA
 - Racecourse/Terry's Factory CA

³⁶ This appeal was eventually dismissed on 16th November 2009.

- 5.110 Nationally during 2009/10 some of the key facts revealed by the Heritage at Risk Register are that:-
- 1 in 32 grade I and II* listed buildings are at risk
 - 1 in 14 conservation areas surveyed are at risk
 - 1 in 6 scheduled monuments are at risk
 - 1 in 16 registered parks and gardens at risk
 - 1 in 7 registered battlefields are at risk
 - 1 in 6 protected wreck sites are at risk
- 5.111 Nationally during 2009/10 there was a drop of 2.7% (139) in entries onto the Register in a total of 4,955.

Biodiversity

- 5.112 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.
- 5.113 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.
- 5.114 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:						
<ul style="list-style-type: none"> • 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 2010						
Total Area		1637.13				
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 (31 st March)						
Targets 2009/10	Targets 2010/11	Targets 2011/12	2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
52%	64%	68%	40.0%	52.0%	Yes	Yes

Performance:

5.115 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 Draft 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. These sites have been considered by the North Yorkshire SINC Panel as part of the formal designation process.

5.116 From the previous review, 42 sites had been identified as being 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 36 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 will be moved to the list of sites of interest. A further 51 new sites have been identified as fulfilling the requirements for designation as SINC's. There are a further 12 sites that are close to SINC quality but where further information is required.

5.117 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 23 : 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	136 ha (682 ha)	
NNR's	1	136 ha (682 ha)	
Total Statutory Protection	9	895.08	18000
Existing SINC's (retained)	36	454.10	7945
New Sinc's	40	196.90	2675
Candidate Sinc's -	11	24.10	22540
Candidate Sinc's - Possible	12	180.91	800
Sinc Hedges	48		14156
Total Sinc (excl. hedges)	87	651.00	
Total Sinc (incl. hedges)	124		10620
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)	110	429.51	21721
Created Sites	16	28.44	550
Total Sites of Local Interest (Not SINC value)	134	476.00	
Other sites(Unknown value)	16	60.30	750
Total Sites of Interest SSSI/SINC/LNR	134		

5.118 The Biodiversity Audit and the Biodiversity Action Plan (BAP) will form part of the evidence base for the LDF and will sit behind and inform policies in the emerging Core Strategy. The establishment of a new Biodiversity Audit has been critical to further development of the BAP, a Green Infrastructure SPD. Work on the BAP is underway with work currently being carried out on both a Tree Study and a Landscape Character Appraisal and completion is anticipated for summer 2011.

5.119 The Biodiversity Audit is now complete and following more detailed analysis will be 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:

- 5.120 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.
- 5.121 City of York Council surpassed this target and achieved their own target of gaining 3 Openspaces to Green Flag Award Status for 2006/2007 to 2008/09. During the monitoring year 2009/10 one further award was granted in the York area for Rawcliffe Bar Country Park, and it is anticipated that Clarence Gardens will be added to this list in 2010/11.

Renewable Energy

- 5.122 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.
- 5.123 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 has also been used to influence the preferred approach in the emerging Core Strategy. A new renewable energy strategic viability study has been commissioned for York which will form part of the LDF evidence base. The study is being carried out by AEA consultants and will identify the potential for renewable energy in York in spatial planning terms, investigate 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, assess the potential contribution of renewable energy to the city's energy consumption and provide advice and recommendations on the deliverability of identified renewable energy targets through the emerging LDF. The study is expected to be completed early in 2011.

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	462941	452228	1.644MW [2 x 312 (Biomass) 2 x 510 (Natural gas) TOTAL = 1644kW / annum]
	459633	452608	0.104 [70kwe/104kwt CHP unit]
	459186	458392	>100Hz (solar powered LEDs)
	456638	454332	0.0028MW with an output of 19-30 MW [Wind turbine can produce 2.8kw, with an annual output between 19,000kwh and 30,000kwh]
	458064	448395	3.718 [wind turbine will have a maximum annual output of 3718kwh]
Permitted applications stating % of sites energy use as renewable energy required	461071	452522	10% requirement
	462410	454980	10% requirement
	460621	451091	10% requirement
	459961	449909	10% requirement
	460918	453832	5% of new build and 10% energy from converted building.
	455853	453331	10% requirement
	461127	455030	10% requirement
	457803	450135	10% requirement

National Indicator 185: CO₂ reduction from local authority operations

Definition – Percentage CO₂ reduction from LA operations

New performance indicator no data collected or targets set

National Indicator 186: Per capita reduction in CO₂ emissions in the LA area

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

2008/09	Latest 2009/10	Targets 2010/11	Targets 2011/12	On Target	Improving (from 2008/09)
N/A – new NPI	Approx -10%	-0.12	To be reviewed with LAA	Yes	Yes

National Indicator 188: 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	Targets 2010/11	Targets 2011/12	On Target	Improving (from 2008/09)
Level 0	Level 1	Level 2	To be reviewed with LAA	No	Stable

Performance:

- 5.124 Planning permissions for 2009/10 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 5% or 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. It is anticipated that further information will be available for next years AMR once the Renewable Energy Viability Study is complete and new targets and strategic policies have been set in the Core Strategy.

Minerals

- 5.125 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.
- 5.126 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.

- 5.127 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.
- 5.128 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.
- 5.129 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
M2	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

Performance:

- 5.130 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:

- 5.131 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

- 5.132 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.
- 5.133 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.

The RSS also places great emphasis on applying the waste hierarchy.

5.134 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: City of York Local Plan MW5: Waste management Facilities Yorkshire and Humber Plan Regional Spatial Strategy 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	2008/09 Result	2009/10 Result	Improving (from 2008/09)
617kg	611kg	547kg	546kg	629kg	614kg	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	2008/09 Result	2009/10 Result	Improving (from 2008/09)
47.86%	48.07%	>50%	>50%	45.13%	43.26%	No
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	2008/09 Result	2009/10 Result	Improving (from 2008/09)
52.6%	51.13%	>50%	>50%	55.14%	56.73%	No

Performance 2009/2010:

	Total Capacity (m³, tonnes or litres)	Maximum annual operational throughput (tonnes (or litres if liquid waste))
W1: New waste facilities	Information not provided	74,999

- 5.135 Details provided by the Environment Agency show that during the monitoring period one new waste transfer facility opened and was granted licence for a maximum permitted annual throughput of 74,999 tonnes³⁷.

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:

- 5.136 During 2009/2010 the total municipal waste arising was 106,290 tonnes. Figure 24 sets out how this waste was managed.

³⁷ See planning application 09/00845/FULM for the change of use of an agricultural building to a waste sorting station at: Warehouse and Premises, Malton Road, Stockton-on-the-Forest

Figure 24: Waste Management 2009/10

	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	60,300	0	0	44,480	1,510	106,290
%	56.73%	0.00%	0.00%	41.85%	1.42%	100.00%

*Landfill figures includes material processed in liquid waste treatment plant

5.137 The total waste and recycling figures indicated in table Z 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).

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.

- 6.2 This section sets out key contextual characteristics for the City of York as well as issues and challenges facing the city. It is now important to base monitoring of the LDF under the wider policy context related to the Government's sustainable communities agenda and as such the contextual indicators and information in the this report have been taken from suggested indicators from various sources relating to this agenda; this includes: the UK Sustainable Development Strategy (March 2005) which is linked to the PSA targets (see table 1 of this report); the National Indicator set, the Place Survey and also the Success Measures as set out for monitoring the Community Strategy by the City of York Local Strategic Partnership – Without Walls through the Local Area Agreement.

Contextual Information

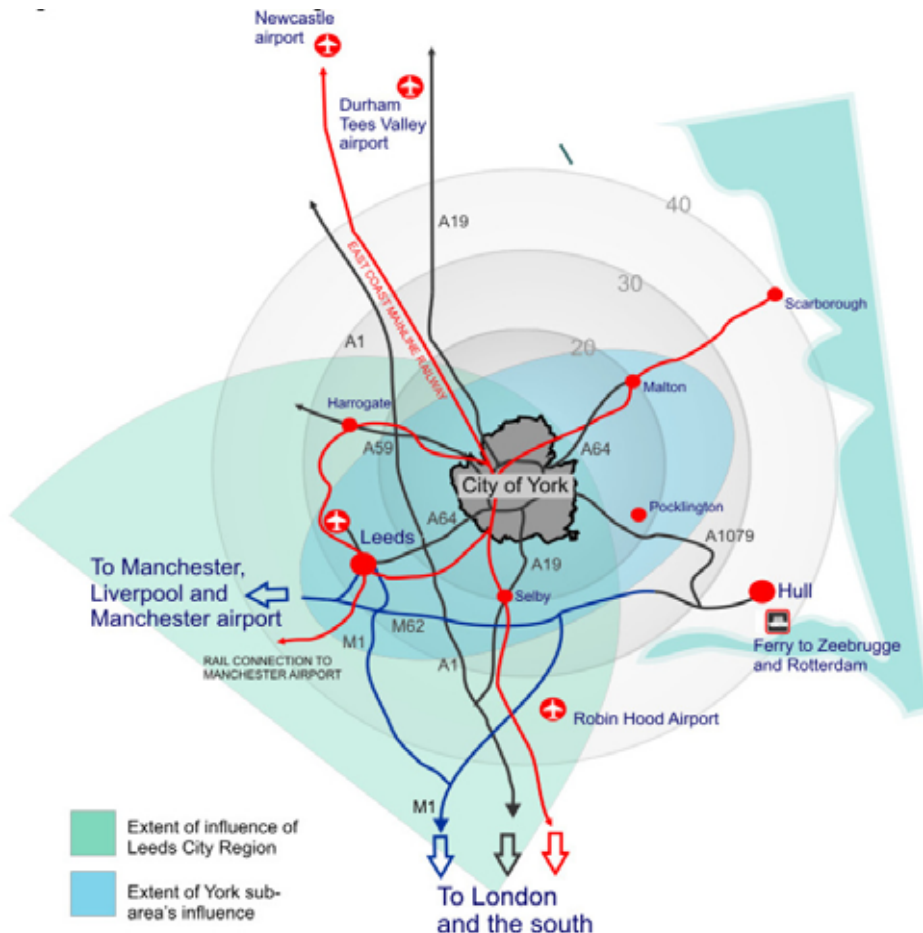
- 6.3 Annex 2 of this report sets out the whole suite of contextual indicators which have been collected for the city. They are split into key themes which relate both to the Local Quality of Life Indicators and the seven themes of Without Walls.

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 25: 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 198,800³⁸ people in the authority giving a population density of 730.9 (person per sq km). The overall population of the City of York increased by 9.5% between 1981 and 2001 (see figure 7) and is expected to increase by a further 23% between 2009 and 2030 from 198,800 to 246,000 people³⁹. This compares to a projected regional (Yorkshire and Humber) increase of 17.5% in the same period. The State of English Cities Report 2006⁴⁰ 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 26: Population change between 1981 and 2009

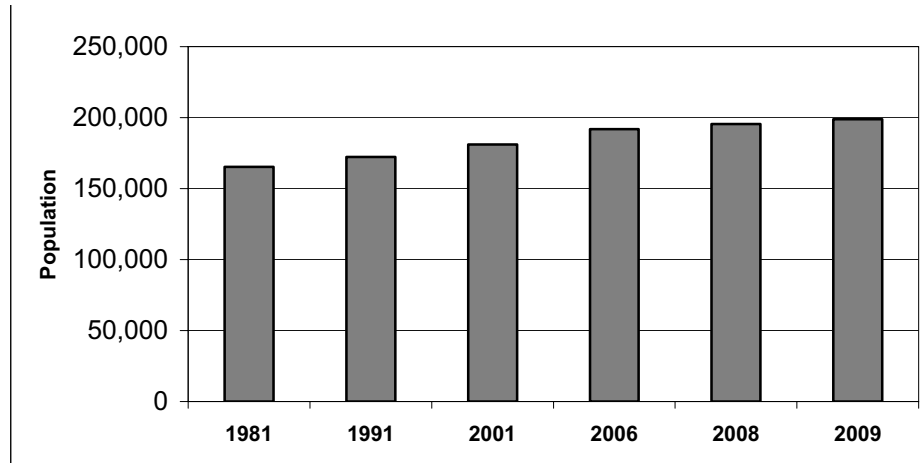


Figure 27: Mid Year Population Estimate - Age Structure 2009

2009 Mid Year Population Estimate: 198,800			
Males:		97,000	(48.8%)
Females:		100,800	(51.2%)
Age Range	York Total	% York	% England
0-4	10.1	5.1	6.2
5-9	8.9	4.5	5.5
10-14	9.7	4.9	5.8
15-19	13.8	6.9	6.4
20-24	20.7	10.4	6.9
25-29	16.2	8.1	6.8
30-34	12.5	6.3	6.3
35-39	13.4	6.7	7.1
40-44	13.8	6.9	7.6
45-49	13.3	6.7	7.2
50-54	11.5	5.8	6.2
55-59	10.8	5.4	5.8
60-64	11.4	5.7	6
65-69	8.4	4.2	4.5
70-74	7.9	4.0	3.9
75-84	11.5	5.8	5.6
85+	4.9	2.5	2.2
Total	198,800	100	100

³⁸ 2009 Mid Year Estimates, ONS (released June 2010)

³⁹ Population Projection figures are based on 2008 projections released by ONS (2010)

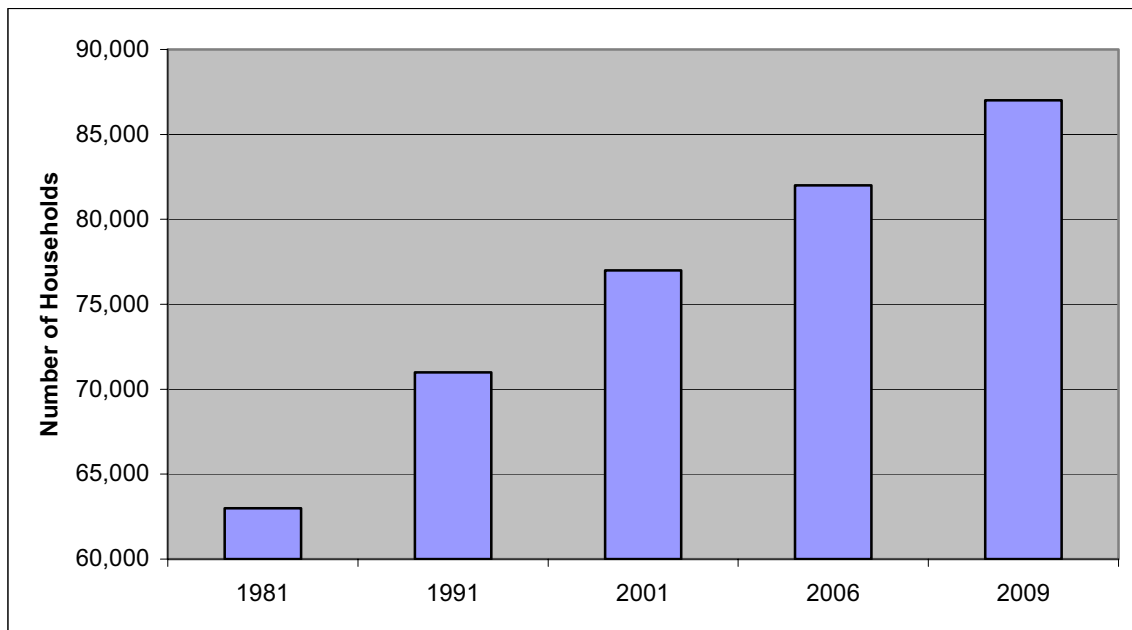
⁴⁰ Published by the Department of Communities and Local Government.

- 6.8 As figure 26 indicates 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, which in York is 79.4 for males and 83.2 for females and higher than the national average of 77.4 and 81.6 respectively (source: ONS, 2009).
- 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.⁴¹ 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 27 shows, the number of households in the City of York area has risen by 38% between 1981 and 2009, 12.9% 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%. The 2006 based household projections⁴² show that the number of households is projected to rise from 82,000 in 2006 to 104,000 in 2021 and 117,000 which is an increase of 26.8% and 42.6% respectively. The data also shows that in 2009 nearly 34% of households were projected to be single person households showing a steady but increasing trend. The projections also show an increasing trend for cohabiting couples with a rise of 57% from 7,000 in 2001 to 11,000 in 2009. The household projections data shows a decreasing trend for married couples into the future which corresponds to the increase in cohabiting couples statistics. In 2001 the Census showed that York has a lower than average number of households with children with just under 24% of all households in York containing at least one child compared to just under 27% nationally.

⁴¹ State of the English Cities: Volume 1, P.53, ODPM, March 2006.

⁴² Household projection figures sourced from revised projection released by ONS (Feb 2008)

Figure 29: Number of Households



(Source: 2006 based Household Projections, CLG)

Community Cohesion and Involvement

- 6.12 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.
- 6.13 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.
- 6.14 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.
- 6.15 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.

- 6.16 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.
- 6.17 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

- 6.18 In 2008/09 64% of York residents felt York is a safe place to live which is an increase on the 2007/08 figure of 55% and 53% in 2006/07. In addition to this 94% of people expressed that they felt safe out during the day and 61% felt safe outside in their local areas after dark.
- 6.19 Peoples perception and satisfaction with crime has been recorded on a national level to understand what residents are concerned about most. The results for 2008/09 show that 21% of residents within York are concerned about street robbery, 39% about car crime and 57% about speeding cars/lorries. 39% of people are also concerned about burglary. Whilst these figures remain fairly high, they are decreases on the 2007/08 figures of 27%, 47%, 62% and 53% respectively.
- 6.20 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, 18.4% think people being rowdy or drunk in their local area is a big or fairly big problem and 17.6% 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. During 2007/08 98.6 offences were recorded per 1,000 population by North Yorkshire Police which is a decrease from 113.3 offences in 2006/07. There were 11.7 domestic burglaries per 1,000 households in the City of York in 2006/07 which is equal to the national average of 11.7 per 1,000 households but slightly lower than the 13.7 average for the North Yorkshire and York Policing authority (NYPA).
- 6.21 The number of violent crimes has continued to reduce in 2007/08 with 18.2 violent offences per 1,000 population compared to 19.4 in 2006/07 and 23.5 in 2004/05. This however is higher than the average for the NYPA of 14.2 violent crimes per 1,000 population. Vehicle crime in the city has also decreased to 13.1 offences per 1,000 population from 19.2 (2006/07), 20.8 in the previous year. Whilst this is almost double than the NYPA average of 9.2, the figure has significantly reduced in the last few years which shows a positive trend.
- 6.22 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 addressed 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.

- 6.23 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

In order to help achieve these priorities the partners (outlined above) will help to deliver and monitor the priorities through the Local Area Agreement and reported through the Safer York Partnership.

Culture and Leisure

- 6.24 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.
- 6.25 City of York has also had an openspace study completed in line with PPG17⁴³. 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.
- 6.26 Three 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 parks are Glen Gardens, Rowntree Park and Westbank Park.
- 6.27 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

⁴³ Planning Policy Guidance 17 (PPG17): Planning for Open Space, Sport and Recreation (July 2002) Communities and Local Government.

tourism industry in York gives the city a huge advantage in developing a high international and national profile.

- 6.28 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.
- 6.29 '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.
- 6.30 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

- 6.31 City of York is an attractive place to locate in economic terms due to it's 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.
- 6.32 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.
- 6.33 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.

- 6.35 In 2008, 65% of the City of York population were of working age (127,000 people) which is 2% above the national average. In total however, 81% of people are economically active, 75.9% of which were in employment between April 2009 and March 2010, which is lower than previous years but still higher than the national and regional averages of 72.9 and 71.2 respectively for people in employment. In April 2010, 3.1% of York's residents were claiming Job Seekers Allowance (JSA) which is equal to that in 2008/09. Of the people who were claiming JSA at this time, 64.7% of people had been claiming up to 6 months, 24.5% had been claiming 6-12 months and 14.7 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 number of people claiming is higher in the 0-6 months category. Compared to figures released in February/March 2009, the figures have increased for the city of York. The trend currently is that people are claiming this benefit for longer with the number of people claiming over 6 months and over 12 months increasing, which is a reflection of the current economic downturn.
- 6.36 Job density in York has also decreased when compared to previous figures. In 2008 job density was 0.87 which is a slight decrease on the previous figure of 0.89 in 2007. Although this is a decreasing trend, it is still above the regional average of 0.75 and the national average of 0.79. This again may be due to the recent national economic downturn
- 6.37 The Index of Multiple Deprivation (ODPM, 2007) is a measure of multiple deprivation and is made up of seven Super Output Area (SOA)⁴⁴ 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.
- 6.38 When looking at the overall rank of each Local Authority (district, unitary and metropolitan) in the country, the City of York is ranked 242nd 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 2004 where York was ranked 219th 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 127th out of 354 Local Authorities, which is also an improvement from the rank of 120 in 2004. With the national average being 177 it shows York has more income deprivation than the average authority.

⁴⁴ 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.

Figure 30: Full-time earnings in pounds (£) (ASHE 2009)

	York	Yorkshire & The Humber	England & Wales
25% earn less than	18759	17315	18397
40% earn less than	22682	21086	22789
60% earn less than	29154	27296	29744
70% earn less than	33318	31104	34075
Mean income	31032	28409	32427

- 6.39 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.
- 6.40 Figure 29 shows average full-time earnings and also quartile incomes. The data shows that the average full-time earned income in 2009 in York was £31,032 which is a slight decrease from the 2008 figure of £31,604. The 2009 figure is still above the regional average however but below the equivalent national figure showing a continuing trend from previous years.
- 6.41 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 £18,759 per annum and 40% earn less than £22,682. The incomes in York are above regional figures but below the figures for England and Wales. The data also shows a disparity in the average earnings for full-time female to male. The average full-time female earns £26,999 whereas the average male earns £33,087.
- 6.42 In terms of employment deprivation the City of York area is ranked 120th 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 2004 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

- 6.43 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 2009/10 59.2% of pupils achieved 5 or more A*-C grades at GCSE. This is an increase from 2008/09s figure .
- 6.44 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.
- 6.45 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

- 6.46 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.
- 6.47 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.
- 6.48 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. The table below summarises the nature conservation sites within York:

Title	Total No	Total Area	Total Length
SSSI's	9	895.08	18000
SAC's	3	714.75	18000
SPA's	1	136 ha (682 ha)	
NNR's	1	136 ha (682 ha)	
Total Statutory Protection	9	895.08	18000
Existing SINC's (retained)	36	454.10	7945
New Sinc's	40	196.90	2675
Candidate Sinc's -	11	24.10	22540
Candidate Sinc's - Possible	12	180.91	800
Sinc Hedges	48		14156
Total Sinc (excl. hedges)	87	651.00	
Total Sinc (incl. hedges)	124		10620
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)	110	429.51	21721
Created Sites	16	28.44	550
Total Sites of Local Interest (Not SINC value)	134	476.00	
Other sites(Unknown value)	16	60.30	750
Total Sites of Interest SSSI/SINC/LNR	134		

- 6.49 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.
- 6.50 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.
- 6.51 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.
- 6.52 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.
- 6.53 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%.
- 6.54 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.
- 6.55 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 25⁴⁵ 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

- 6.56 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

⁴⁵ Planning Policy Guidance Note 25 – Development and Food Risk (ODPM)

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.

- 6.57 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.
- 6.58 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.
- 6.59 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%). 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.
- 6.60 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.
- 6.61 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 2008 was 16938 compared to 17563 in 2007. This is a continuing year on year decrease in the amount of domestic gas consumption in York and is below the national average of 19,020 Kwh. The average amount of commercial and industrial gas consumption has also reduced between the 2007 figure of 607144 Kwh to 592327 Kwh which is lower than the national average of 645,050 Kwh. The average

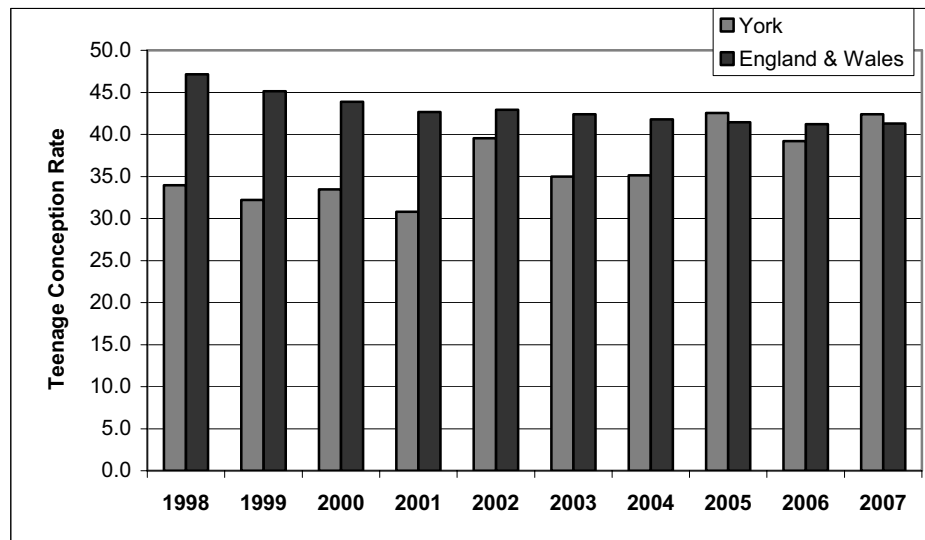
annual domestic consumption of electricity for City of York in 2008 was 3817 which also shows a continuing year on year decrease in electricity use since 2004. This figure is also below the national average of domestic electricity consumption of 4606Kwh. The average annual consumption of electricity for commercial and industrial use has also continued to decrease between 2007 and 2008 to 67631 Kwh from 67598 Kwh. This figure is also well below the national average consumption figure of 78,223 Kwh

- 6.62 The City of York produced 614 kilograms of household waste per person, which is significantly less than previous years (663 kilograms in 2007/08 and 2008/09). Of this waste 43.5% has been recycled and composted which is a continuing positive trend. In 2007/08 92% of residents had a kerbside collection of at least one recyclable, while 88.5% of the residents have two recyclables collected.
- 6.63 The amount of waste that was landfilled has slightly increased over the last year to 56.7% from 55.1% the previous year. The last 3 years this figure has remained similar in percentage but is a long-term decreasing trends illustrated by the 2004/05 baseline figure of 82.2%. 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 couples of year. We expect that improvements will be made each year hence forth.

Health and Social Well Being

- 6.64 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.
- 6.65 The infant mortality rate (deaths up to 1 year) in the City of York is currently 5.5 deaths per 1,000 live births (2007). This is the same as the national rate but higher than the current regional rate of 4.8. This figure is equal to that of the previous year. Life expectancy at birth is also higher than the national average. The average life expectancy for a male in York is 79.4 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.
- 6.66 The teenage conception rate in York (number of conceptions per 1000 people aged 15-17) for 2007 (42.4) have increased slightly from the previous year and is now slightly lower than the average for England and Wales (41.3). As the figure below illustrates however, generally the trend for York is to be below the national average, which is a decreasing trend but this year York's rate is higher than the national figure..

Figure 31: Teenage conception rates



- 6.67 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

- 6.68 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 2006 based household projections⁴⁶ estimate that in 2008 there were 85000 households with an average household size of 2.24.
- 6.69 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.
- 6.70 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).
- 6.71 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 2009) was £155,885 compared to £193,879. The average house prices are down by 19.6% compared to the same time last year.
- 6.72 The net housing demand set out in the SHMA concludes that across all tenures, there is an apparent shortfall of 983 new homes per annum, This compares to the net housing need of 1218 homes per annum which is what would be required to

⁴⁶ The revised household population data was released by Communities Local Government in February 2008.

alleviate all housing problems in York, including spending any more than 25% on income on housing. Over the last year 151 new build affordable homes were built in the City of York although there were 87 affordable homes additions during this year overall, the remaining 64 of which have been acquired through other means. In total this is 19% of the total net completions for 2008/09.

- 6.73 There is expected to be a greater demand for housing than the current stock of housing can meet, with over 50% of overall shortfall in the owner occupied sector, 7% in the private rented sector, 16% for intermediate housing and 27% for social rented houses. The demand for dwelling sizes is also clear with 21% looking for 1 bed, 29% looking for 2 bed, 29% looking for 3 bed and 21% looking at 4 bed. Over 60% of households are looking for houses rather than flats as well which is against the current trend for development of flats in preference to houses.
- 6.74 The population increase in the City of York together with economic growth and a decrease in the average number of people per household are placing pressure on housing supply. 'Affordable housing' in particular is in short supply. Given the historic nature of the city's built environment, planning and development are sensitive issues and there is a need to balance development demands with the need to conserve the historic environment.

Transport and Access

- 6.75 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.
- 6.76 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
- 6.77 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.
- 6.78 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.

- 6.79 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 2005⁴⁷:

Use Class	Definition
B1: Business	(a) Offices, (Not within A2: professional financial services)
	(b) Research and Development, studios, laboratories, high tech
	(c) Light industry
B2: General Industry	General Industry
B8: Storage and distribution	Wholesale 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 infrastructure⁴⁸. 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.

Use Class Order 2005⁴⁹:

⁴⁷ Taken from the Use Classes Order 2005 (ODPM, 2005) (see annex 2)

⁴⁸ Planning Policy Guidance 3: Housing, Annex C: Definitions, ODPM.

⁴⁹ Taken from the Use Classes Order 2005, ODPM

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) windfall⁵⁰ estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.
- 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

⁵⁰ For a definition of 'Windfall', please see page 37, footnote 26

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



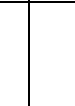
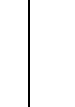
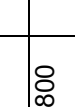
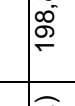
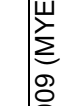

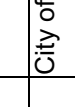
- Installed capacity is the amount of generation the renewable energy development / installation is capable of producing. Only on-shore renewable energy development /installations are reported does not include any permitted by a general development order.
- The Green Flag Award is the national standard 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 spaces⁵²
- '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.

⁵¹ For a definition of 'Windfall', please see page 37, footnote 26

⁵² 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.



People and Place									
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source	
Total resident population (<i>,000s</i>)	City of York	2009 (MYE)	198,800		1954,00 (2006 MYE) 181.3 (2001Census)		Office for National Statistics (ONS) Mid Year Estimate (MYE)	Local Quality of Life Indicators, CLG	
Size of the area (km ²)	City of York	2005	272.0	616.3	272 (2004)		Audit Commission	Local Quality of Life Indicators, CLG	
Population density (km ²)	City of York	2009	730.9	1323.5	718.4 (2007)		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	2009-2030	198,800 - 246000				2008 based population projections		
Projected % change in population between 2006 to 2021	City of York	2006-2021	18%	11.80%	15% (2004-2021 in 2004 based projections)		National Statistics 2006 based population Projections (2007)	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	City of York	2003/04	11.7	13.2	7.8 (1991)		Census, ONS	Local Quality of Life Indicators, CLG	










economically active																			
Total number of households in the area	City of York	2001	76,920	76,083	68,080 (1991)														Local Quality of Life Indicators, CLG
Projected number of households in 2008	City of York	2010	88,000	21518000 (2008 England Estimate)															Local Quality of Life indicators
Projected % change in households between 2006 to 2030	City of York	2006-2030	35000 (43%)																Local Quality of Life Indicators, CLG
One person households as a % of all households	City of York	2001	30.6	29.1															Local Quality of Life Indicators, CLG
One person pensioner households as a % of all households	City of York	2001	15.2	14.6															Local Quality of Life Indicators, CLG
Households with children as a % of all households	City of York	2001	23.8	26.7															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															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 NPI5, CLG
Community Cohesion and Involvement (Without Walls Theme - Inclusive City)																			
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source											
% 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											



% of people who feel they can influence decisions in their locality	York	2008/09	32%	28.7	Not Available		National Performance Indicator NPI 4	City of York Performance Indicators
Community Safety (Without Walls Theme - Safer City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
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
% 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/torries	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








% 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)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
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, Sustainable Communities, Egan Review,







Percentage of residents satisfaction with LA cultural services - Libraries	York	2008/09	68.0%		73% (2007/08)		Place survey 2008/09, Sustainable Communities, Egan Review,
Percentage of residents satisfaction with LA cultural services - Museums & Galleries	York	2008/09	72.0%		73% (2007/08)		Place survey 2008/09, Sustainable Communities, Egan Review,
Percentage of residents satisfaction with LA cultural services - theatres/concert/halls	York	2008/09	68%				Place survey 2008/09, Sustainable Communities, 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, Sustainable Communities, Egan Review,
Economic Well-Being (Without Walls Theme - Thriving City)							
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source
Mean annual pay (full-time employees, Males, Females)	York	2009	£31032 £33,087 £26,999	£ 32,427			Annual Survey of hours and earnings - resident analysis
The percentage of the working age population that is in employment	York	2009/20	75.90%	70.3	79% (2008/09)		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	Apr-10	3.10%	4.10%	2.7(Feb-09)		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	Apr-10	14.70%	16.60%	5.5(Mar 09)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
The percentage of Job Seekers Allowance claimants who have been out of work for between 6-12 months	York	Apr-10	24..5%		18% (Mar-09)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
Economically Active (All People)	York	Apr-Mar 10	76.4%	76.5	82.4% (April-Mar 09)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
The total number of VAT registered businesses in the area at the end of the year	York	2007	4490	4772.1	5170 (2006)		NOMIS, taken from the Inter-Departmental Business Register (IDBR)	Local Quality of Life Indicators, CLG
NPI 171: VAT registration rate (business)	York	2009/10	34.7		44.5 (2008/09)		NPI 171	National Performance Indicator dataset
Job density (number of jobs filled to working age population)	York	2008	0.87	0.79 (2010)	0.89 (2007)		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	2007	242	177.5	219 (2004)		Indices of Multiple Deprivation (IMD) 2000 and 2004, 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	2007	127	177.5	120 (2004)		Indices of Multiple Deprivation (IMD) 2000 and 2004, CLG	Local Quality of Life Indicators, CLG
Rank of employment deprivation relative to all district, unitary and	York	2007	120	177.5	111 (2004)		Indices of Multiple Deprivation (IMD) 2000 and 2004, CLG	Local Quality of Life Indicators, CLG






metropolitan areas (1 = most deprived and 354 = most deprived)	York	May-10	9.1%	14.7 (may-10)	9.7% (Oct 09)		Nomis: Benefit Claimant Counts working age client group	Local Quality of Life Indicators, CLG, Without Walls Success Measure - Thriving City
Education and Life-Long Learning (Without Walls Theme - Learning City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of the population with 2 A-Levels or equivalent (NVQ2)	York	2001	18.4	20.1	Not Available		Census, ONS	Local Quality of Life Indicators, CLG, Sustainable Communities, Egan Review
The percentage of the population with a first degree or equivalent (NVQ4)	York	2001	11.3	7.9	Not Available		Census, ONS	Local Quality of Life Indicators, CLG, Sustainable Communities, Egan Review
The percentage of the population with no qualifications	York	2001	24.6	28.5	Not Available		Census, ONS	Local Quality of Life Indicators, CLG, Sustainable Communities, Egan Review
% of pupils achieving 5+ A*-C at GCSE (or equivalent) incl English & Maths	York	2009/10	59.2		53.8 (2008/09)		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 both in both english and maths at KS2	York	2009/10	74%			75% (2008/09)		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
Numbers of schools not achieving the floor target of 55% for Level 4+ in both English & Maths at KS2	York	2009/10	6%	n/a	Na			National Performance Indicator 76	City of York Council Plan
Environment (Without Walls Theme - Sustainable City)									
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source	
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	2008	16,938	19,020	17563 (2007)		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	2008	592,327	645,050	607144 (2007)		Department of Energy and Climate Change: Statistics & high level indicators	Sustainable Communities,
Average annual domestic consumption of electricity (kwh)	York	2008	3817	4606.0	3977(2007)		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 industrial consumption of electricity (kwh)	York	2008	67,631	78223.0	67598 (2007)		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	
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	
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

Number of kg of household waste collected per head of population	York	2009/10	614.0	n/a	629 (20008/09)		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	York	2009/10	43.3%	12.4	45.1 (20008/09)		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	2009/10	56.7%	n/a	55.1 (20008/09)		City of York Council Plan NPI 193	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
% of household waste which has been composted or treated by anaerobic digestion	York	2009/10	0.2	n/a	0.2(20008/09)		City of York Council Plan BVPI 82db	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
% of households resident in the authority's area served by kerbside collection of at least one recyclable	York	2007/2008	91.4	n/a	91.6 (2006/07)		City of York Council Plan BVPI 91a	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
% of households resident in the authority's area served by kerbside collection of at least two recyclables	York	2007/08	86.98%	n/a	86.7 (2006/07)		City of York Council Plan local indicator	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG

Health and Social Well-Being (Without Walls Theme - Healthy City)									
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source	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	2009/10	level1		Level 0 (2008/09)			NPI 188	
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)									
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	2006-2008	Males - 79.4 Females - 83.2	Males - 77.4 Females - 81.6 (2006-2008)	Males - 78.6 Females - 83.4 (2005-2007)		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; Local Quality of Life Indicator, CLG
% 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								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
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	York	2001	0.4	1.0	Not Available		ONS, Census	Local Quality of Life Indicator, CLG

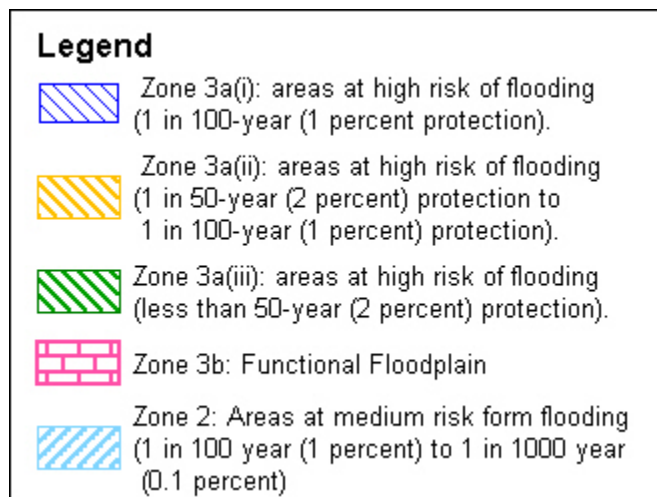
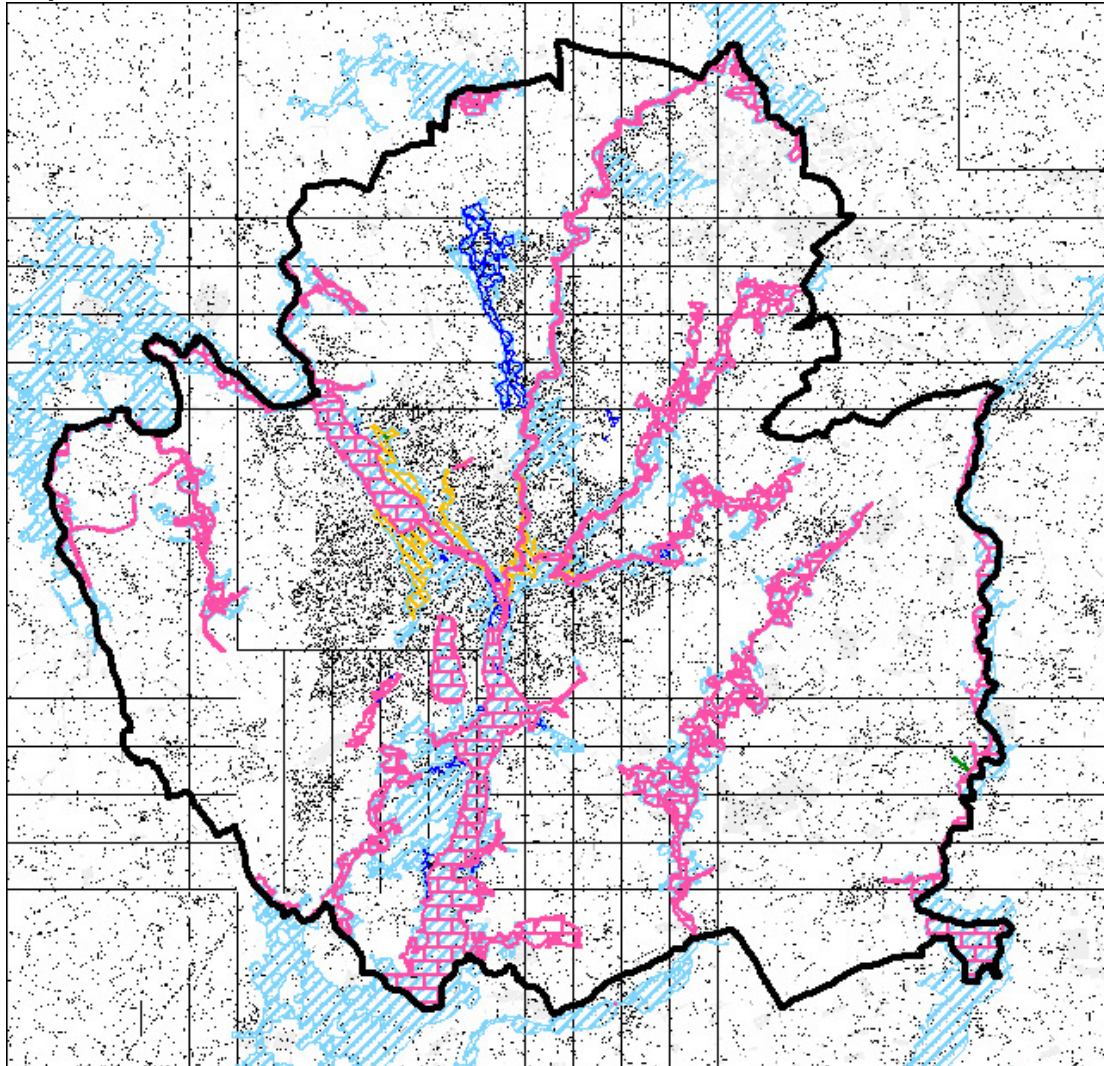
holiday home												
The total number of new housing completions (net)	York	2009/10	507					451 (2008/09)	City of York Council, National Performance Indicator 154	Local Quality of Life Indicator, CLG		
Affordable dwellings completed (through all sources)	York	2009/10	130					151 (2008/09)	City of 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		
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	Apr-10	£ 251,005					£240249 (Jan-Mar 2009)	HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG		
Average House Price: Semi-Detached	York	Apr-10	£ 157,100					£147441 (Jan-Mar 2009)	HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG		
Average House Price: Terraced	York	Apr-10	£ 144,886					£120213 (Jan-Mar 2009)	HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG		

Average House Price: Flat/Maisonette	York	Apr-10	£ 147,443		£145147 (Jan-Mar 2009)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Average House Price: Overall average	York	Apr-10	£ 169,223		£155885 (Jan-Mar 2009)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Transport and Access								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
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
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	Not Available		ONS, Census	Local Quality of Life Indicators, CLG
Park & Ride usage - total passengers	York	2008/09	2982622		2.85m (2007/08)		CYC Local Indicator for LTP (LTP 9a(i))	

Local bus passenger journeys originating in the authority area	York	2009/10	14.7		15.3m (2008/09)		National Performance Indicator 177	
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 and facilities by public transport, walking and cycling (Health - York Hospital - Households without access to a car)	York	2008/09	86%		76% (2007/08)		National Performance Indicator 175b	
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	
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Map 1: York Flood Zones



(Source: CYC Strategic Flood Risk Assessment , 2007)

Annex 3: DCLG Use Classes Order 2005

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.
A3: Restaurants & Cafes	Restaurants and cafes – use for the sale of food for consumption on the premises. Excludes Internet cafes (now A1)
A4: Drinking Establishments	Use as a Public House, Wine-bar or other Drinking Establishment
A5: Hot Food Takeaway	Use for the sale of hot food for consumption off the premises
B1: Business	(a) Offices, (Not within A2: professional financial services)
	(b) Research and Development, studios, laboratories, high tech
	(c) Light industry
B2: General Industry	General Industry
B8: Storage and distribution	Wholesale warehouse, distribution centres, repositories
C1: Hotels	Hotels, Boarding Houses & Guest Houses Development falls within class if 'no significant element of care is provided'.
C2: 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.
C3: 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.
D1: 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	Whilst 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 policies from the City of York Development Control Local Plan

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.

Annex 5:

Table of Planning applications objected to by the Environment Agency during 2009/10 on Water Quality and Flood Risk Grounds

All Planning Applications objected to by the Environment Agency on Flood Risk Grounds between 1/4/09 and 31/3/10 in East Midlands, North East, North West, Yorkshire & Humber and West Midlands

Local Planning Authority (LPA)	Government Office	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	Yorkshire & Humber	05/00048/FUL	Mixed Use - Minor	Unsatisfactory FRA/FCA Submitted	Permitted	No	EA withdrew objection on receipt of further information – subject to conditions included within the approval
2. City of York Council	Yorkshire & Humber	08/00311/FUL	Residential - Major	Sequential Test not adequately demonstrated	Refused - Appeal Dismissed	N/A	Refused Application
3. City of York Council	Yorkshire & Humber	08/00928/FULM	Mixed Use - Major	PPS25/TAN15 – Requested FRA/FCA Risk to the Development	Withdrawn	N/A	Withdrawn Application
4. City of York Council	Yorkshire & Humber	08/01015/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Refused	N/A	Refused Application
5. City of York Council	Yorkshire & Humber	08/01177/FUL	Other - Minor	Risk to Flood Defences	Permitted	No	The EA objected to the design of fencing adjacent to the river bank. A post and rail fence would however be deemed to be acceptable. This was conditioned in the decision.

Local Planning Authority (LPA)	Government Office	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
6. City of York Council	Yorkshire & Humber	08/01287/FUL	Residential - Minor	PPS25/TAN15 – Requested FRA/FCA	Withdrawn	N/A	Withdrawn Application
7. City of York Council	Yorkshire & Humber	08/01361/FUL	Other - Minor	Part C of Exception Test not passed Sequential Test not adequately demonstrated	Permitted	No	The EA confirmed that they had withdrawn objections to the planning application following receipt of further details. Conditions were added the approval regarding drainage.
8. City of York Council	Yorkshire & Humber	08/01446/FULM	Offices/Light Industry – Major	PPS25/TAN15 – Requested FRA/FCA	Refused	N/A	Refused Application
9. City of York Council	Yorkshire & Humber	08/01675/FUL	Educational Institutions - Minor	PPS25/TAN15 – Requested FRA/FCA	Permitted	No	Following the submission of an FRA the objection was removed.
10. City of York Council	Yorkshire & Humber	08/01780/FUL	Residential - Major	Sequential Test not adequately demonstrated	Permitted	No	The EA raised no objections provided that the Council are satisfied that the sequential test has been carried out in an open and transparent way, in full accordance with Planning Policy Statement no.25 and its practice guide and that it has passed.
11. City of York Council	Yorkshire & Humber	08/01782/FUL	Residential - Minor	Adverse Impact on Surface Water Run-off	Refused	N/A	Refused Application
12. City of York Council	Yorkshire & Humber	08/01906/FUL	Offices/Light Industry - Minor	Unsatisfactory FRA/FCA Submitted	Permitted	No	Subject to conditions within approval the EA have withdrawn their objections to the scheme.
13. City of York Council	Yorkshire & Humber	08/01909/FULM	Residential - Major	Unsatisfactory FRA/FCA Submitted	Permitted	No	On receipt of further information EA removed their objection subject to conditions in the approval

Local Planning Authority (LPA)	Government Office	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
14. City of York Council	Yorkshire & Humber	08/01910/FUL	Residential - Major	Unsatisfactory FRA/FCA Submitted	Permitted	No	On receipt of further information EA removed their objection subject to conditions in the approval
15. City of York Council	Yorkshire & Humber	08/01974/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Refused	N/A	Refused Application
16. City of York Council	Yorkshire & Humber	08/01980/FUL	Infrastructure - Major	Unsatisfactory FRA/FCA Submitted	Refused	N/A	Refused Application
17. City of York Council	Yorkshire & Humber	08/02239/OUT	Residential - Minor	PPS25/TAN15 – Requested FRA/FCA	Permitted	No	The EA - Having viewed the submitted Flood Risk Assessment, remove their original objections. Conditions were added to the approval as a result of their comments.
18. City of York Council	Yorkshire & Humber	08/02540/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Withdrawn	N/A	Withdrawn Application
19. City of York Council	Yorkshire & Humber	08/02729/FUL	Caravan Sites - Major	Sequential Test not adequately demonstrated	Withdrawn	N/A	Withdrawn Application
20. City of York Council	Yorkshire & Humber	09/00031/FULM	Mixed Use - Minor	Unsatisfactory FRA/FCA Submitted	Permitted	No	The EA withdrew their objections subject to the provision of measures, as detailed in the Flood Risk Assessment, being implemented and secured by conditions contained in the planning consent.

Local Planning Authority (LPA)	Government Office	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
21. City of York Council	Yorkshire & Humber	09/000886/FUL	Mixed Use - Minor	Unsatisfactory FRA/FCA Submitted	Withdrawn	N/A	Withdrawn Application
22. City of York Council	Yorkshire & Humber	09/00882/FUL	Residential - Minor	Risk to life and / or property	Refused	N/A	Refused Application
23. City of York Council	Yorkshire & Humber	09/00959/FUL	Other - Minor	Development next to a watercourse/flood defence	Withdrawn	N/A	Withdrawn Application
24. City of York Council	Yorkshire & Humber	09/01026/FUL	Residential - Minor	Sequential Test: Vulnerability not appropriate to flood zone	Withdrawn	N/A	Withdrawn Application
25. City of York Council	Yorkshire & Humber	09/01250/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Refused	N/A	Refused Application
26. City of York Council	Yorkshire & Humber	09/01251/OUT	Residential - Minor	Risk to life and / or property	Refused	N/A	Refused Application
27. City of York Council	Yorkshire & Humber	09/01373/FUL	Residential - Minor	No sequential test	Withdrawn	N/A	Withdrawn Application
28. City of York Council	Yorkshire & Humber	09/01513/FUL	Residential - Minor	PPS25/TAN15 – Requested FRA/FCA	Withdrawn	N/A	Withdrawn Application

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 2009/10

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
1	17/04/2009	09/006658/LBC	10 Precentors Court York YO1 7EJ	Internal and external alterations including covering lightwell (revised scheme)	Permitted	EH recommended refusal of original proposals - revised details forwarded, however, no further correspondence received
2	21/04/2009	09/006655/FUL	39 Goodramgate York City Of York YO1 7LS	Change of use to mixed use comprising shop and cafe (A1/A3 use) and external alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
3	24/04/2009	09/00700/LBC	Kennedy Cafe Bar 1 Little Stonegate York YO1 8AX	Internal alterations and external alterations (application relates to property referred to in list description as 11 Stonegate)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
4	05/05/2009	09/00625/FUL	Cafe Number 8 8 Gillygate York YO31 7EQ	Single storey rear extension	Refused	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
5	15/05/2009	09/00959/FUL	St Georges Field Car Park Tower Street York	Erection of 50m diameter observation wheel for a temporary 3 month period	Withdrawn	N/A - Application withdrawn
6	18/05/2009	09/00842/LBC	Library Museum Street York YO1 7DS	Internal alterations and refurbishment	Permitted	EH raised no objection in principle to the scheme as amended but wished to see a number of detailed conditions appended to the consent reserving elements of the scheme such as the glazed screen for further approval.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
7	27/05/2009	09/01062/LBC	Heslington Hall University Of York University Road Heslington York YO10 5DD	Internal and external alterations to improve drainage system	Permitted	Subject to a small number of recommendations EH made no further comments and recommend the application be determined based on national and local policy and CYC conservation advice.
8	04/06/2009	09/00813/LBC	Monkbar Chocolate Heaven 7 Shambles York YO1 7LZ	Retention of partition wall at ground floor level.	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
9	04/06/2009	09/00812/LBC	Monkbar Chocolate Heaven 7 Shambles York YO1 7LZ	Retention of alterations to rear ground floor window.	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
10	04/06/2009	09/01099/FUL	1 Grays Court York YO1 7JH	Construction of new electrical substation and associated service ducts	Refused	N/A - Application refused
11	04/06/2009	09/01089/FUL	Former Waterworks Engine House Museum Street York	Change of use and extension of Engine House to form restaurant (Class A3 use) (Amendment of permission granted under 08/00115/FUL to delete residential and leisure suite uses)	Permitted	EH recommended the application to be approved subject to condition that Scheduled Monument Consent for the surface treatment on the access route and be determined based on national and local policy and CYC conservation advice.
12	12/06/2009	09/01158/FUL	Garage Adj To 7 Precentors Court York	Conversion of garage to 1 no. dwelling with external alterations and 2 no. rear dormers.	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
13	17/06/2009	09/01191/LBC	12A St Saviours Place York YO1 7PJ	Single storey rear extension after demolition of existing extension; internal alterations.	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
14	17/06/2009	09/01187/LBC	The Dutch House Ogleforth York YO1 7JG	Internal and external alterations including side extension in connection with proposed use as single dwelling	Permitted	Subject to a small number of recommendations EH made no further comments and recommend the application be determined based on national and local policy and CYC conservation advice.
15	15/07/2009	09/01275/LBC	Former Waterworks Engine House Museum Street York	Alterations to Engine House in connection with proposed restaurant use (Amendment of consent granted under 08/00114/LBC)	Permitted	EH supported the scheme, but asked that materials and details of the entrance arrangements be agreed, and that the works around the St Mary's Abbey Precinct Wall would require Ancient Monument Consent. Subject to these details EH recommend the application be determined based on national and local policy and CYC conservation advice.
16	23/07/2009	09/01330/FUL	34 Main Street Fulford York YO10 4PX	Erection of three detached two storey dwellings with garages on land to rear of 34-40 Main Street	Withdrawn	N/A - Application withdrawn
17	24/07/2009	09/01418/LBC	3 Precentors Court York YO1 7EJ	Internal and external alterations including installation of extraction unit and vents	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
18	05/08/2009	09/01342/ADV	The Minster St Peters Cathedral Minster Yard York YO1 7HH	Display of 5no display panels and 1no. lettering sign on wheelchair ramp	Refused	N/A - Application refused
19	12/08/2009	09/01419/LBC	Station Building Railway Station Station Road York YO24 1AY	Alterations to waiting room including removal of window and installation of roller shutter and new timber flooring	Permitted	EH did not wish to comment in detail but made specific comments surrounding the window, runners and roller shutter that required attention. Subject to these details EH recommend application be determined based on national and local policy and CYC conservation advice.
20	17/08/2009	09/01425/FUL	All Saints Roman Catholic Upper School Mill Mount York YO24 1BH	Siting of 2-storey mobile classroom unit and formation of car parking to front of gymnasium building	Refused	N/A - Application refused

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
21	20/08/2009	09/01560/LBC	Yorkshire Museum Museum Street York YO1 7DR	Internal alterations and refurbishment	Permitted	EH - recommend the application be determined based on national and local policy and CYC conservation advice subject to the following details :- EH should agree the specification for the cleaning and repair of the hearth and its proposed platform. Also drainage works should be clarified for Scheduled Monument Consent
22	27/08/2009	09/01608/LBC	Factory Bishopthorpe Road York YO23 1NA	Selective demolition alteration and construction of new extensions at the Multistorey Factory (MSF)	Pending Decision	Pending a decision - However, EH support the revised proposals and recommend that appropriate materials and techniques are used when making good the building.
23	27/08/2009	09/01612/CAC	Factory Bishopthorpe Road York YO23 1NA	Demolition of the central services building	Pending Decision	Pending a decision - However, EH raised no objections to the removal of the modern buildings within the site.
24	27/08/2009	09/01611/LBC	Factory Bishopthorpe Road York YO23 1NA	Demolition of the Nut and Fruit Store	Pending Decision	Pending a decision - However, EH recommended that appropriate materials should be used when making good the building. Also that traditional techniques should be used when carrying out the making good.
25	27/08/2009	09/01607/LBC	Factory Bishopthorpe Road York YO23 1NA	Removal of external first floor walkway from Head Office Building	Pending Decision	Pending a decision - However, EH recommended that subject to minor requirements the application be determined based on national and local policy and CYC conservation advice
26	27/08/2009	09/01610/LBC	Factory Bishopthorpe Road York YO23 1NA	Demolition of modern additions to the Liquor Store	Pending Decision	Pending a decision - However, EH recommended that subject to minor requirements the application be determined based on national and local policy and CYC conservation advice

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
27	27/08/2009	09/01609/LBC	Factory Bishopthorpe Road York YO23 1NA	Demolition of modern additions to the clock tower, ash bunker and boiler house building	Pending Decision	Pending a decision - However, EH recommended that subject to minor requirements the application be determined based on national and local policy and CYC conservation advice
28	28/08/2009	09/01508/LBC	Station Building Railway Station Station Road York YO24 1AY	Siting of retail kiosk adjacent to platform 3	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
29	28/08/2009	09/01604/FUL	St Peters School Clifton York YO30 6AB	New swimming pool building after demolition of existing	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
30	04/09/2009	09/01364/FUL M	32 Lawrence Street York	Erection of 6no. blocks for student accommodation after demolition of existing car showroom	Withdrawn	N/A - Application withdrawn
31	18/09/2009	09/01746/LBC	23 Clifton Green York YO30 6LH	Internal alterations to replace damaged floor joists and boards	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
32	21/09/2009	09/01708/LBC	Treasurers House Minster Yard York YO1 7JL	Internal alterations comprising refurbishment of the existing toilet facilities	Permitted	EH made no objections to the impact of the proposal on the Treasurer's House building, but had significant concerns about the impact of the proposed drainage on scheduled archaeological remains beneath the building - Conditions within the approval ensured EH comments are adhered to.
33	22/09/2009	09/01592/LBC	Inglis And Son Ltd 52 - 54 Stonegate York YO1 8AS	Retention of Repainting of shopfront and new sign writing on fascia	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
34	12/10/2009	09/01852/LBC	Heslington Hall University Of York University Road Heslington York YO10 5DD	Internal alterations to meet Disabled Discrimination Act in respect of emergency escape routes	Permitted	EH had no objections to the principle of the development though requested conditions covering wiring runs and conduits. Subject to these details EH recommend the application be determined based on national and local policy and CYC conservation advice.
35	16/10/2009	09/01477/LBC	Mala Carpets 35 Micklegate York YO1 6JH	Retention of non-illuminated fascia sign	Refused	N/A - Application refused
36	19/10/2009	09/01916/LBC	Cedar Court Grand Hotel Station Rise York YO1 6GD	Display of 2no temporary non illuminated signs	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
37	23/10/2009	09/01962/LBC	Cedar Court Grand Hotel Station Rise York YO1 6GD	Installation of internal and external CCTV cameras	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
38	29/10/2009	09/01983/LBC	Flat D Oliver Sheldon House 17 Aldwark York YO1 7BX	Internal alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
39	05/11/2009	09/02008/LBC	Bootham Park Hospital Bootham York YO30 7BY	Single storey rear extension, new external ramp and railings and internal and minor external alterations	Permitted	EH did not object in principle to the proposals, which they considered would be carried out in a manner that protected the heritage significance of the building. Details were agreed showing the junctions between the existing building and the proposed new extension. Subject to a number of issues to be addressed EH did not wish to be consulted further on this application
40	16/11/2009	09/02073/LBC	Cedar Court Grand Hotel Station Rise York YO1 6GD	Installation of 4no. windows on north east elevation and internal alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
41	16/11/2009	09/02064/LBC	27 St Georges Place York YO24 1DT	Internal alterations (revised scheme)	Permitted	EH objected to the original scheme, however, following amendments withdrew their objection and recommended the application be determined based on national and local policy and CYC conservation advice.
42	16/11/2009	09/02061/LBC	Crown Court The Castle York YO1 9WZ	Internal alterations to include a secure dock to court 1 and alterations to cells.	Permitted	EH had no objections to the principle of the proposals, however, several details needed to be addressed should consent be granted. Once addressed EH made no further comments and recommend the application be determined based on national and local policy and CYC conservation advice.
43	25/11/2009	09/02127/LBC	University Of York The Kings Manor Exhibition Square York YO1 7EP	Installation of CCTV cameras and bulkhead light fittings	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
44	08/12/2009	09/02206/LBC	61 Micklegate York YO1 6LJ	Display of non-illuminated sign to front	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
45	16/12/2009	09/02258/LBC	Castle Museum The Castle York YO1 9RY	External and internal alterations at ground and first floor levels in concourse and debtors prison	Permitted	EH broadly supported the application subject to details of archaeological mitigation being submitted and additional details relating to several parts of the proposed development. It was advised that Scheduled Monument Consent would be required. These requests were conditioned within the approval.
46	21/12/2009	09/02267/FUL	All Saints Roman Catholic Upper School Mill Mount York YO24 1BH	Temporary siting of two storey mobile classroom unit for three years (resubmission)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
47	21/12/2009	09/02180/LBC	38 Shambles York YO1 7LX	Internal and external alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
48	12/01/2010	10/00001/LBC	22 St Saviourgate York YO1 8NN	Rear extension, internal and external alterations and alterations to boundary walls and gates	Permitted	Subject to a small number of recommendations EH made no further comments and recommend the application be determined based on national and local policy and CYC conservation advice.
49	14/01/2010	10/00054/EIAS N	West Offices Station Rise York YO1 6HT	Screening opinion for whether an environmental impact assessment is required for refurbishments and extensions to West Offices	Environmental Impact Assessment Not Required	EH did not return comments on this application
50	18/01/2010	09/02062/LBC	The Rock Church Priory Street York YO1 6ET	Display of 1 no internally illuminated notice board to the front elevation and 3 no down-lighters above the entrance (retrospective).	Refused	N/A - Application refused
51	22/01/2010	10/00083/LBC	Crown Court The Castle York YO1 9WZ	Application of non-slip surface to steps and erection of handrails on steps to 'Defendants' Entrance.	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
52	29/01/2010	10/00128/LBC	Cedar Court Grand Hotel Station Rise York YO1 6GD	External ramp with in-ground lights to illuminate front entrance	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
53	03/02/2010	10/00030/LBC	Marygate Tower Marygate York YO30 7BH	Display of 1 No. advertisement board	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
54	03/02/2010	10/00168/LBC	The Palace Bishopthorpe Road York YO23 2QE	Installation of metal grille and gate to the folly	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
55	11/02/2010	10/00271/LBC	Cliffords Tower Tower Street York YO1 9SA	Erection of 9 metre high flag pole to the top of the tower	Withdrawn	N/A - Application withdrawn
56	22/02/2010	10/00329/LBC	George Scott 81 Low Petergate York YO1 7HY	Removal of internal partition walls	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
57	01/03/2010	10/00332/LBC	49 Bootham York YO30 7BU	Internal and external to Nos 47 and 49 Bootham including re-roofing of No 47	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
58	03/03/2010	10/00346/LBC	Bootham School 51 Bootham York YO30 7BT	Removal of a redundant metal fire escape	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
59	15/03/2010	10/00318/FUL	Holy Trinity Church Micklegate York YO1 6LE	Railings and gate to north side of tower	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
60	16/03/2010	10/00456/LBC	Black Swan Inn Peasholme Green York YO1 7PR	Reinstatement of chimney stack in roof valley	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
61	23/03/2010	10/00507/LBC	35 Micklegate York YO1 6JH	Retention of a suspended ceiling on the ground floor	Refused - Appeal in Progress	Application refused, however, EH before decision issued did not wish to make comments and recommend the application be determined based on national and local policy and CYC conservation advice.
62	30/03/2010	10/00584/LBC	Amanuensis Ltd Acomb House 23 Front Street York YO24 3BW	Installation of solar panels to central valley of roof	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

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.