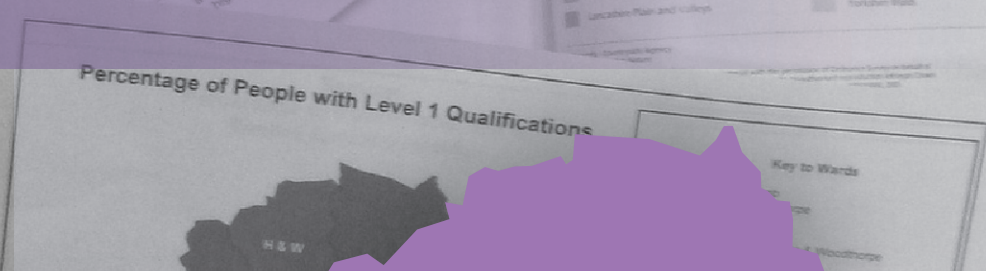




Table 6.1: Population Age Structure 2008

2008 Total Population: 163,176

Age Range	Population	% of Total
0-4	10,115	6.2
5-9	9,547	5.8
10-14	10,237	6.3
15-19	10,237	6.3
20-24	10,237	6.3
25-29	10,237	6.3
30-34	10,237	6.3
35-39	10,237	6.3
40-44	10,237	6.3
45-49	10,237	6.3
50-54	10,237	6.3
55-59	10,237	6.3
60-64	10,237	6.3
65-69	10,237	6.3
70-74	10,237	6.3
75-79	10,237	6.3
80+	10,237	6.3
Total	163,176	100.0



City of York

LDF

Local
Development
Framework

Annual Monitoring Report 2008/09

December 2009

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Section 1: Executive Summary

The Requirements of the Annual Monitoring Report

- 1.1 This is the fifth 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 2008 to 31st March 2009.
- 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 2008 to 31st March 2009. Annex 1 to the main report lists the definitions for the 17 Core Indicators.

Business Development and City Centre

- 9.9 hectares of employment land was developed for business use, which equates to 18315.6 square metres of gross internal floorspace.
- Just over 2,200 square metres of the employment land developed for business use was located on sites allocated for employment use.
- 2.0 hectares of employment land was developed for other uses.
- 54.9% of the total employment land completions were on previously developed land.
- 99% of all development during 2008/09 was within 30 minutes public transport time of: a GP; a community hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s). 95% of all development was within 30 minutes public transport time of York District Hospital

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 The Regional Spatial Strategy (RSS) For Yorkshire and the Humber was adopted in May 2008. Policy H1 in the document stipulates that council's need to improve and increase housing stock and should ensure an annual average delivery of net additional dwellings. The revised figures for York in the RSS is 640 net additional homes per annum between 2004 and 2008 and 850 net additional homes from 2008 until 2026. The housing trajectory has been based upon these targets.
- Between 2003 and 2008 3,912 additional dwellings have been completed in York.
 - For the period 1st April 2008 to 31st March 2009 451 net additional dwellings were completed in York.
 - It is anticipated that 593 net additional dwellings will be completed in 2009/10 and an additional 4,145 net dwellings will be completed between 2010/11 and 2014/15
 - The density (dwellings per hectare) for completed dwellings in 2008/09 was an average of just over 50 dwellings per hectare.

- 90% of all new dwellings achieved greater than the national target of at least 30 dwellings per hectare during 2008/09. 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 fifth year over 90% of housing development has taken place on brownfield sites which meets the targets set locally, regionally and nationally.
- During the period 2008/09 151 additional affordable homes were built. 87 of these homes were provided through the planning system which is 19.3% of the total completions in 2008/09 (451 homes).
- In 2008/09 52% of all housing completions were houses and 48% flats.

Environmental Quality

- In 2008/09 there was a loss of 4.75ha of land of biodiversity importance and an addition of 195.63ha. The total area of land of biodiversity importance in York is 1,588 ha.
- The City of York has 3 open spaces which have been awarded Green Flag Award status. These were: Rowntree's Park, West Bank Park and Glen Gardens. This meets the target for 2008/09.
- During 2009/09 there were 3 recorded planning applications which included renewable energy schemes
- There was a 10% per capita reduction in CO2 emissions during 2008/09 which meets the Local Area Agreement target

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 2008/09 there was 629kg of residual waste produced per household. The target for 2009/10 is 617kg and the latest figure for 2009/10 is 586kg per household which is on progress to meet the target agreed in the Local Area Agreement
- In 2008/09 45.1% of household waste was re-used, recycled or composted. The latest figure for 2009/10 is 45.2% which falls short of the target set of 47.9%.
- 55.1% of household waste was sent to landfill in 2008/09 and the target set for 2009/10 is 52.6%
- Total waste arisings in 2008/09 in York was 113,780 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) 6765.4 (B1b) 0 (B1c) 1327	191	7959.8	2787		19030.2
BD2: Amount of floorspace by type, which was on previously developed land	(B1a) 47.2% (B1b) 0% (B1c) 12.7%	1.5%	12%	26.6%		100%
Local Indicator: Amount of floorspace developed for employment by type in employment areas (Premier or Standard allocated land)	Premier: (B1a) 0 (B1b) 0 (B1c) 0	0	0	0		2232
	Standard: (B1a) 6765 (B1b) 0 (B1c) 1327	191	7959	468		
	Non allocated sites: (B1a) 6511 (B1b) 0 (B1c) 1277	184	7661	450		16083
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 : (B1a, b & c): 6.5	1	0	4.30	16.3	28.1
	Allocated land With permission ⁷ : (B1a, b & c): 0.96	0	0	1.1	1.02	3.08
Unallocated land with permission (B1a, b & c): 8.64	2.20	2.35	0	0.18	13.37	
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	1.15	0	6765.4	3560	10326.55	

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.

Core Output Indicators: Business Development

b. Amount of completed retail, office and leisure development in the City Centre	0.01	0	1314	0	1314
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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)	640 (pa) – 2004 to 2008 850 (pa) – 2008 to 2026
H2(a): Net additional dwellings in previous years Net additional dwellings over the past 5 years (2003 to 2008)	3912
H2(b): Net additional dwellings - for the reporting year Net additional dwellings for 2008/09 from a gross total of 502 completions	451
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 01/10/09 (338 net) + anticipated completions by 31/03/10 (255 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 	593 1166 1760 94 1141

Core Output Indicator H3:

Percentage of new and converted dwellings on Previously Developed Land

	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	Average 1999-2009
Total Number of Dwellings Through New Build and Conversions	887	712	1020	844	669	1193	949	875	557	502	820.80
Gain of Dwellings Through New Build and Conversions on PDL	480	416	881	700	601	1145	914	828	528	478	697.10
BVPI 106:% of New Homes Built on PDL*	54.11%	58.43%	86.37%	82.94%	89.84%	95.98%	96.31%	94.63%	94.79%	95.22%	84.93%

Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller)

Net additional pitches for gypsies and travellers	Permanent	Transit	Total
Totals	0	0	0

Core Output Indicator H5: Gross Affordable Housing Completions			
	Social rented	Immediate Homes Provided	Affordable homes total
Gross affordable housing completions	114	37	151

Local Output Indicator: Housing Density – Completion Density Ranges:		
	Number of dwellings built in 08/09	Number of dwellings built as a %
Less than 30 dwellings per hectare	42	11
Between 30 and 50 dwellings per hectare	110	28
Above 50 dwellings per hectare	239	61
Totals	391	100

Local Indicator: Housing Density – Completion Densities by zone		
	Number of new dwellings built in 08/09	Average density
City Centre	14	85
Urban Areas	353	55
Non urban or city centre	24	13
Totals	391	

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:	99.6	95.6	95.2	99.6	98.4	98.6	99.0

Core Indicator : Waste			
		Results	
	Total Capacity (m³, tonnes or litres)	Maximum annual operational throughput (tonnes (or litres if liquid waste))	
W1: New waste facilities	0	0	
W2. Amount of municipal waste arising, and managed by managed type, and the percentage each management type represents of the waste managed.	Landfill (and liquid treatment)	55.1	62,750
	Recycle, reuse & composting	43.6	49,700
	Other	1.17	1,330
Total		100%	113,780

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 2008/09	0
E2: Change in areas and population of biodiversity importance, including:	
i. Change in priority habitats and species (by type); and ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Changes in area (ha) of biodiversity importance <ul style="list-style-type: none"> • 4.75ha loss • 195.63ha addition Total change 190.88ha
E3: Renewable energy capacity by type	3 recorded schemes for biomass municipal (and industrial) solid waste combustion with capacity of 954.1 MW

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 2008/09 Annual Monitoring Report (AMR) is the fifth to be monitored for the City of York Council and addresses the period 1st April 2008 to March 31st 2009. 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 fifth 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.
- 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 PPS12⁸ (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, Sustainability Appraisal etc.

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

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

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 agenda⁹. 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 Table 1 below. It should also be noted that two of the indicators (PS20 and PS21) are being specifically led by the government.

Table 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

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

⁹ Creating Sustainable Communities, ODPM, 2005

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 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 Monitoring¹⁰, 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 Directive¹¹. 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 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

¹⁰ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

¹¹ European Community Directive 2001/42/EC 'the assessment of the effects of certain plans and programmes on the environment'

2009. SA Scoping reports and initial statements for consultation reports have also been undertaken for the Allocations DPD, the York Northwest Area Action Plan and City Centre Area Action Plan.

- 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 2008/09 AMR is the fifth to be produced by City York Council and addresses the period 1st April 2008 to March 31st 2009.
- 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 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 2008¹² which update the original set released in October 2005¹³ 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.

¹² Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, July 2008

¹³ 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 the 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 However, in June 2008, a revised PPS12 was published, which incorporated a number of changes which the Council has now reflected in a revised LDF program, which were incorporated in a revised LDS (December 2008). One of the key changes in the revised PPS12 which affects the AMR is the dropping of the 'Issues and Options' and 'Preferred Options' as formal stages and requiring consultation before, rather than after submission.
- 4.4 The December 2008 LDS (hereafter referred to as the LDS), to which this AMR is considered against, is the third LDS produced by the City of York Council. 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 essentially has three roles. Firstly it provides the starting point for the people of the City of York to find out about the current planning policies for the area, secondly the LDS sets out the timetable for the preparation of the Local Development Documents and finally it sets a timetable for the review of the LDDs once they have been prepared.
- 4.5 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).
- 4.6 The LDS which this AMR is considered against, was approved in December 2008 and establishes that preparation of the document for publication 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

- 4.7 Each proposed LDD is listed in table 4.1 together with a brief review of progress in meeting milestones to date. Where changes to milestones are thought to be needed, a general indication of these is given rather than precise dates.

Table 2: Comparing Local Development Document Preparation to milestones in the LSS

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 (Oct 2008 – Aug 2009)	<p>During the year, preparation of the document for publication and ongoing consultation continued. Further preparation work was undertaken to help increase the robustness of the document and to help ensure that York didn't fail the test of soundness.</p> <p>To aid this process, work progressed on a number of evidence base documents, including the SHLAA, Employment Land Review (finalised February 2009), Open Space, Sport and Recreation Study (finalised December 2008), York Central Retail Study, Biodiversity Audit (SINC Review), Biodiversity Action Plan, Green Infrastructure.</p>	No issues or slippage based on the December 2008 LDS.	
Allocations Development Plan Document (DPD)	From LDS (December 2008): Preparing document for publication and ongoing consultation (Oct 2008 – Dec 2009)	Consultation on the Issues and Options Allocations DPD was undertaken between March and May 2008. Following the consultation, work has progressed on assessing the consultation responses. In particular, new sites were assessed through emerging evidence base documents – SHLAA and Employment Land Review.	No issues or slippage based on the December 2008 LDS.	
York Northwest Area Action Plan	From LDS (December 2008): Preparing document for publication and ongoing consultation (Oct 2008 – Jan 2010)	Consultation responses were reported to members in May 2008. In July 2008, a revised vision, with objectives, spatial relationship and thematic approach for Preferred Options stage of the work was agreed by members. Following this, work was progressed on option refinement, production of evidence studies for the area and liaison with stakeholders.	No issues or slippage based on the December 2008 LDS.	None required.
City Centre Area Action Plan	From LDS (December 2008): Preparing document for publication and ongoing consultation (Oct 2008 – Jan 2010)	Consultation on Issues and Options took place from July to September 2008. Ongoing preparation of the document for consultation took place after Issues and Options consultation.	No issues or slippage based on the December 2008 LDS.	

Section 5 – Core Output Indicators and Local Output Indicators

Core 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 have been useful and successful over the past 4 years. The revised set of indicators have been included within this AMR for 2008/09.
- 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 2008/09 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 is essential that the LDF Core Output Indicators provide information that can feed into the monitoring of the regional indicators. The core indicators have now been matched to those needed to monitor the Regional Spatial Strategy to build up a regional picture of spatial planning performance. Data in this report has therefore also been used to inform the preparation of the Yorkshire and Humber Regional Spatial Strategy AMR.
- 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 document¹⁴. 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 Annex 1 of this report.

¹⁴ Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, Feb 2008.

Indicators for the City of York 2008/09
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	2008/09 (m²)	Gross internal floorspace (m² – 3.75%)*
B1(a)	6765.4	6511.4
B1(b)	0	0
B1(c)	1327	1277.2
B2	191	183.8
B8	7959.8	7660.9
B2/B8	2787	2682.3
TOTAL	19030.2	18315.6

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 2008 and March 2009 there were 41 completed employment permissions totalling 9.9 hectares of land and equating to just over 19,000m² of floorspace or 18,000m² of gross internal floorspace. Of the floorspace completed 35.5% was for B1a use, 1% for B2 use and 14.6% for mixed use B2/B8. Over the previous two monitoring years there has been an increase in the development of B2 making it the second highest business use development last year. This trend however appears to be changing with Storage and Warehousing (B8) uses dominating the completions for 2008/09.

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

Use Class	Total internal floorspace developed on PDL 2008/09 (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)	4932.4	47.2%	72.9	25.9
B1(b)	0	0%	0	0%
B1(c)	1327	12.7%	100	7%
B2	161	1.5%	84.3	0.8%
B8	1251.9	12%	15.7	6.6%
B2/ B8	2787	26.6%	100	14.6%
Total	10459.3	100%	-	54.9%

* 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 allocated both Greenfield and Brownfield sites for development. This year 54.9% of all development was on previously developed land. This compares to 60.4% the previous year, 51.7% in 2006/2005 and 57.9% in 2005/06.

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)	6.5	0.96	7.85
B1(b)		0	0
B1(c)		0	0.79
B2 only	1	0	2.20
B8 only	0	0	2.35
B2/B8	4.30	1.1	0
B1/B2/B8	16.3	1.02	0.18
Total	28.1	3.08	13.37

* 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 Core Output Indicator 1d shows that there is 28.1 hectares of allocated land that is available for development compared to just over 28.8 ha in the last AMR. Only 3.08 ha of allocated land has planning permission, although this does not include those sites where construction has started or outline planning permissions.
- 5.13 13.37 hectares of employment land has permission on non-allocated existing and new sites. This category includes changes of use and conversions as well as new employment land development. Totals for the amount of land with planning permission may be higher than in previous employment land monitoring reports for City of York due to the more accurate monitoring.
- 5.14 The results for this indicator differ from those presented in the Regional Annual Monitoring Report as at a regional level we are now monitoring available land in line with the results of our Strategic Housing Land Availability Assessments and Employment Land Review. This AMR document, however, monitors our current Local Plan and the land allocated within it. The table presented to the region can be seen below for reference.

BD3 - Employment land available - by type							
N.B. UCO B1 to include B1a as well as b and c							
<i>Land available includes (i) sites allocated for employment use in Development Plan Documents and (ii) sites for which planning permission has been granted for employment uses, but not included in (i)</i>							
	B1			B2	B8	Mixed Use'	Total
	1a	1b	1c			B2 and B8	
	hectares	hectares	hectares	hectares	hectares	hectares	hectares
Area of employment land available (less than 0.4ha)	0.25	0					0.25
Area of employment land available (equal to or greater than 0.4ha)	10.67	25				162	197.7
Total employment land available	10.92	25	0	0	0	162	197.92
Any Comments:							
Figures for B1c, B2 and B8 are all included within the mixed use categories. These figures have been derived from the City of York Employment Land Review undertaken in 2009.							

CORE INDICATOR BD4:

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

Use Class	2008/09 Total m ²	2008/09 in York Town Centre*
A1	1.15	0.01
A2	0	0
B1(a)	6765.4	1314
D2	3560	0
TOTAL	10326.55	1314.01

* 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:

- 5.15 Of the floorspace completed above, 12.7% of the total floorspace has been within the town centre of York. The majority of this floorspace has been for Office Space completions. The high amount of leisure completed is accounted for by the development of a large out of centre gym complex which includes a swimming pool and outdoor sports pitches.

LOCAL INDICATOR:

Amount of gross internal floorspace developed for employment by type in allocated employment sites and non allocated employment sites*:

Use Class	Allocated Sites (m ²)				Non allocated sites (m ²)	
	Premier		Standard		Floorspace	Gross internal (-3.75 %)
	Floorspace	Gross internal (-3.75 %)	Floorspace	Gross internal (-3.75 %)		
B1(a)	0		0	0	6765	6511
B1(b)	0		0	0	0	0
B1(c)	0		0	0	1327	1277
B2	0		0	0	191	184
B8	0		0	0	7959	7661
B1/B2/B8	0		2319	2232	468	450
Total	0		2319	2232	16710	16083
Subtotal (gross internal)	2232				16083	
Grand Total	18315					

*Allocated Employment sites are employment allocations as per the City of York Development Local Plan. See full definition in Annex 2.

Relevant Policies: E1a: Premier Employment Sites
 E3a: Standard Employment Allocations

Targets: No target identified

Performance

5.16 From the results above it can be seen that over three quarters of the floorspace developed this year has been on non allocated employment sites. There have been no recorded completions on premier employment sites but nearly 2,500m² of gross internal floor space has been completed on standard allocated sites.

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	0.1
Unallocated/existing sites	1.9
Total in local authority area	2.0
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:

5.17 During 2008/09 2.0 ha have been lost to other uses compared to 2.8 hectares in 2007/08, most of which have been unallocated or existing employment sites

Housing

5.18 Planning Policy Statement 3: Housing (PPS3) was published in November 2006 following the Treasury Commissioned Baker Review on housing supply. 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.

5.19 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.

5.20 In determining whether a Local Authority is achieving housing delivery consistent with its targets and policies PPS3 and Planning Policy Statement 12¹⁵ requires that a housing trajectory be produced showing a progress report of past housing supply together with anticipated future delivery rates.

5.21 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.

¹⁵ Regulation 48(7) and paragraph 4.48 of The Town & Country Planning (Local Development) (England) Regulations 2004 – PPS 12

- 5.22 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.
- 5.23 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.
- 5.24 PPS3 also requires that Local Planning Authorities identify and maintain a rolling 5-year supply of deliverable land for housing (Paragraph 7) as this influences how planning applications are determined. The latest assessment of potential sites brought forward as a result of our Draft Strategic Housing Land Availability Assessment has not yet been fully completed. Therefore, for the purposes of this report our housing trajectory has been based on a five year housing supply and conforms with the latest advice from DCLG and the Planning Inspectorate.

Historic Housing Completions and Anticipated Delivery to March 2015	
Net additional dwellings over the past 5 years (2003 to 2008)	3912
Net additional dwellings for 2008/09 from a gross total of 502 completions	451
Projected net additional dwellings from 2009 to 2015 including:	
• Completions at 1 st October 2009 (338 net) and anticipated completions by 31 st March 2010 (255 net)	593
• Net outstanding residential planning permissions on non-allocated sites	1166
• Housing Allocations with planning permission phased up to March 2015	1760
• Housing Allocations without planning permission anticipated to deliver housing within the next five years	94
• Sites with consent subject to S106 Agreements and sites with development briefs or part of area action plans	1141
TOTAL	4754
Annual net additional requirement (from Regional Spatial Strategy 2008, Table 12.1)	640 (pa) – 2004 to 2008 850 (pa) – 2008 to 2026
Annual average number of net additional dwellings needed to meet the overall housing requirements (2009 to 2015)	779

• **Local Policy:**

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 represents 27% of the approved RSS annual rate for "York/North Yorks". New RSS requirement levels have now superseded this target.

NB. For future trajectories both housing requirements and timescales will be adjusted in accordance with approved RSS 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

RSS Targets: - Net additional dwellings per annum (2004 – 2008)	640
(2008 – 2026)	850
- Total net additional dwellings to be completed during the period 2004/05 to 2014/15	8,510

**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 recently adopted Yorkshire and Humber Plan Regional Spatial Strategy to 2026 (May 2008) sets 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 reflect the balance between its significant economic role and safeguarding the historic City's environment and setting and have taken into account the latest evidence about household growth in the region.

	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.

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

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

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

5.25 For the period between 2003 and 2008 a total of 3912 net additional dwellings have been completed in the City of York Local Authority area at an average of 782 dwellings per year. Table 3 below indicates that the vast majority of additional properties were new build, with approximately 17% resulting from changes of use and conversions to existing properties. Typically demolitions of residential properties in York are low, however, in 2003/04 three development schemes accounted for 121 demolitions. Since that time demolitions have reverted back to their more typically low rates and averaged around 20 demolitions over the four years between 2004 and 2008.

Table 3: Net additional dwellings between 2003-2008

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2003-2004	669	523	16	122	136	525
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
2003-2008	4243	3476	91	563	218	3912

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	Latest 2008/09	On Target	Improving (from 2007/08)
850	850	850	451	No	-13.8%

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

5.26 For this monitoring period a total of **451** net additional dwellings have been completed from a gross total of 502 additional homes. Whilst conversions and changes of use have increased slightly compared to more recent years, a total of just 13 demolitions took place within the local authority area.

- 5.27 For the second successive year completions have fallen below the required target set through the RSS, however, a number of factors contributed to a lower return;-
- Large sites which have commenced construction, such as the Hungate and Birch Park developments, did not contribute to completions in the monitoring period and high rates of completions on these sites are anticipated over the next few years.
 - Following a sustained period of buoyant market conditions, a slow down experienced within the housing sector has ultimately affected completion rates. Whilst recovery is anticipated in the housing market the short term view is that low levels of completions may continue in the next two to three years (this is reflected in the housing trajectory shown later in this report).
- 5.28 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.

Table 4: Net additional dwellings in 2008/09

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2008-2009	502	391	23	50	13	451

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

- 5.29 In the absence of a published final Strategic Housing Land Availability Assessment (SHLAA) which will ultimately assess the amount of anticipated housing land coming forward in the long term, with indications of the levels of housing this will deliver at realistic time scales, we consider that the provision of a 5 - year housing supply is appropriate for this AMR.
- 5.30 Once we have fully assessed deliverable sites through availability, suitability and achievability analysis as part of the SHLAA process, we anticipate that a housing trajectory projecting forward at least 15 years will be included in future reports. Until this time a five year projection will be used, falling in line with National Indicator 159, 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**
- 5.31 During the first six months of the current monitoring year a total of 338 (net) housing completions have taken place. A further 255 (net) completions are anticipated for the remaining part of the year bringing an estimated total of **593** completions combined.
- Outstanding permissions**
- 5.32 Housing commitments on non-allocated sites at 31st October 2009 totalled 1310. As an estimated 144 houses are expected to be sourced from this total for the

remainder of 2009/10, an anticipated **1,166 net additional** dwellings are due for completion over the next five year period.

- 5.33 Completions over the next five years on allocated sites with permission or which are part complete have been estimated to deliver **1,760** net additional homes when phasing is taken into account. This figure excludes the anticipated 111 houses due for completion in the remaining six months of this monitoring year.

Sites With The Principle of Development Accepted

- 5.34 Within this category there are a number of sites where the principle of development has been accepted;

1. Planning Consent Granted Subject to an Unsigned Section 106 Agreement
At the time of writing this report an application at Shipton Street School had permission for **37** houses subject to a S106 being agreed
2. Sites Where a Development Brief has been Accepted
The strategic sites at York Central, British Sugar, Terry's and Nestle South have all been assessed to deliver up to **1,114** net additional homes over the next five years.
3. Remaining Allocated Sites Without Permission
There is currently a capacity of up to **94** 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 next five years.

- 5.35 An assessment of housing delivery has been made from this potential source of supply and, taking into account phasing, a total of **1,235** should be completed by 31st March 2015.

Net Additional Dwellings Anticipated Over The Next Five Years

- 5.36 Combining the above totals, **4,161** dwellings are anticipated from outstanding permissions on both allocated and non-allocated sites together with allocations without permission over the next five years.

Potential Housing Sites Not Included Within The Trajectory

Sites Identified Through The Strategic Housing Land Availability Assessment

- 5.37 Phase 1 of the SHLAA identified sites with a potential of up to 997 additional dwellings and could offer new choices for the Allocations Development Plan Document (DPD). These, along with sites identified in Phase 2 of the study, will form the basis of future allocations. However, until the SHLAA process has been fully completed and the final stakeholder consultation has taken place prior to publication of the final SHLAA no account has been made in the trajectory of sites identified through the SHLAA process.

Windfalls

- 5.38 Over the last 10 years windfalls sites have accounted for on average, 460 dwellings per year, however, for the purposes of this report, and in accordance with advice provided in PPS3, an allowance for windfalls has not been included in the five-year housing projection. The Council has asked officers to challenge the government guidance that no windfalls can be taken into account. If we receive a positive response we will include windfalls. If we do not receive a positive response we will continue to exclude them as per the guidance.

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

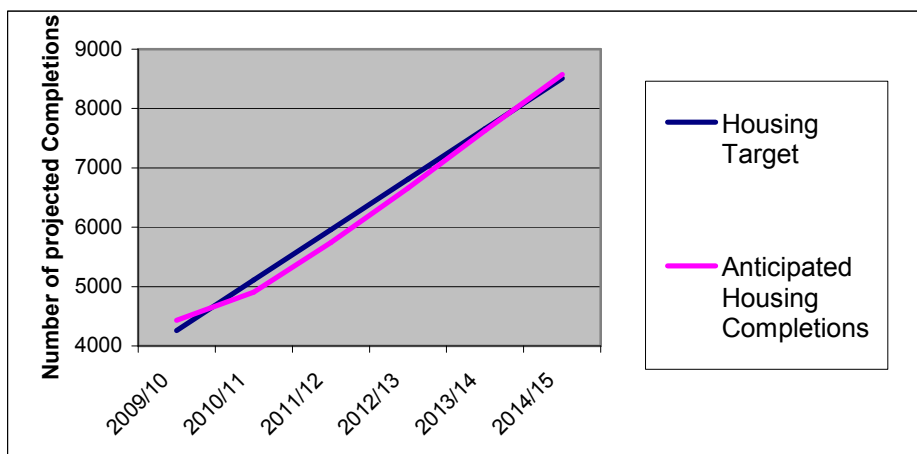
The Housing Trajectory

- 5.39 As stated earlier in this report our housing trajectory has been based on a 5-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.
- 5.40 All sites in our opinion are **deliverable** in terms of producing likely housing completions within the next five 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 five years.
- 5.41 Table 5 and Figure 1 indicate the anticipated delivery of housing over the next five years, together with providing details of past completion rates and most recent housing targets, all which have been explained earlier in this report.
- 5.42 An estimate of land take up has been made within the table based on anticipated housing delivery over the next five years. As conversions to existing houses does not require additional land these predicted completions have been removed from the calculation.
- 5.43 The managed delivery target indicates what needs to be achieved to ensure that house build 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.
- 5.44 The managed line has been calculated through the following method using the total plan target from 2004 to 2015 (8,510) less the cumulative rate of completions divided by the number of years the plan strategy has left to run. For example, for 2009/10 this equates to;-
- Total cumulative target to 2014/15 (8,510) less completions to date (3,838)
divided by 6 years = 779 additional houses required per year.
- 5.45 As can be seen from table 5 it may be concluded that York can provide evidence of a five year supply of housing, with an anticipated over-supply of **82** homes over this timescale. It will also be noted that we anticipate a shortfall in supply in the short term (years 1 - 4 or the trajectory), however, once the sites assessed through the SHLAA are added to the trajectory there will be an amount of flexibility in the supply should economic or market forces adversely affect delivery on housing sites over the full five year period.

Table 5 Five-year housing supply table

								Year 1	Year 2	Year 3	Year 4	Year 5	
		2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Totals
H2(a) Net additional dwellings - in previous years		1160	906	798	523	451							3838
H2(b) Net Additional Dwellings - for the reporting year							593						593
H2(c) Net additional dwellings in future years	a) Net additions							475	842	924	972	948	4145
	b) Hectares							11.42	18.82	22.91	22.26	23.18	
	c) Target	640	640	640	640	850	850	850	850	850	850	850	8510
Cumulative Completions		1160	2066	2864	3387	3838	4431	4906	5748	6672	7644	8592	
Cumulative Target		640	1280	1920	2560	3410	4260	5110	5960	6810	7660	8510	
Over/Under Supply of Housing		520	786	944	827	428	171	-204	-212	-138	-16	82	
Managed Delivery Target							779	816	901	921	919	866	-82

Figure 1: Five-year housing supply graph



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

	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	Average 1999-2009
Total Number of Dwellings Through New Build and Conversions	887	712	1020	844	669	1193	949	875	557	502	820.80
Gain of Dwellings Through New Build and Conversions on PDL	480	416	881	700	601	1145	914	828	528	478	697.10
BVPI 106:% of New Homes Built on PDL*	54.11%	58.43%	86.37%	82.94%	89.84%	95.98%	96.31%	94.63%	94.79%	95.22%	84.93%

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% .

¹ PPS3 - Housing: Paragraph 41

² RSS12: Policy H2

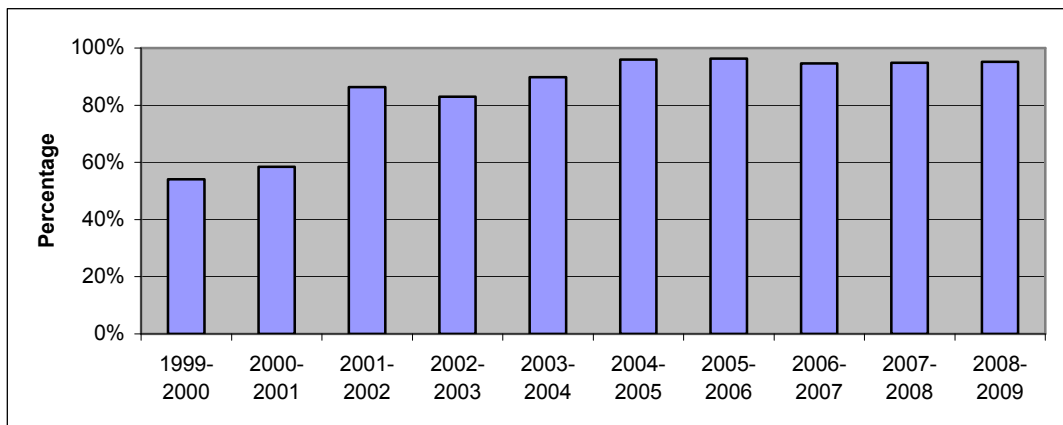
*See PPS3 – Housing Paragraph 41

**See RSS 12 – Policy H1

Performance:

- 5.46 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 six years. An average of almost 85% of all development since 1999 has taken place on brownfield sites, and for the fifth consecutive year a figure in excess of 90% has been attained.
- 5.47 In accordance with PPS3 agricultural farm building conversions for 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. Almost 21% of all York’s greenfield developments in 2008/09 came from this source.
- 5.48 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 2: Proportion of Dwellings Built on Previously Developed Land 1999 – 2009



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

- 5.49 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.

- 5.50 The Sub-regional Gypsy and Traveller Needs Assessment 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.
- 5.51 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
- 5.52 In total the three sites provide 55 individual pitches, most of which are large enough for two caravans and one or two vehicles. During the monitoring period no permissions were granted for additional pitches within the City of York boundary, whilst no loss of existing pitches was experienced.

LOCAL INDICATOR:
Percentage of New Dwellings Completed at:

(i) less than 30 dwellings per hectare
(ii) between 30 and 50 dwellings per hectare
(iii) above 50 dwellings per hectare

Density Ranges	Number of new dwellings built in 08/09	Number of dwellings built as a % of all dwellings
Less than 30 dwellings per hectare	42	10.74
Between 30 and 50 dwellings per hectare	110	28.13
Above 50 dwellings per hectare	239	61.13
Totals	391	100%

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

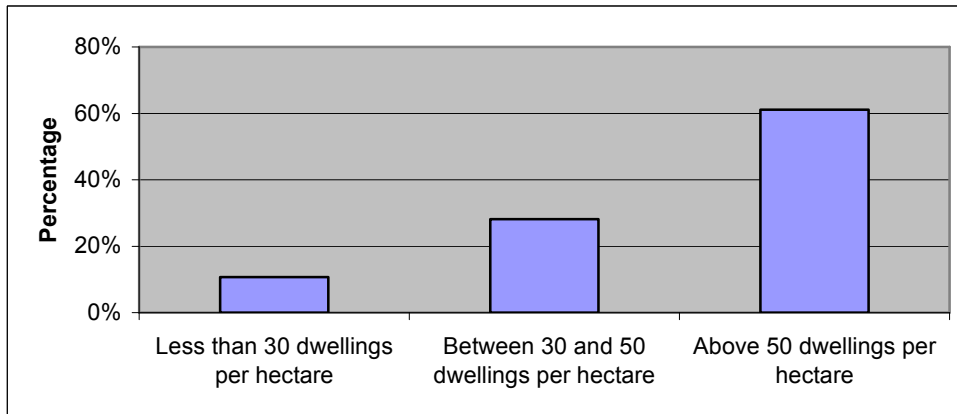
Targets:

- 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

- 5.53 Net density levels for new housing built over the 2008/09 monitoring period averaged just over 50 dwellings per hectare, well above the national density target of at least 30 dwellings per hectare. A total of almost 90% of all new dwellings achieved greater than 30 dwellings per hectare, and of this total around 61% were built at more than 50 dwelling per hectare (see Figure 3). 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.

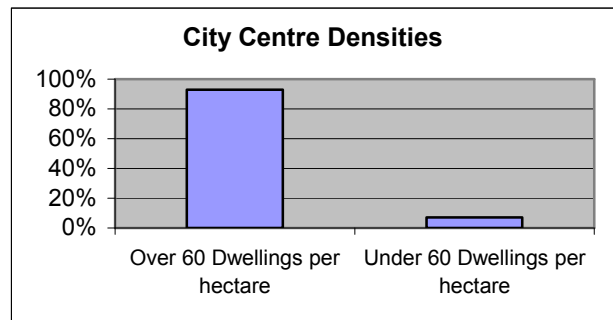
Figure 3: Densities Achieved Through New House Builds in York During 2008/09



5.54 In the tables 5, 6 and 7 below together with their associated charts, density has been assessed against the targets as set in the City of York Development Control Local Plan (2005) as highlighted above.

Table 6: City Centre Densities

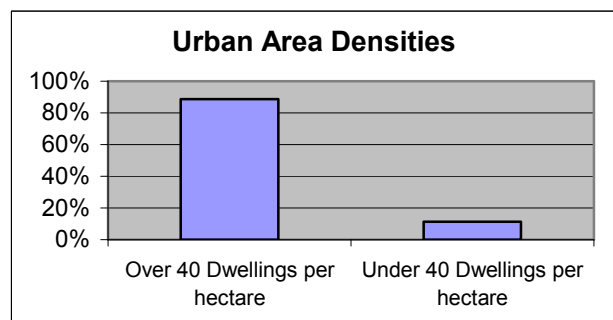
08/09 Completion Densities (City Centre)	Number of Dwellings	%
Over 60 Dwellings/ha	13	92.86
Under 60 Dwellings/ha	1	7.14
Totals	14	100%



Average density in City Centre = 85 dwellings/hectare

Table 7: Urban area completion densities

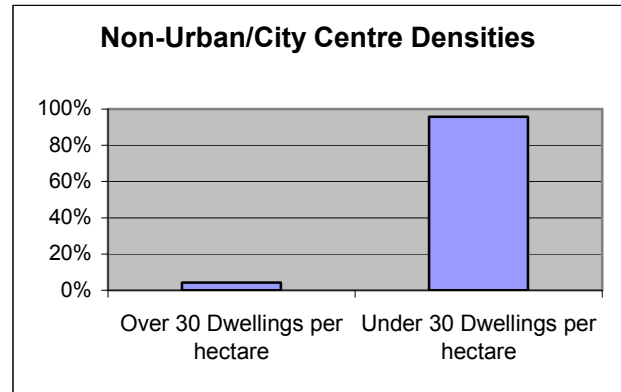
08/09 Completion Densities (Urban Area)	Number of Dwellings	%
Over 40 Dwellings/ha	313	88.67
Under 40 Dwellings/ha	40	11.33
Totals	353	100%



Average density in Urban Areas = 55 dwellings/hectare

Table 8: Non-urban / City Centre Location Completion Densities

08/09 Completions Non-Urban/City Centre Locations	Number of Dwellings	%
Over 30 Dwellings/ha	1	4.17
Under 30 Dwellings/ha	23	95.83
Totals	24	100%



Average density in Non-Urban/City Centre = 13 dwellings/hectare

5.55 The above tables illustrate 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, almost all of dwellings completed within Non-Urban Areas fell below a density level of 30 dwellings/hectare.

Affordable Housing

5.56 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 and has implications on all qualifying sites granted permission from that date. As many of the completions of affordable homes during the course of 2008/09 resulted from schemes approved before these amendments were made the impact of these policy changes will become 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	114	37	151

Housing Supplied Through The Planning System	Total Completions 2008/09
Net Additional Dwellings to Housing Stock	451
Net Additional Affordable Homes provided	87
% Of new homes built that are affordable dwellings	19.29%

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:
 1. Sites of 15 dwellings/0.3 hectares or more in urban areas, and
 2. 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	Latest 2008/09	On Target	Improving (from 2007/08)
280	350	Not set	151	No	No

5.57 The Council's second study of Housing Needs prepared in 2002 by Fordham Research concluded that there was a need to provide 950 affordable homes per year over the period 2002–2007. 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 although recent house building rates have been at relatively high levels, affordable housing provision is still an important issue to be addressed.

Performance (Gross Supply)

5.58 In accordance with National Performance Indicator (NPI) 155 which measures the gross supply of affordable housing, York experience an additional **151** affordable housing completions during the 2008/09 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.

5.59 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.

5.60 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.

- 5.61 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).
- 5.62 In York a discounted sale model has been established with house builders and Registered Social Landlords in order to realistically address affordable housing need. Discounts of between 50 and 60% off open market value have generally been agreed.
- 5.63 A breakdown of affordable housing supply shows that 114 social homes and 37 intermediate homes were provided over the monitoring period.
- 5.64 Further analysis reveals that 62 affordable homes were delivered through the National Affordable Housing Programme, a further 52 through Section 106 Schemes, whilst the remaining 29 were provide through other programmes such as purchase and repair and Golden Triangle HomeBuy Plus schemes.

Performance (Through Planning Consents)

- 5.65 During the twelve months of the monitoring period a total of 87 additional affordable homes were provided following planning approvals¹⁶ on eleven sites¹⁷ throughout the City of York area. From a total of 451 net additional dwellings for the year this represents 19.29% being affordable homes (see table 9). Of the eleven planning gain sites where affordable housing had previously been negotiated, a total of 122 dwellings were completed. Affordable home completions on these sites equates to 71 % of all completions and represents a higher rate than the latest target of 50% on qualifying sites largely due to four of the sites providing 100% affordable housing¹⁸.

Table 9: Number of affordable housing completions

	Planning gain sites with affordable housing agreed and where completions took place in 2008/09	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	11	4	2	5
Total dwelling completions on these sites	122	84	2	36
Number of affordable housing completions	87	51	2	34

- 5.66 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 completed at the post

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

¹⁷ Out of a total of 130 sites developed for housing during 2008/09.

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

2005 policy level of 50% (or more accurately, at the level agreed through negotiation and appraisal of site viability).

- 5.67 From a total of 87 affordable homes provided in the twelve-month period of this report, 78 were available for rent, whilst the remaining 9 units were discounted for sale (for the purposes of this report these are regarded as 'affordable housing'¹⁹).
- 5.68 A breakdown of house types and size based upon bedroom numbers is provided in table 10. This reveals that two thirds of completions were flats and the remainder were houses whilst nearly 60% of properties had two bedrooms.

Table 10: Housing mix through affordable housing completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached/Semi/Town House	0	7	20	2	0	29	33.3
Flat/Apartment/Studio	14	44	0	0	0	58	66.7
Totals	14	51	20	2	0	87	
%	16.1	58.6	23.0	2.3	0.0		

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

- 5.69 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.
- 5.70 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.
- 5.71 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.
- 5.72 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
- 5.73 Informal assessments can be carried out by anyone, however, formal assessments can only be carried out by an accredited Building for Life Assessor.
- 5.74 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.

¹⁹ 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)

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.

- 5.75 CABE will train at least one individual in every local authority in England to use Building for Life as an assessment tool. Over the next three years CABE will provide training, accreditation, support and monitoring free of charge, this will enable monitoring of this indicator in forthcoming years.

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 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 6 years with the resulting proportions of property type and size highlighted in tables 11 and 12 below.

Table 11: 2003-2009 Housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	2	24	52	193	85	356	7.50%
Semi-detached House	10	55	193	55	6	319	6.72%
Detached Bungalow	3	25	32	22	2	84	1.77%
Semi-detached Bungalow	7	14	5	0	0	26	0.55%
Town House/Terraced House	19	248	514	243	44	1068	22.51%
Flat/Apartment/Studio	831	1984	69	6	2	2892	60.95%
Totals	872	2350	865	519	139	4745	
%	18.38%	49.53%	18.23%	10.94%	2.93%		

Figure 4: 2003 - 2009 Housing mix by number of bedrooms

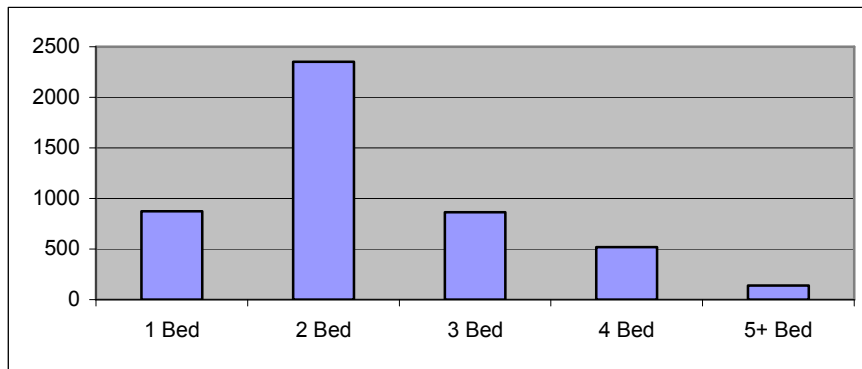
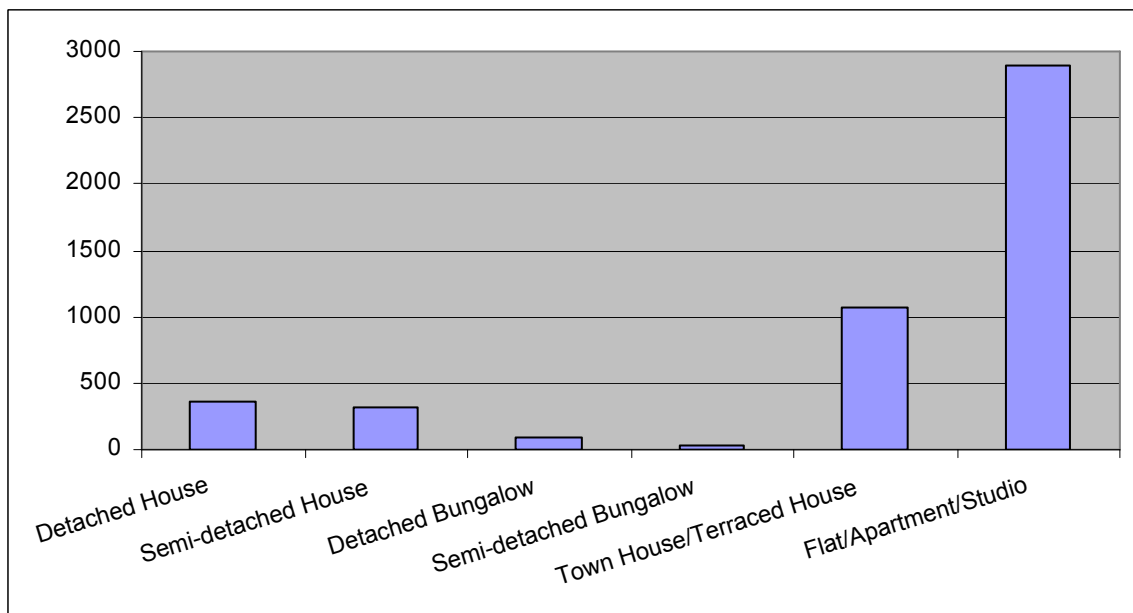


Figure 5: 2003 - 2009 Housing mix indicated by house type



5.76 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%.

Table 12: 2008 - 2009 housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	0	3	12	29	16	60	11.95%
Semi-detached House	2	0	6	0	3	11	2.19%
Detached Bungalow	2	4	4	3	1	14	2.79%
Semi-detached Bungalow	1	4	2	0	0	7	1.39%
Town House/Terraced House	5	36	66	44	14	165	32.87%
Flat/Apartment/Studio	98	143	3	1	0	245	48.80%
Totals	108	190	93	77	34	502	
	21.51%	37.85%	18.53%	15.34%	6.77%		

5.77 Over the last twelve months a larger proportion of houses have been completed compared to flats, whilst a closer match to the number of bedrooms per property targeted in the SHMA was achieved. For the monitoring period 59% of households were either 1 or 2 bed properties, whilst 51% were houses.

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	500	99.6
Hospital (incl. St Helens and White Cross Community Hosps)	480	95.6
Hospital (York Hospital only)	478	95.2
Primary School	500	99.6
Secondary School	494	98.4
Area of Employment	495	98.6
Major Retail Centre	497	99.0

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:

5.78 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 decided by The Department of Communities and Local Government (DCLG).

5.79 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 just over 95% was for developments with access to a hospital, these sites were generally located in the more rural areas of our authority area or on the fringe of the built up area. When we included the local

community hospitals in the analysis for a comparison, higher results were achieved (see results table on page 46).

- 5.80 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 envisaged that in future Annual Monitoring Reports this should be possible.

Environmental Quality

Flood Protection and Water Quality

- 5.81 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.
- 5.82 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.
- 5.83 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 2008/09	19
Planning applications refused	4
Planning applications withdrawn	4
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 permission refused, however, appeal in progress	1
Planning permission still pending decision	0
Planning permissions granted against EA advice	0
Number of planning permissions objected to by the Environment Agency on water quality grounds in 2008/09	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						
National Indicator 189: Flood and Coastal erosion risk management						
Definition: To record the progress of Local Authorities in delivering agreed actions to implement long term flood and coastal erosion risk management (FCERM) plans						
Targets 2009/10	Targets 2010/11	Targets 2011/12	2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
100% (5/5)	100% (5/5)	100% (5/5)	100% (5/5)	100% (5/5)	Yes	Stable

Performance:

- 5.84 Environment Agency advice is considered carefully by City of York Council members and officers alike and of the nineteen applications objected to by the EA on flood risk grounds, eighteen 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 set in the planning approval.
- 5.85 One application (08/00311/FUL – an application for a detached dwelling at 25 Shipton Road) was refused and an appeal is in progress²⁰.
- 5.86 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

<p>LOCAL INDICATOR: SAFEGUARDING THE EXISTING HISTORIC ELEMENTS</p> <ul style="list-style-type: none"> • The amount of planning applications referred to English Heritage 2008/09
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- 5.87 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.
- 5.88 As indicated in the table below, a total of 63 applications were referred to English Heritage none of which have been granted permission contrary to an unresolved objection. It should be noted that one application is pending a decision, however, this site was not the subject of a sustained objection and English Heritage advised that a decision should be based on national and local policy together with City of York conservation advice.

²⁰ This appeal was eventually dismissed on 16th November 2009.

Table 13: Outcome of planning application referred to English Heritage in 2008/09

	Referred to English Heritage	Approved Despite Sustained Objection
Number of Applications	63	0

5.89 For a comprehensive list of all applications referred to English Heritage see Annex 6 to this report.

5.90 Currently there are no qualifying buildings on the 'at risk' register 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.

Biodiversity

5.91 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.

5.92 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.

5.93 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 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 5.80						
A) Change in areas (ha) of biodiversity importance						
	Loss	Addition	Total Change			
Area of Biodiversity	4.75	195.63	190.88			
B) Total area (ha) of biodiversity importance in LA as of 31 March 2009						
Total Area		1588.06				
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%	No data	N/A	N/A

Performance:

5.94 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 will be considered by the North Yorkshire SINC Panel ahead of them being formally designated.

5.95 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 these has identified that 37 sites 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 49 new sites have been identified as fulfilling the requirements for designation as SINC's. There are a further 15 sites that are close to SINC quality but where further information is required.

- 5.96 Over and above these, a further 87 sites have been identified as being of 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.

Table 14 : SINC/Wildlife Sites

Title	Total No.	Total Area (HA)	Total Length where appropriate
SSSI's	9	895.08	18000
SAC's	3	714.75	18000
SPA's	1	136ha (682ha)	
NNR's	1	136ha (682ha)	
Total No. Sites of Statutory Protection	9	895.08	18000
Existing SINC's (retained)	37	426.40	7855
New SINC's	49	154.53	24260
Sinc Hedges	41		11896
Total no. of SINC's (excl. hedges)	86	580.93	
Total No. of SINC's (incl. hedges)	127		32115
SINC – Local Nature Reserves	3	54.65	
Non SINC LNR's (1 part SINC)	2	12.30	
Total LNR's	4	66.95	
Non SINC Sites with Social Value	2	5.70	0
New SINC's – possible	15	173.61	1900
SINC's to be de-notified	5	5.75	950
Sites of Interest (Not SINC Quality)	87	330.51	18710
Created Sites	11	22.70	550
Total Sites of Interest (Not SINC value)	122	371.26	
Other sites (unknown value)	18	155.50	750

- 5.97 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, it being difficult to progress work on the BAP until the audit has been finished. Work on the BAP is underway and completion is anticipated early in 2010.
- 5.98 We therefore do not currently have information to monitor this core output indicator fully due to the limited data currently held by City of York Council. This information will be collected and monitored when it becomes available.

Openspace

LOCAL INDICATOR:

Amount of eligible Openspaces managed to Green Flag award Status:

2008/09	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%
Total	18 ha	3%

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:

- 5.99 The ODPM has 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 target set by the ODPM is for 60% of 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.
- 5.100 City of York Council achieved their target of gaining 3 Openspaces to Green Flag Award Status in 2006/2007 and continued this through 2007/2008 and 2008/2009. The three sites are Rowntree Park, West Bank Park and Glen Gardens.

Renewable Energy

- 5.101 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.
- 5.102 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 2010.

Performance:

- 5.103 Planning permissions for 2008-2009 have been monitored for applications for renewable energy schemes. There have been 3 recorded schemes this year. 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.

CORE INDICATOR E3:						
Renewable energy capacity installed by type						
Relevant Policies: GP4a: Sustainability GP5: Renewable Energy						
Targets: Emerging LDF target of exceeding RSS targets of 1MW by 2010 and 31 MW by 2021						
	Grid Reference		Biomass			
	Easting	Northing	Municipal (and industrial) solid waste combustion			
Permitted installed capacity in MW	462941	452228	1.644			
	453895	451764	2.5			
	464177	450551	950			
National Indicator 185: CO₂ reduction from local authority operations						
Definition – Percentage CO ₂ 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 CO ₂ emissions in the LA Area						
Targets 2009/10	Targets 2010/11	Targets 2011/12	2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
-0.08	-0.12	To be reviewed with LAA	N/A – new NPI	Approx – 10%	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						
Targets 2009/10	Targets 2010/11	Targets 2011/12	2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
Level 1	Level 2	To be reviewed with LAA	Level 0	Level 0	No	Stable

Minerals

- 5.104 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.
- 5.105 At a regional level 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.
- 5.106 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.
- 5.107 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. Phase 2 of the study assesses the likely social, economic and environmental impacts of extraction. Also, funding for a building materials study is being sought to assess the levels and location of brick clay and other materials in the region. The Core Strategy will need to reflect the findings of these studies once they are complete.

Performance:

- 5.108 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

Waste

- 5.109 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.
- 5.110 The Waste Strategy for England 2007 sets higher national targets for:
- Recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020; and
 - Recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.
- 5.111 The RSS also places great emphasis on applying the waste hierarchy. 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	2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
617kg	611kg	563kg	629kg	586kg	Yes	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	2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
47.9%	50.0%	50.1%	45.1%	45.2%	No	Yes

National Indicator 193: Percentage of municipal waste land filled

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

Targets 2009/10	Targets 2010/11	Targets 2011/12	2008/09	Latest 2009/10	On Target	Improving (from 2008/09)
52.6%	49.9%	49.5%	55.1%	54.6%	No	Yes

Performance 2008/2009:

	Total Capacity (m ³ , tonnes or litres)	Maximum annual operational throughput (tonnes (or litres if liquid waste))
W1: New waste facilities	0	0

1.112 Once the Hazel Court household waste recycling centre was opened in April 2006 as a replacement for the old facility on Foss Islands Road no new waste management facilities have been completed in York.

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:

1.113 During 2008/2009 the total municipal waste arising was 113,780 tonnes. Table 15 sets out how this waste was managed.

Table 15: Waste Management 2008/09

	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	62,750	0	0	49,700	1,330	113,780
%	55.15%	0%	0%	43.68%	1.17%	100%

*Landfill figures includes material processed in liquid waste treatment plant

1.114 The total waste and recycling figures indicated in table 15 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 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

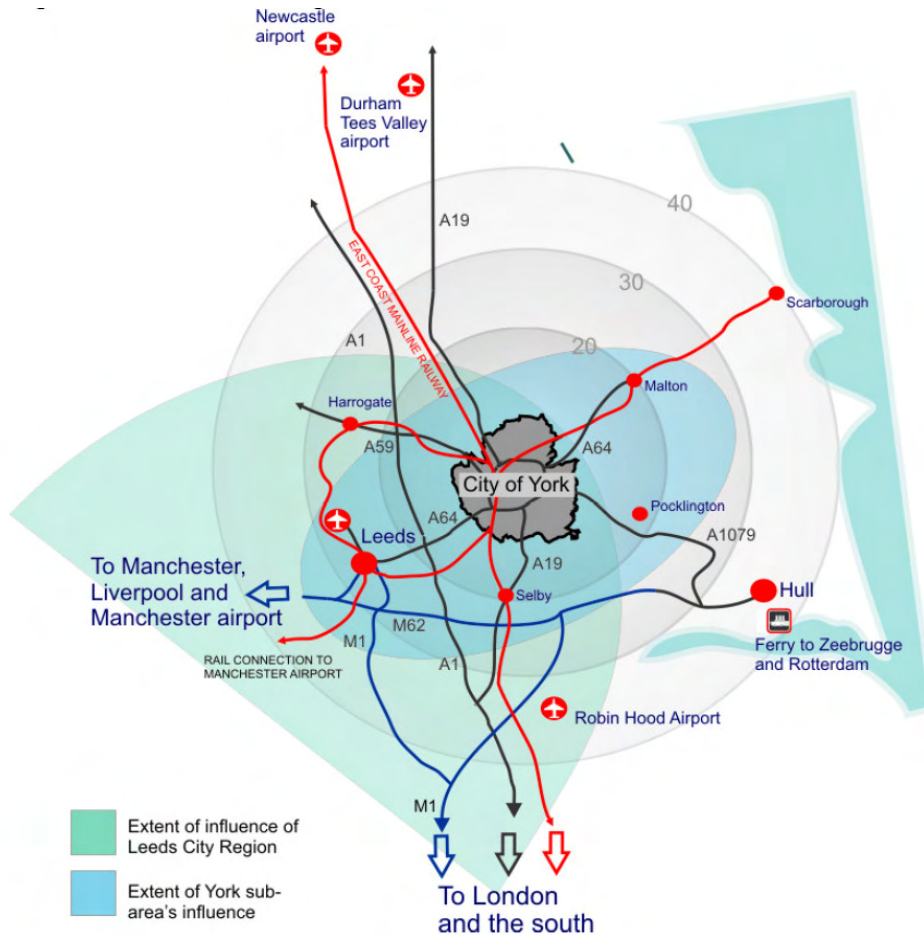
- 6.3 Annex 2 of this report sets out the whole suite of contextual indicators which have been collected for the city. They are split into key themes which relate both to the Local Quality of Life Indicators and the seven themes of Without Walls.

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 6: 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 195,400 people in the authority giving a population density of 718.4 (person per sq km), compared to the national average of 1323.5 persons per square kilometre. 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 18% between 2006 and 2021 from 191,800 to 228,100 people²¹ and a further 8.5% to 2030. This compares to a projected national (Great Britain) increase of 11.8% in the same period. The State of English Cities Report 2006²² 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 7: Population change between 1981 and 2008

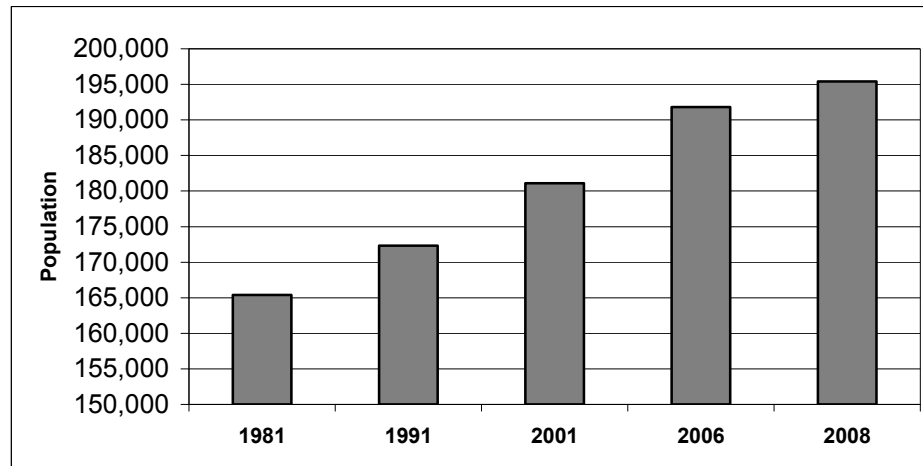


Table 16: Mid Year Population Estimate - Age Structure 2008

2008 Mid Year Population Estimate: 195,400			
Males:		94,500	(48.8%)
Females:		98,800	(51.2%)
Age Range	York Total	% York	% England
0-4	9,700	5.0	1.3
5-9	9,000	4.6	4.8
10-14	9,700	5.0	5.5
15-19	13,100	6.7	5.9
20-24	20,200	10.3	6.5
25-29	16,100	8.2	6.9
30-34	11,900	6.1	6.7
35-39	13,500	6.9	6.3
40-44	13,800	7.1	7.3
45-49	12,800	6.5	7.7
50-54	11,200	5.7	7.1
55-59	11,100	5.7	6.1
60-64	11,100	5.7	5.9
65-69	8,300	4.2	4.4
70-74	7,800	4.0	3.9
75-84	8,300	4.2	5.6
85+	4,700	2.4	2.2
Total	195,400	100	100

²¹ Population Projection figures are based on 2006 projections released by ONS (2008)

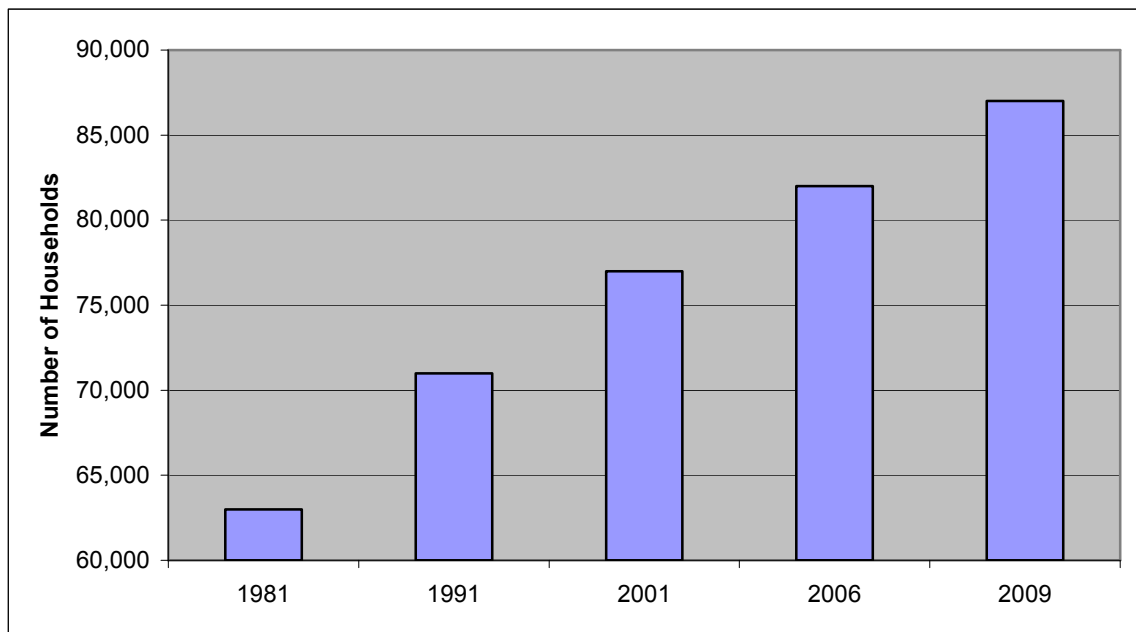
²² Published by the Department of Communities and Local Government.

- 6.8 As figure 8 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 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.²³ 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 8 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 projections²⁴ 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.

²³ State of the English Cities: Volume 1, P.53, ODPM, March 2006.

²⁴ Household projection figures sourced from revised projection released by ONS (Feb 2008)

Figure 8: 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 In the year 2008/09 3962 residents participated in ward committee decisions. This is a significant decrease on the previous years for 2007/08 when 5081 residents of York participated and 2006/2007 when 4609 people participated. 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. 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 and 123.2 offences in 2005/2006. 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, 22.0 in 2005/06 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 PPG17²⁵. 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. In 2007/2008 there were over four million visitors to York. The total spend between 2006/07 and 2007/08 has increased by 9.7% from £332.9 million to £3364 million respectively. This seems to be a positive trend for York which is increasing each year and has grown 17% overall since 2005/06. A total of 10,646 jobs in York were created in tourism in 2007/08 which is 676 jobs (6.7%) more than the previous year and is a continuing positive trend. Consequently tourism is a major element of the City's economic and social life, with visitor spending creating enough jobs for one in ten of the local

²⁵ Planning Policy Guidance 17 (PPG17): Planning for Open Space, Sport and Recreation (July 2002) Communities and Local Government.

workforce. The significant 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 10 of the local workforce is employed in the tourism industry – 10,647 jobs in 2007/08). 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; around 2000 listed buildings of which 242 (13%) 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 its growing economy and its proximity to the rapidly growing Leeds conurbation, combined with the availability of a skilled workforce. The area's outstanding quality environment and strong research led university have also made it an attractive location for the knowledge economy and science led employment. Indeed, York, Leeds and Manchester are the only three northern cities to be in the top quartile for economic performance in the country.
- 6.32 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.
- 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.

- 6.34 Overall, employment growth in York has been greater than the region as a whole, with an estimated job growth for the period 2006-2021 of 16,000 jobs.
- 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, 82.4% of people are economically active, 78.6% of which were in employment between April 2008 and March 2009, which is higher than the national and regional averages of 73.9 and 72.4 respectively for people in employment. In October 2009, 3% of York's residents were claiming Job Seekers Allowance (JSA) which is an increase on the 2007/08 figure of 1.8%. Of the people who were claiming JSA at this time, 71.7% of people had been claiming up to 6 months, 19% had been claiming 6-8 months and 9.3 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 2009, the figure has increased for the city of York which is a reflection of the current economic downturn.
- 6.36 Job density in York has also decreased when compared to previous figures. Previously job density was 0.98 and this has decreased to 0.89 in 2007. However, this is still above the regional average of 0.79 and the national average of 0.83. 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)²⁶ 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.

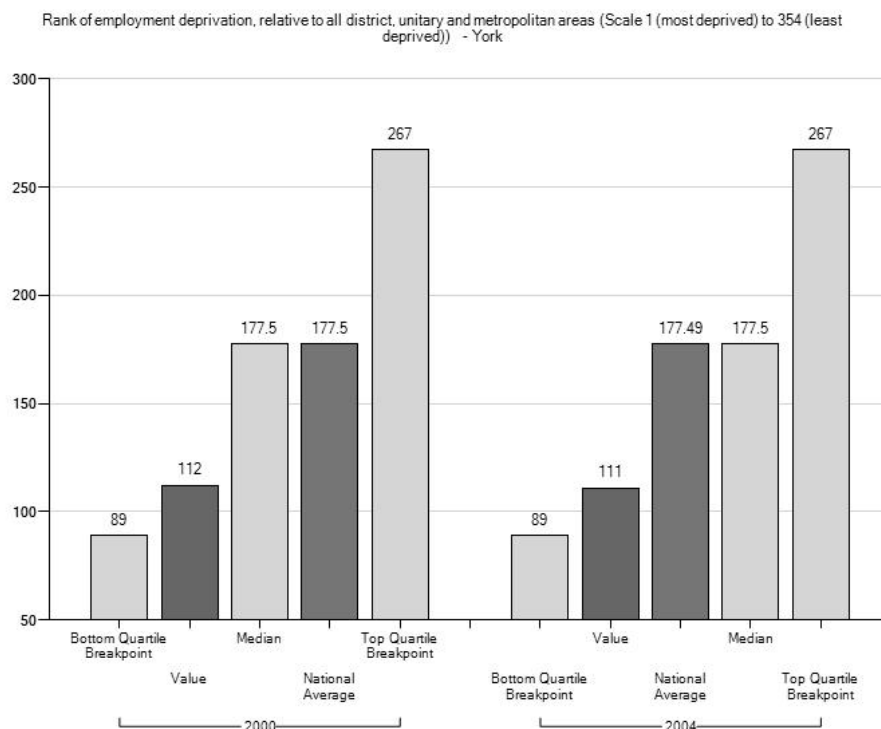
²⁶ A super Output Area is an aggregate of Census Output Areas produced at three levels. The lowest level is used in the Index of Multiple Deprivation and each SOA contains an average of 1,500 people.

Table 17: 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 17 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.

Figure 9: Rank of Employment Deprivation



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 2008/09 53.8% of pupils achieved 5 or more A*-C grades at GCSE. This is a slight decrease from 2007/08s figure but is still above the national average of 50.2%.
- 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. In addition to the statutory sites of international and national importance, there are 86 non-statutory sites of importance for nature conservation and 4 local nature reserves – Hob Moor, Clifton Backies, Acomb Wood and Meadow and St Nicholas Fields. English Nature recommends that Local Nature

Reserves be provided at the level of 1 hectare per thousand population. For York with a population of 195,400 (2008) this means there should be nearly 187 hectares of local nature reserves in the city. The three existing local nature reserves cover 66.95 hectares.

- 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 in 2006 75.32% of the river length was assessed as good biological quality which is an increase from 2003's percentage of 72.4, compared to the national average of 53.6%. 50.33% of the river length in York has been assessed as having good chemical quality in 2006. This is a decrease from the 2003 figure of 62.4% but is near to the national average of 51.3%. The level of biological quality has stayed roughly the same since the previous survey date of 2000 however the chemical quality has declined from 72.4% of the river length being defined as good chemical quality in 2000.
- 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. Flood Risk Zone 2 is a low to medium risk with an annual probability of flooding of 0.1 to 1% from rivers and 0.1 to 0.5% from the sea. Zone 3 is a high risk with an annual probability of flooding of 1% or greater from rivers and 0.5% or greater from the sea. 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 will assist the Council in the process of sequentially testing the suitability of

sites for flood risk in line with Planning Policy Guidance Note 25²⁷ 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 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

²⁷ Planning Policy Guidance Note 25 – Development and Food Risk (ODPM)

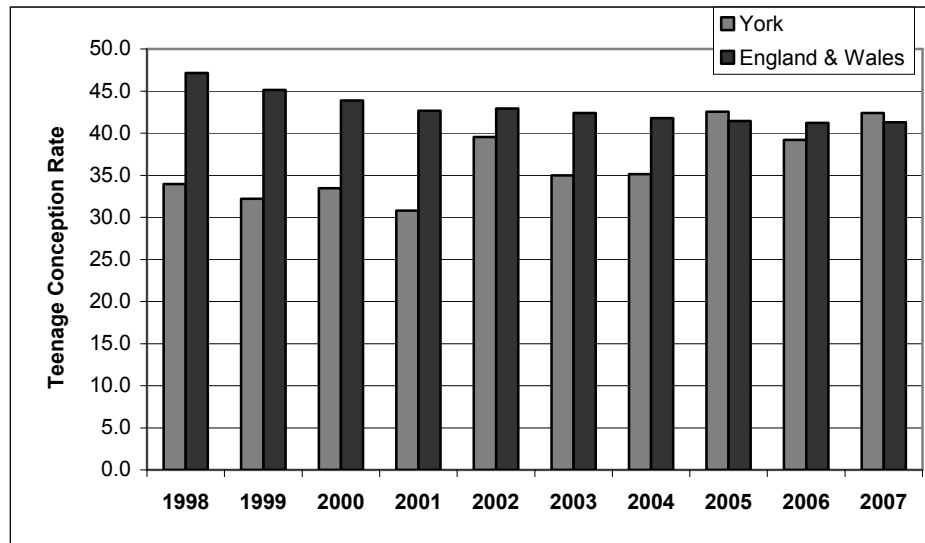
footprint were in Heslington ward and households with the highest average were in Dringhouses and Woodthorpe.

- 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 2007 was 17,653 compared to 18,266 in 2006. 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 2006 figure of 833706 Kwh to 607,144 Kwh which is more in line with the national average of 645,050 Kwh. The average annual domestic consumption of electricity for City of York in 2007 was 3977 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 2006 and 2007 to 67,598 Kwh from 72212 Kwh. This figure is also well below the national average consumption figure of 78,223 Kwh
- 6.62 The City of York produced 629 kilograms of household waste per person, which is significantly less than previous years (663 kilograms in 2007/08). Of this waste 45.1% has been recycled and composted which is a continuing positive trend and an improvement on 2007/08's figure of 43.4%. 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 also reduced over the last year to 55.1% from 57.5% the previous year. This is a good decreasing trend and a vast improvement has been since the AMR 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 9: 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 projections²⁸ 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.

²⁸ The revised household population data was released by Communities Local Government in February 2008.

- 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 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.

- 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 2005²⁹:

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 infrastructure³⁰. 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 2005³¹:

²⁹ Taken from the Use Classes Order 2005 (ODPM, 2005) (see annex 2)

³⁰ Planning Policy Guidance 3: Housing, Annex C: Definitions, ODPM.

³¹ 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) windfall³² 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

³² 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 spaces³³
- '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.



³³ The Green Flag Award, The Civic Trust, www.greenflagaward.org.uk (2005)







Annex 2: Contextual Indicators for the City of York 2008/09









NB: Indicators which we have been unable to update for 2008/09 have been greyed out in the table below.




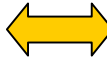
People and Place								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Total resident population (.000s)	City of York	2008 (MYE)	193,300	185.5	191,800 (2006 MYE) 181.3 (2001 Census)		Office for National Statistics (ONS) Mid Year Estimate (MYE)	Local Quality of Life Indicators, CLG
Size of the area (km2)	City of York	2005	272.0	616.3	272 (2004)		Audit Commission	Local Quality of Life Indicators, CLG
Population density (km2)	City of York	2008	718.4	1323.5	710.7 (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 2006 to 2021	City of York	2006-2021	191,800 - 228,100	50,762,900 - 56,757,000				
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)		Census, ONS	Local Quality of Life Indicators, CLG
Projected number of households in 2008	City of York	2008	83,600	21518000 (2008 England Estimate)			National Statistics 2004 based Household Projections (revised 2008)	Local Quality of Life indicators
Projected % change in households between 2006 to 2021	City of York	2004-2021	23	8 (England 2006-2021)	17.9% (2003-2021 in 2003 based projections)		National Statistics 2004 based Household Projections (revised 2008)	Local Quality of Life Indicators, CLG
One person households as a % of all households	City of York	2001	30.6	29.1			Census, ONS	Local Quality of Life Indicators, CLG
One person pensioner households as a % of all households	City of York	2001	15.2	14.6			Census, ONS	Local Quality of Life Indicators, CLG
Households with children as a % of all households	City of York	2001	23.8	26.7			Census, ONS	Local Quality of Life Indicators, CLG
Households with 3 or more adults and no children as a % of all households	City of York	2001	11.3	11.2			Census, ONS	Local Quality of Life Indicators, CLG
Overall/general satisfaction with local area	York	2008/09	87.4%	n/a	Not Available		National Performance Indicator NPI 5	National Performance Indicator NPI 6, CLG
Community Cohesion and Involvement (Without Walls Theme - Inclusive City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Electoral Turnout - at the last European elections	York	2004	41.6	39.4		Not Available	City of York Council	Local Quality of Life Indicators, CLG


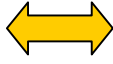
% who agree that their local area is a place where people from different backgrounds get on well together	York	2008/09	79	Not Available			National Performance Indicator NPI 1	LAA Measure for Sustainable Community Strategy
Number of people participating in ward committee decisions each year	York	2008/09	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

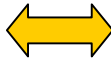

Violent crime rate	York	2008/09	0.47				City of York Council BVPI 127a	Local Quality of Life Indicators, CLG
Rate of robbery of personal property	York	2008/09	0.71				City of York Council BVPI 127b	Local Quality of Life Indicators, CLG
Number of vehicle crimes per 1,000 population	York	2006/2007	19.2		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/lorries	York	2008/09	57.0		62.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents concerned about racial harassment	York	2008/09	9.0		11.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% of residents concerned about being pestered	York	2008/09	18.0		24.0 (2007/08)		CYC Talkabout survey 2008/09, NS satisfaction & perception measures,	Local Quality of Life Indicators, CLG
% 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	York	2008/09	18.40%		23% (2007/08)		CYC Annual Talkabout Survey	Local Quality of Life Indicators, CLG

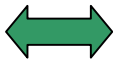


very big or fairly big problem in their local area								
Rate of robbery of business property	York	2008/09	0.11				City of York Council BVPI 127a	Local Quality of Life Indicators, CLG
Culture and Leisure (Without Walls Theme - Cultural City)								
Indicator	Area	Period	Value	National Average	Previous 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, CYC Performance Indicators LLC18	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, CYC Performance Indicators LLC20	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, CYC Performance Indicators LLC21	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, CYC Performance Indicators: LLC21	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	Indicator Source








Gross Weekly Pay (full-time employees, Males, Females)	York	2008	472.6, 486.6, 417.1	479.3, 525.0, 412.7			ONS Labour Market Statistics, Annual Survey of hours and earnings - resident analysis	ONS Labour Market Statistics, Annual Survey of hours and earnings - resident analysis
The percentage of the working age population that is in employment	York	Jan-March 2009	78.6	73.9	77.5 (Jan - Dec 2007)		NOMIS, Local Area Labour Force Survey	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	Feb-09	2.70%		1.5 (April 08)		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-08	5.50%		8.90(April 08)		NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
The percentage of Job Seekers Allowance claimants who have been out of work for 6 months	York	Mar-09	18.0%				NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
Economically Active (All People)	York	Apr-Mar 09	82.4%	78.9			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	2008/09	34.7		44.5 (2007/08)		NPI 171	National Performance Indicator dataset





The percentage change in the number of VAT registered businesses	York	2007	10.3%		(2004-2006) - 13		NOMIS, taken from the Inter-Departmental Business Register (IDBR)	Local Quality of Life Indicators, CLG
Job density (number of jobs filled to working age population)	York	2007	0.89	0.83 (2007)	0.91 (2005)		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
% of people in the area that are income deprived	York	2004	9.1	12.0	Not Available		Indices of Multiple Deprivation (IMD) 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
% of people in the area that are employment deprived	York	2004	4.5	5.5	Not Available		Indices of Multiple Deprivation (IMD) 2004, CLG	Local Quality of Life Indicators, CLG
Rank of employment deprivation relative to all district, unitary and metropolitan areas (1 = most deprived and 354 =	York	2007	120	177.5	111 (2004)		Indices of Multiple Deprivation (IMD) 2000 and 2004, CLG	Local Quality of Life Indicators, CLG


most deprived)								
The percentage of the population of working age that is claiming key benefits	York	Oct-09	9.7%		9% (Feb 07)		Nomis: Benefit Claimant Counts working age client group	Local Quality of Life Indicators, CLG, Without Walls Success Measure - Thriving City
The percentage of a) children and; b) population over 60 that live in households that are income deprived	York	2004	a) 15.6% b) 10.3%	a) 18.27 b) 13.88	Not Available		Indices of Multiple Deprivation (IMD) 2004, CLG	Local Quality of Life Indicators, CLG
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 half days missed due to total absence in primary schools maintained by the local education authority	York	2007/08	4.63	8.4	5.3 (2006/07)		Audit Commission Best Value Performance Indicators 46	Local Quality of Life Indicators, CLG
The percentage of half days missed due to total absence in secondary schools maintained by the local education authority	York	2007/08	7.6	5.9	7.3 (2006/07)		Audit Commission Best Value Performance Indicators 45	Local Quality of Life Indicators, CLG
% of 16-18 year olds who are not in education, employment or training (NEET)	York	2008/09	4.2%		3.9 (2007/08)		National Performance Indicator 117	Local Quality of Life Indicators, CLG, National Performance Indicators.
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	2008/09	53.8	50.2	54.5 (2007/08)		National Performance Indicator 75	National Quality of Life Indicators, Sustainable Communities, Egan Review and Local Quality of Life Indicators, CLG
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
Total number of learners attending adult education (non accredited)	York	2005/06	6043	n/a	5613 (2004/05)		City of York Council Plan L1	City of York Council Plan
Total number of learners attending adult education provision (accredited)	York	2005/06	2153	n/a	2051 (2004/05)		City of York Council Plan L8	City of York Council Plan
Numbers of schools not achieving the floor target of 55% for Level 4+ in	York	2007/08	81%	n/a	78% (2006/07)		National Performance Indicator 76	City of York Council Plan




both English & Maths at KS2								
% of pupils achieving level 4 in key stage 2 Maths	York	2007/08	81%	n/a	78% (2006/07)		BVPI Plan indicator BVPI 40	City of York Council Plan
% of pupils achieving level 4 in key stage 2 English	York	2007/08	84%	n/a	81% (2006/07)		BVPI Plan Indicator BVPI 41	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 developed land that is derelict	York	2004	13.1	22.4	13.8 (2003)		CLG	Local Quality of Life Indicator, CLG
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	2007	17,563	19,020	18266 (2006)		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	2007	607,144	645,050	833706 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	Sustainable Communities,







Average annual domestic consumption of electricity (kwh)	York	2007	3977	4606.0	4074 (2006)		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 electricity (kwh)	York	2007	67,598	78223.0	72212 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	Sustainable Communities,
Average consumption of energy from road transport: Buses	York	2007	3.2		2.9 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Diesel Cars	York	2007	17.0		16.3 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Petrol Cars	York	2007	40.0		41.8 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Motorcycles	York	2007	0.5		0.4 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: HGV	York	2007	12.5		12.2 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	



Average consumption of energy from road transport: Diesel LGV	York	2007	13.3		12.8 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	
Average consumption of energy from road transport: Petrol LGV	York	2007	1.0		1.1 (2006)		Department of Energy and Climate Change: Statistics & high level indicators	
CO2 emissions / capita (tCO2)	York	2006	7.00				Department of Energy and Climate Change: Statistics & high level indicators	
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	2008/09	629.0	n/a	663 (2007/08)		City of York Council Plan NPI 191	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
% of household waste which has been recycled and composted	York	2008/09	45.1	12.4	43.4 (2007/08)		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	2008/09	55.1	n/a	57.5 (2007/08)		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	2007/09	0.2	n/a	16.63% (2006/07)		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 91b	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
Deposits of litter at an unacceptable level	York	2008/09	8.90%		7.6 (2007/08)		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
York's Carbon Footprint (tonnes of CO ₂ per year)	York	2009	12.58	12.1				



The percentage of people satisfied with the cleanliness standard in their area	York	2008/09	67%	58.0	67 (2007/08)		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)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
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	York	2008	30.0				Place survey 2008/09, CYC Performance Indicators (NPI 139)	

live at home for as long as they want to (NI 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 holiday home	York	2001	0.4	1.0	Not Available		ONS, Census	Local Quality of Life Indicator, CLG
The total number of new housing completions (net)	York	2008/09	451		523 (2007/08)		City of York Council, National Performance Indicator 154	Local Quality of Life Indicator, CLG
Affordable dwellings completed (through all sources)	York	2008/09	151		51 (2007/08)		City of York Council, National Performance Indicator (NPI 155)	Local Quality of Life Indicator, CLG
% of affordable homes of out total completions (using No affordable from planning system / total completions)	York	2008/09	19%		4% (2007/08)		City of York Council Local Indicator	
Household accommodation without central heating	York	2001	8.3	7.6	Not Available		ONS, Census	Local Quality of Life Indicator, CLG

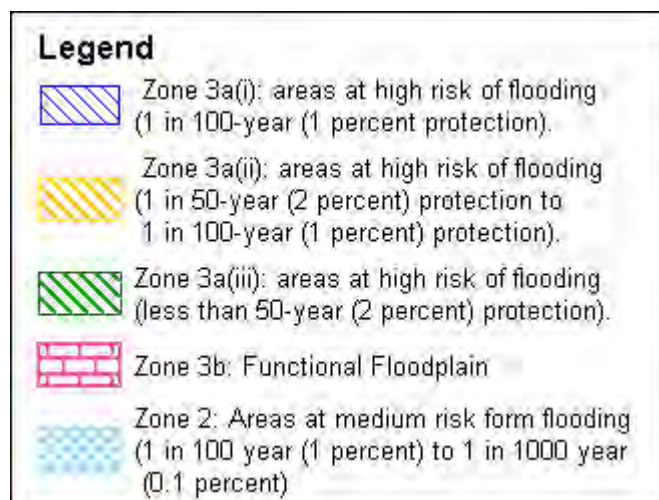
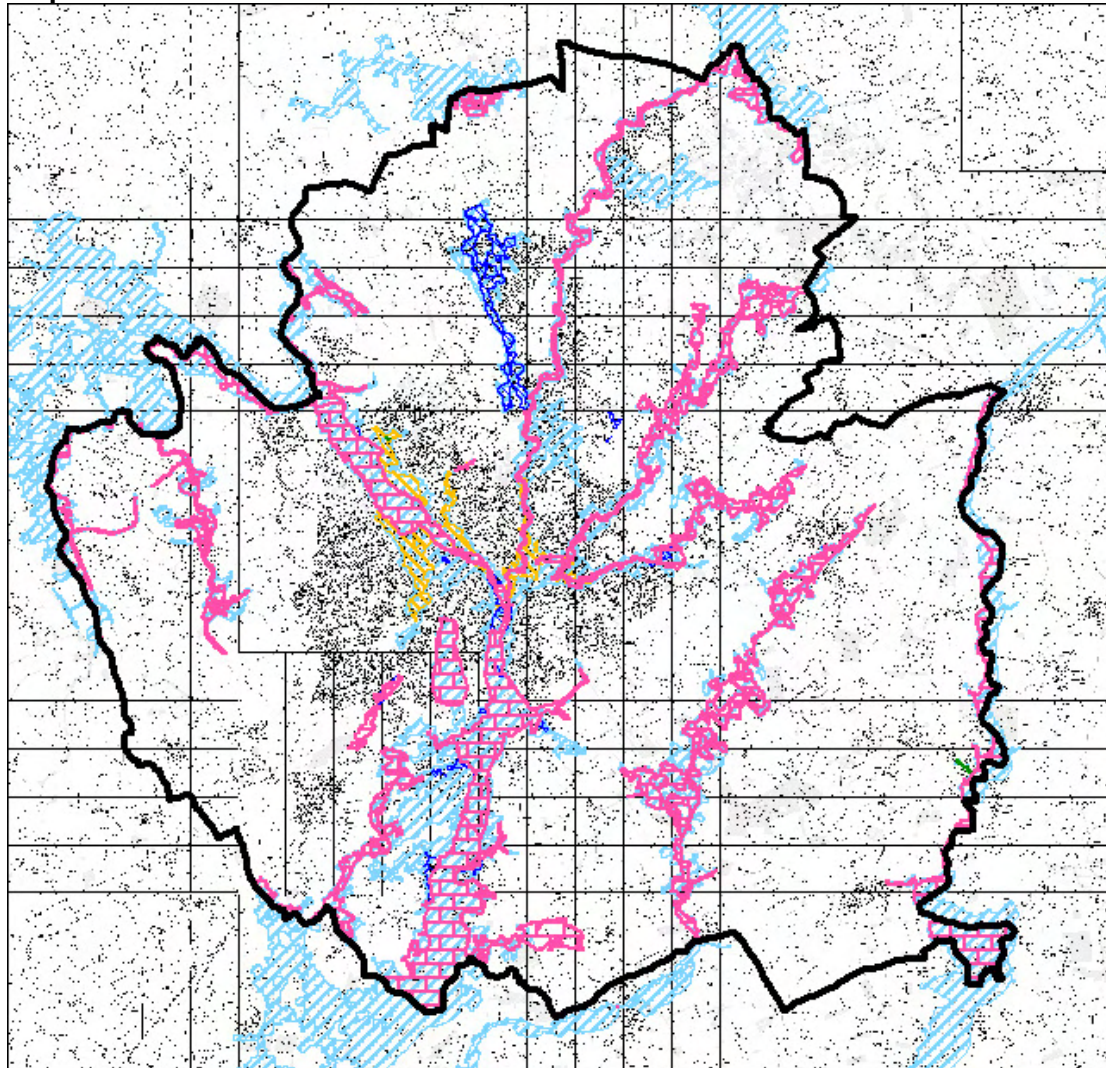
The percentage of total dwellings that are 'unfit'	York	2005	3.92	5.60	Not Available		Housing Investment Programme (HIP) returns submitted to CLG	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG
Percentage of Local Authority Dwellings that are below the 'Decent Homes Standard'	York	2008/09	2.55		10.0 (2007/08)		Best Value Performance Indicator 184a	Local Quality of Life Indicator, CLG
Average House Price: Detached	York	Jan-Mar 2009	£ 240,249		£288,033 (Jan-March 08)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Average House Price: Semi-Detached	York	Jan-Mar 2009	£ 147,441		£180,160 (Jan- March 08)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Average House Price: Terraced	York	Jan-Mar 2009	£ 120,213		£166,260 (Jan-March 09)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Average House Price: Flat/Maisonette	York	Jan-Mar 2009	£ 145,147		£169,194 (Jan- March 09)		HM Land Registry	National Quality of Life Indicators, CLG; Local Quality of Life Indicators, CLG
Average House Price: Overall average	York	Jan-Mar 2009	£ 155,885		£193,879 (Jan- March 09)		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
Modal Split of Journey's to Work: a) Car Driver b) Car passenger	York	2005/2006	a) 5.5% b) 48.2%	N/a	Not Available		City of York Council Best Value Performance Plan EDE3.2 (travel to work survey)	
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	2008/09	15.3m		14.85m (2007/08)		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	

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 2008/09 on Water Quality and Flood Risk Grounds

All Planning Applications objected to by the Environment Agency on Flood Risk Grounds between 1/4/08 and 31/3/09 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
2.	City of York Council	Yorkshire & Humber	08/00311/FUL	Residential - Major	• Sequential Test not adequately demonstrated	Refused – Appeal in Progress	No	EA removed objection subject to any approval including conditions in line with the FRA
3.	City of York Council	Yorkshire & Humber	08/00928/FULM	Mixed Use - Major	• PPS25/TAN15 - Request for 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	EA objected to fencing erected without consent – approval given with conditions to erect an acceptable fence
6.	City of York Council	Yorkshire & Humber	08/01287/FUL	Residential - Minor	• PPS25/TAN15 - Request for FRA/FCA	Withdrawn	N/A	Withdrawn Application

	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
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	EA reviewed the Exception Test Statement of 9 th July 2008 and confirmed they have no objections subject to conditions on the approval relating to drainage
8.	City of York Council	Yorkshire & Humber	08/01446/FULM	Offices/Light Industry - Major	• PPS25/TAN15 - Request for FRA/FCA	Refused	N/A	Refused Application
9.	City of York Council	Yorkshire & Humber	08/01675/FUL	Educational Institutions - Minor	• PPS25/TAN15 - Request for FRA/FCA	Permitted	No	EA had no objections, however passed comment on surface water run off and sustainable drainage systems
10.	City of York Council	Yorkshire & Humber	08/01780/FUL	Residential - Major	• Sequential Test not adequately demonstrated	Permitted	No	EA removed objections following receipt of further information
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/FULM	Offices/Light Industry - Minor	• Unsatisfactory FRA/FCA Submitted	Permitted	No	EA removed objections following receipt of additional information – subject to conditions in approval
13.	City of York Council	Yorkshire & Humber	08/01909	Residential - Major	• Unsatisfactory FRA/FCA Submitted	Permitted	No	EA removed objections following receipt of additional information – subject to conditions in 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	EA removed objections following receipt of additional information – subject to conditions in 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	08/02239/OUT	Residential - Minor	• PPS25/TAN15 - Request for FRA/FCA	Permitted	No	EA withdrew objections following receipt of additional information in the FRA – subject to conditions in approval
17.	City of York Council	Yorkshire & Humber	08/02540/FUL	Residential - Minor	• Unsatisfactory FRA/FCA Submitted	Withdrawn	N/A	Withdrawn Application
18.	City of York Council	Yorkshire & Humber	08/02729/FUL	Caravan Sites - Major	• Sequential Test not adequately demonstrated	Withdrawn	N/A	Withdrawn Application
19.	City of York Council	Yorkshire & Humber	09/00031/FUL	Mixed Use - Minor	• Unsatisfactory FRA/FCA Submitted	Permitted	No	EA removed objections following receipt of additional information – subject to conditions in approval

Footnotes/Definitions:

PPG25/TAN15 - Request for FRA

Planning Policy Guidance 25 (PPG 25) which applies in England Technical Advice Note 15 (TAN 15) which applies in Wales require a Flood Risk Assessment (FRA) for a development before planning permission is granted. This objection is used if one has not been provided.

Unsatisfactory FRA Submitted

This objection is used when the technical assessment of the Flood Risk Assessment (FRA) shows it to be inadequate

Risk of Flooding

A generic objection used to indicate that the site is at risk of being inundated with flood water

All Planning Applications objected to by the Environment Agency on Water Quality Grounds between 1/4/08 and 31/3/09 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
	City of York Council	Yorkshire & Humber	08/00853/FUL	Caravan Sites – Minor	Unsatisfactory Means of Disposal (Trade/Sewage/Trade & Sewage)	Refused	No	Refused Application

Footnotes/Definitions

Unsatisfactory Means of Disposal (Trade/Sewage/Trade & Sewage)

This is for when the means of disposal of waste is a risk to the water quality.

Annex 6:

Table of planning applications referred to English Heritage due to their potential impact on the historic environment during 2008/09.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
1	04/04/2008	08/00748/LBC	St Anthony's Hall Peasholme Green York YO1 7P	Display of 2 no. non-illuminated entrance signs to side and front, non-illuminated high level lettering sign to front, and 1 no. display case to boundary wall	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
2	09/04/2008	08/00851/LBC	John Bull Confectioners Ltd 7 Minster Gates York	Internal alterations including removal of internal partition wall and new supporting beam, external alterations including replacement of window with door	Permitted	Subject to a small number of recommendations EH, conditioned in the approval, EH made no further comments and recommended application be determined based on national and local policy and CYC conservation advice
3	18/04/2008	08/00942/LBC	Bootham School 51 Bootham York	Creation of a mezzanine floor in John Bright Library	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
4	24/04/2008	08/00815/LBC	Garforth House 54 Micklegate York YO1 6LF	Damp proofing to basement	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
5	30/04/2008	08/00849/FUL	The Minster St Peters Cathedral Minster Yard York	Remodelling of steps to South Transept to form disabled ramp and new steps, remodelling of carriageway to form paved	Permitted	Concerns of EH include the form of double ramp, loss of historic original steps, material of steps, design of paving,

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
				area at the South Transept and Minster gates, external alterations to 7 and 9 Minster Gates to form shop and ticket office		loss of existing paving and bollards in Minster Gates, reconsideration of Phase II paving material. Three recommendations were made - following which no further comments were received
6	20/05/2008	08/01201/FUL M	Hungate Development Site Hungate York	5 Storey Office Headquarters For The City Of York Council Comprising Office And Support Accommodation, Meeting And Conference Facilities and Customer Centre, With Adjacent 3 Storey Support Accommodation Building And Seven Storey Plant Building	Withdrawn	N/A - Application withdrawn
7	21/05/2008	08/01067/FUL M	Prudential House 28 - 40 Blossom Street York YO	Change of use to 86 bedroom hotel with ground floor restaurant and construction of flat roof third floor and plant room. Alterations to elevations infilling of ground floor colonnade.	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
8	28/05/2008	08/01244/LBC	All Saints Roman Catholic Comprehensive Lower	First floor pitched roof extension to form additional classroom	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
9	26/06/2008	08/00420/LBC	Fairfax House 27 Castlegate York YO1 9RN	Display of non-illuminated hanging sign	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
10	30/06/2008	08/01686/LBC	Guy Fawkes Hotel 25 High Petergate York YO1 7H	Internal and external alterations including new lighting to hanging sign, new windows at front first and second floor level (resubmission)	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
11	30/06/2008	08/01553/LBC	Bootham School 51	2 No. wall mounted flagpoles and flags to	Refused	N/A - Application refused

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
			Bootham York YO30 7BT	the front elevation		
12	30/06/2008	08/01686/LBC	Guy Fawkes Hotel 25 High Petergate York YO1 7H	Internal and external alterations including new lighting to hanging sign, new windows at front first and second floor level (resubmission)	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
13	01/07/2008	08/01606/LBC	St Clements Church Hall Nunthorpe Road York YO	Refurbishment including some demolition and construction of internal partitions	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
14	03/07/2008	08/01457/LBC	Scarcroft Cp School Moss Street York YO23 1BR	External alterations including creation of new access, external alterations including replacement of lead raking, re-pointing of some brickwork and roof, also mesh to rear window, internal alterations including erection of internal partition wall to form new toilets and kitchen	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
15	07/07/2008	08/01557/LBC	Bootham Park Hospital Bootham York YO30 7BY	Conversion of redundant electrical sub station into generator house	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
16	11/07/2008	08/01780/FUL M	Grays Newsagent Ltd Navigation Road York YO1 9	Erection of student accommodation comprising 232 bedrooms and associated facilities in 1 no. part five/part seven storey building (with rooms in roof) and 1 no. three storey building. New sub-station, bin storage, cycle parking and landscaping.	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
17	14/07/2008	08/01647/FUL M	Monkbar Hotel St Maurice's Road York YO31 7JA	Four storey extension to rear to create additional bedrooms and conference rooms and alterations to existing hotel	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
18	21/07/2008	08/01835/FUL	St Olaves Church	Alterations to north boundary wall, relaying	Refused	N/A - Application refused

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
			Marygate York YO30 7BH	of path and new hand rail, paving to north door, filling in and closing off of steps, part re-instatement of railings		
19	21/07/2008	08/01728/LBC	Boots The Chemists Ltd 48 Coney Street York YO	Internal and external alterations including new facade replacing the existing Market Street elevation, including a raised articulated roof; and alterations to the elevation on Coney Street including windows and shop front	Withdrawn	N/A - Application withdrawn
20	22/07/2008	08/01836/FUL	2 Ogleforth York YO1 7JG	Three storey dwelling adjacent to no 2 Ogleforth [amendment to dwelling approved under 06/01366]	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
21	27/07/2008	08/01243/FUL	All Saints Roman Catholic Comprehensive Lower	First floor pitched roof extension to form additional classroom	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
22	08/08/2008	08/01785/LBC	Railway Station Station Road York	Re-surfacing of platform 9 with paving and reconstruction of platform riser walls in buff brickwork	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
23	18/08/2008	08/01500/LBC	Ask Assembly Rooms Blake Street York YO1 8QG	Internal alterations including alterations to internal partition wall, construction of 2no. internal walls to form freezer and store, construction of suspended ceiling and the installation of two louvered panels on the exterior wall of the kitchen extension.	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
24	20/08/2008	08/02051/LBC	48 Coney Street York YO1 1NH	Internal and external alterations including new facade replacing the existing Market Street elevation, including a raised articulated roof; and alterations to the	Permitted	No comments - recommend 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
				elevation on Coney Street including the shop front (resubmission)		
25	20/08/2008	08/01960/LBC	University Of York The Kings Manor Exhibition Square	Internal alterations at first and second floor levels	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
26	02/09/2008	08/01993/FUL	60A Low Petergate York YO1 7HZ	Change of use from retail (Class A1) to restaurant (A3) at ground and first floor level	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
27	09/09/2008	08/02181/LBC	All Saints Roman Catholic Comprehensive Lower	First floor pitched roof extension over existing single storey toilet block	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
28	09/09/2008	08/02180/FUL	All Saints Roman Catholic Comprehensive Lower	First floor pitched roof extension over existing single storey toilet block	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
29	17/09/2008	08/01994/LBC	60A Low Petergate York YO1 7HZ	Internal alterations including re-opening original doorway	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
30	29/09/2008	08/01555/FUL	Bootham Park Hospital Bootham York YO30 7BY	Conversion of redundant electrical sub station into generator house	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
31	30/09/2008	08/02319/LBC	A S E T 124 Micklegate York YO1 6JX	Internal alterations at first and second floor level in connection with proposed use as a flat	Permitted	No detailed comments, though EH provided general observations - recommend 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
32	30/09/2008	08/02341/LBC	George Scott 81 Low Petergate York YO1 7HY	Internal alterations including removal of sections of Mid 19th Century wall	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
33	02/10/2008	08/02349/LBC	St Saviourgate Chapel St Saviourgate York YO1 8	Internal alterations including replacement of 2no first floor bench pews	Permitted	Following amendment to scheme EH wish to make no further comments - recommend application be determined based on national and local policy and CYC conservation advice
34	31/10/2008	08/02495/LBC	BR Main Headquarters Station Rise York YO1 6HT	Display of 2no internally illuminated menu boxes, 1no internally illuminated hanging sign with metal bracket at Station Rise entrance and non-illuminated lettering signs on north and west elevations.	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
35	05/11/2008	08/02517/LBC	Bootham School 47 Bootham York YO30 7BT	Internal alterations to create access between ground floor kitchen and dining rooms	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
36	11/11/2008	08/02565/LBC	Castle Museum The Castle York YO1 9RY	Internal alterations to provide access improvements from the entrance concourse to the female prison wing	Permitted	Following observations and suggestions to the scheme, EH wish to make no further comments - recommend application be determined based on national and local policy and CYC conservation advice
37	11/11/2008	08/02030/LBC	Railway Station Station Road York	Installation of new customer information units comprising 2 No. smart columns and 2 No. electronic poster boards	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
38	13/11/2008	08/01366/LBC	Railway Station Station Road York	Installation of ticket vending machine and additional CCTV camera on existing pole (Leeman Road entrance)	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
39	18/11/2008	08/02108/LBC	Railway Station	-Display of new signs to cafe on Platform	Permitted	No comments - recommend application

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
			Station Road York	7/9		be determined based on national and local policy and CYC conservation advice
40	25/11/2008	08/02623/FUL M	Land Lying To South Of Huntington Stadium And Waterworld Jockey lane Huntington	Development of global banking data centre with ancillary power supply, substations and offices with associated access, parking, fencing, landscaping and ecology habitat (revised and additional information received)	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
41	02/12/2008	08/02681/LBC	8A Minster Yard York YO1 7HH	Internal alterations to attic, new window to gable wall and new roof light	Permitted	Following receipt of additional information EH did not wish to make further comment and recommended application be determined based on national and local policy and CYC conservation advice
42	02/12/2008	08/02680/FUL	8A Minster Yard York YO1 7HH	New window to gable wall and new roof lights to front and rear roof slopes	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
43	03/12/2008	08/02653/LBC	Bootham School 51 Bootham York YO30 7BT	Internal refurbishment and alterations to ground and first floor to provide new teaching facilities, wheelchair access, and to improve dining facilities, safety and climate control	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
44	12/12/2008	08/02749/LBC	Station Building Railway Station Station Road York	Internal and external repainting	Permitted	Clarification and agreement of the extent of the paint scheme was sought by EH to ensure a consistent and harmonious scheme so that the architectural unity of the building is maintained, and the nature of the paint should be agreed prior to any consent being granted. No objections to revised scheme.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
45	16/12/2008	08/02755/LBC	Railway Station Station Road York	Installation of automatic ticket gates, glazed barriers, associated cctv cameras and signage, alterations to chaplains office, formation of passageway from short stay car park to Inner Concourse, provision of ATM booths, relocation of various booths and kiosks and associated building works	Refused	N/A - Application refused
46	06/01/2009	08/02713/LBC	Heslington Hall University Of York University Road	Protection of windows to achieve health and safety requirements and new posts and chains to front entrance	Permitted	Following observations and suggestions to the scheme, EH wish to make no further comments - recommend application be determined based on national and local policy and CYC conservation advice
47	06/01/2009	08/02776/LBC	University Of York The Kings Manor Exhibition Square	Alterations to existing windows at kings manor	Withdrawn	N/A - Application withdrawn
48	08/01/2009	09/00031/FUL M	The Bonding Warehouse Terry Avenue York YO1	Use as office (B1 use) with 2no apartments in roof space with new mansard roof to southern building, erection of stair and lift access tower in courtyard and bridge link to Skeldergate (revised scheme)	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
49	08/01/2009	09/00150/LBC	The Bonding Warehouse Terry Avenue York YO1	Use as office (B1 use) with 2no apartments in roof space with new mansard roof to southern building, erection of stair and lift access tower in courtyard and bridge link to Skeldergate (revised scheme)	Permitted	No comments - recommend 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
50	09/01/2009	08/02343/FUL	Coppergate Shopping Centre Coppergate Walk York	Two storey rear extensions to 2-10 Coppergate Walk and single storey rear extension to 7 Coppergate Walk	Refused	N/A - Application refused
51	22/01/2009	08/02633/LBC	The Model Boat Company Ltd 3 - 5 Minster Gates	Retention of security grilles to inside of shop window	Refused	N/A - Application refused
52	22/01/2009	09/00108/LBC	Station Building Railway Station Station Road York	Installation of free standing kiosk on station concourse	Withdrawn	N/A - Application withdrawn
53	26/01/2009	09/00078/LBC	Backpackers 88 - 90 Micklegate York YO1 6JX	Internal alterations including additional walls, removal of inserted ceilings and lift shaft, installation of shower rooms and floor finishes, and replacement windows to third floor and basement. External alterations including air conditioning units and staircase to rear (retrospective).	Permitted	Numerous comments and recommendations to the proposals were made by EH - provided that these were actioned on and conditioned within the approval EH had no further comments
54	30/01/2009	09/00159/LBC	Fruit Farm 1 Main Street Nether Poppleton York Y	Part rebuilding and alteration of outbuilding to create residential annexe	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
55	11/02/2009	09/00061/LBC	Starbucks Coffee Co 51 Stonegate York YO1 8AW	Replacement fascia signs, redecoration of shopfront and internal alterations	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
56	17/02/2009	09/00208/LBC	Backpackers 88 - 90 Micklegate York YO1 6JX	Display of 1no. externally illuminated hanging sign	Refused	N/A - Application refused
57	20/02/2009	09/00083/FUL	39 Goodramgate York City Of York YO1 7LS	Change of use from retail (A1 use) to cafe/restaurant (A3 use) with external alterations	Withdrawn	N/A - Application withdrawn

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Decision	English Heritage Comments
58	20/02/2009	09/00288/LBC	Bootham School 51 Bootham York YO30 7BT	Replacement windows	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
59	27/02/2009	09/00211/LBC	Railway Station Station Road York	Additional CCTV cameras	Withdrawn	N/A - Application withdrawn
60	04/03/2009	09/00346/FUL	Ace Hotel 88 - 90 Micklegate York YO1 6JX	8no. air conditioning handling units and external steel staircase at basement and ground floor levels in the rear yard area.	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
61	17/03/2009	09/00405/LBC	Bedern Chapel Bedern York YO1 7LP	Non-illuminated painted wooden sign above door	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
62	23/03/2009	09/00553/LBC	35 Stonegate York YO1 8AW	External alterations including display of 2no non illuminated signs at each side and above door, retention of light box to illuminate stained glass window, hooks to display plastic skeletons	Pending Decision	Pending a decision - However, EH had no comments to make and recommended that the application be determined based on national and local policy and CYC conservation advice
63	24/03/2009	09/00386/LBC	Railway Station Station Road York	Display of direction and information signs	Permitted	No comments - recommend 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.