

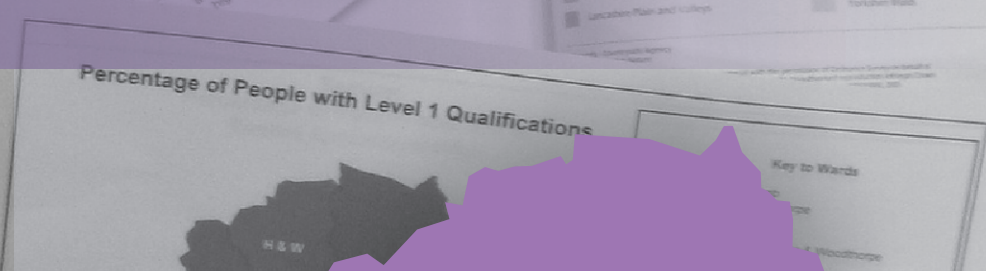


Table 6.1: Population Age Structure 2006

2006 Total Population: 148,271 (148,271)

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Age Range	Population	% of Total
0-4	10,115	6.8
5-9	9,847	6.7
10-14	9,537	6.5
15-19	9,227	6.2
20-24	8,917	6.0
25-29	8,607	5.8
30-34	8,297	5.6
35-39	7,987	5.4
40-44	7,677	5.2
45-49	7,367	5.0
50-54	7,057	4.8
55-59	6,747	4.6
60-64	6,437	4.3
65-69	6,127	4.1
70-74	5,817	3.9
75-79	5,507	3.7
80+	5,197	3.5
Total	148,271	100.0



City of York

LDF

Local Development Framework

Annual Monitoring Report 2007/08

December 2008

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Section 1: Executive Summary

The Requirements of the Annual Monitoring Report

- 1.1 This is the fourth 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 2007 to 31st March 2008.
- 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 The report shows that there is slippage from the timetable but that progress has been made with the Core Strategy, Allocations Development Plan Document, City Centre Area Action Plan and York Northwest Area Action Plan.
- 1.6 A revised Local Development Scheme will be submitted to the Government Office for Yorkshire and the Humber in 2009. Section 4 of the report provides more detail on the progress of the Local Development Framework.

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

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

³ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

- 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 2006 to 31st March 2007. Annex 1 to the main report lists the definitions for the 20 Core Indicators.

Business Development and City Centre

- 8.9 hectares of employment land was developed for business use, which equates to 30212.8 square metres of gross internal floorspace.
- Just over 10700 square metres of the employment land developed for business use was located on sites allocated for employment use.
- 2.27 hectares of employment land was developed for other uses.
- 60.4% of the total employment land completions were on previously developed land.
- On average 99% of all development during 2006/07 was within 30 minutes public transport time of: a GP; a Hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

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 2002 and 2007 4223 additional dwellings have been completed in York.
 - For the period 1st April 2007 to 31st March 2008 523 net additional dwellings were completed in York.
 - It is anticipated that 4364 net additional dwellings will be completed between 2008 and 2013.
 - The density (dwellings per hectare) for completed dwellings in 2007/08 was an average of 63 dwellings per hectare.
 - 85% of all new dwellings achieved greater than the national target of at least 30 dwellings per hectare during 2007/08. 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.

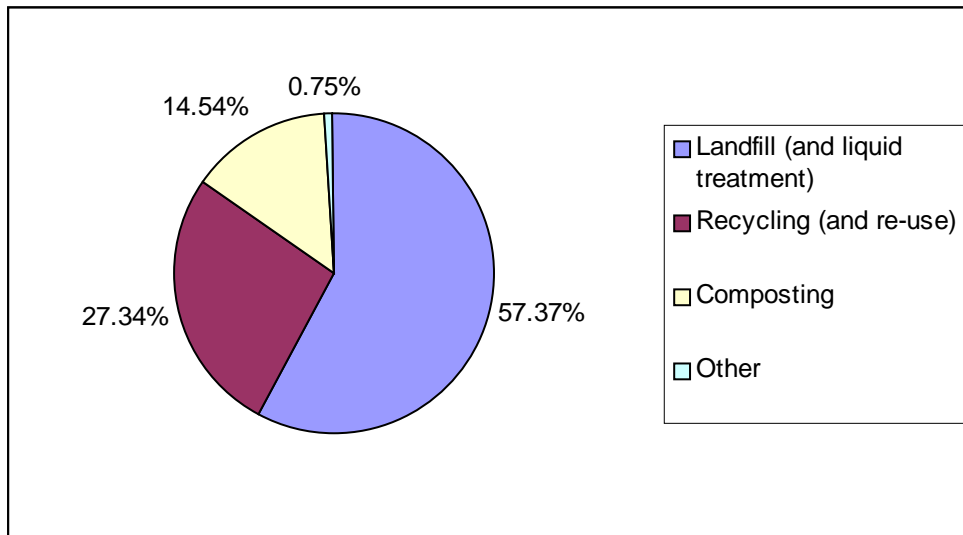
- For the fourth year over 90% of housing development has taken place on brownfield sites which meets the targets set locally, regionally and nationally.
- During the period 2007/08 21 additional affordable homes were built on 4 sites. This represents just 4% of the total number of dwellings built this year.

Environmental Quality

- The City of York has 3 openspaces, which were awarded Green Flag Award status during 2007/08. These were: Rowntree's Park, West Bank Park and Glen Gardens.

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 pie chart below shows how the waste was managed during 2007/08 for York.



Summary Table of Core Output Indicators for 2007/08

The following tables summarise the 21 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)	(B1a) 9536.45 (B1b) 69.3 (B1c) 2244.94	8084	1499.96	7645.1		29079.75
BD2: Amount of floorspace by type, which was on previously developed land	(B1a) 31.8% (B1b) 0.4% (B1c) 1.8%	44.4%	7.2%	14.4%		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		10736.7
	Standard: (B1a) 5634.5 (B1b) 6.3 (B1c) 0	0	0	5032.9		
	Non allocated sites: (B1a) 3902 (B1b) 0 (B1c) 2244.9	8084	1528.8	12.2%		18371.9
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	5	16.3	28.8
	Allocated land With permission ⁷ : (B1a, b & c): 0.41	0	0	0	1.2	1.61
Unallocated land with permission (B1a, b & c): 13.94	3.18	2.38	0	5.71	25.81	
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	7279.3	601.17	6978.75	0	14859.2	

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	2993.8	601.17	2557.7	0	6152.67
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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 (2002 to 2007)	4223
H2(b): Net additional dwellings - for the reporting year Net additional dwellings for 2007/08 from a gross total of 557 completions	523
H2(c): Net additional dwellings in future years Projected net additional dwellings from 2008 to 2013 including: <ul style="list-style-type: none"> • Net outstanding residential planning permissions on non-allocated sites (discounted by 5%) • Housing Allocations with planning permission phased up to March 2013 • Housing Allocations without planning permission anticipated to deliver housing within the next five years 	1459 2269 636

Core Output Indicator H3:
Percentage of new and converted dwellings on Previously Developed Land

	1998 - 1999	1999 - 2000	2000 - 2001	2001 - 2002	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006 - 2007	2000 - 2008	Average 1998-2008
Total Number of Dwellings Through New Build and Conversions	779	887	712	1020	844	669	1193	949	875	557	848.50
Gain of Dwellings Through New Build and Conversions on previously developed land	277	480	416	881	700	601	1145	914	828	528	677.00
% of New Homes Built on Previously Developed Land	35.56 %	54.11 %	58.43 %	86.37 %	82.94 %	89.84 %	95.98 %	96.31 %	94.63 %	94.79 %	79.79%

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

Net additional pitches for gypsies and travellers	Permanent	Transit	Total
Totals	1	0	1

Core Output Indicator H5: Gross Affordable Housing Completions

	Social rented	Immediate Homes Provided	Affordable homes total
Gross affordable housing completions	18	3	21

Local Output Indicator: Housing Density – Completion Density Ranges:		
	Number of dwellings built in 07/08	Number of dwellings built as a %
Less than 30 dwellings per hectare	61	13.86
Between 30 and 50 dwellings per hectare	51	11.59
Above 50 dwellings per hectare	328	74.55
Totals	440	

Local Indicator: Housing Density – Completion Densities by zone		
	Number of dwellings built in 07/08	Average density
City Centre	50	157
Urban Areas	340	74
Non urban or city centre	48	31
Totals	438	

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:	99.8	96.8	90.7	99.8	99.8	99.8	99.8

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)	57.37%	68040
	Recycle (and reuse)	27.34%	49670
	Composting	14.54%	
	Other	0.75	890
Total		100%	118600

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 2007/08	0
E2: Change in areas and population of biodiversity importance, including:	
i. Change in priority habitats and species (by type); and	No results as yet – awaiting the

Core Output Indicator: Environmental Quality	
ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	City of York Biodiversity Action Plan to be implemented
E3: Renewable energy capacity by type	No applications for renewable energy schemes in 2007/08.

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	15000 tonnes per year



Section 2: Introduction

- 2.1 The 2007/08 Annual Monitoring Report is the third to be monitored for the City of York Council and addresses the period 1st April 2007 to March 31st 2008. The 2007/08 AMR has been monitored against the Draft Local Plan incorporating the Fourth Set of Changes (April 2005), which has been approved for Development Control Purposes. This document will be referred in the rest of the AMR as the Development Control Local Plan.

The Requirements of the Annual Monitoring Report (AMR)

- 2.2 Monitoring represents an essential feedback loop within the cyclical process of policy-making. It is essential to be able to compare what has been happening and what may happen in the future against existing policies and targets. Within the new planning system there is great emphasis on the role of monitoring to check the progress and achievement of implemented planning policies. The Good Practice Guide⁸ sets out firstly core output indicators, against which local planning authorities (LPA's) must monitor policy implementation and effectiveness, and secondly, contextual indicators that LPA's can develop as appropriate to their area.
- 2.3 PPS12⁹ (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.
- 2.4 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.
- 2.5 In view of the importance of monitoring, Section 35 of the Planning and Compulsory Act 2004¹⁰ (The Act) 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 and the extent to which the

⁸ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

⁹ Planning Policy Statement 12: Local Development Frameworks, ODPM, 2004

¹⁰ Planning and Compulsory Purchase Act 2004 (HMSO: May 2004)

policies set out in local development documents are being achieved. Further details of this requirement are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2008¹¹.

- 2.6 A key objective of the new planning system is that local development documents will be 'spatial' rather than purely land-use plans delivered through the granting and refusal of planning permission. The key rationale for spatial monitoring is that local development documents must set out clear and agreed implementation mechanisms to ensure that spatial objectives and policies are delivered. In addition to this, local development documents must be founded on a comprehensive evidence base, which has not been the case with previous development documents.
- 2.7 Local Development Frameworks should be continually reviewed and revised and the annual monitoring report will be 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. However, monitoring may also indicate the need to address other aspects beyond reviewing the policies set out in the framework. For example it may indicate the need to refine or extend the monitoring framework itself or propose actions in respect to related local strategies and initiatives (e.g. community strategies).

Wider Policy Context

- 2.8 Local development framework monitoring has to be undertaken within a wide policy context related to the Government's sustainable communities agenda¹². In particular the monitoring of the City of York Local Development Framework will need to have regard to the Department for Communities and Local Government (DCLG) public service agreements (PSA) relating to the delivery of sustainable communities and the governments commitment to building services around the needs of the citizens and businesses within Britain. The original targets for 2005-2008 were updated in October 2007 as part of the Comprehensive Spending Review (CSR). In total there are now 30 revised PSA targets under 4 themes, which will be monitored through a framework of performance indicators on an annual basis. The most relevant PSA targets for the York Local Development Framework are set out in figure 1 below. It should also be noted that two of the indicators (PS20 and PS21) are being specifically led by the government.

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

¹¹ The Town and Country Planning (Local Development) (England) 2004 (HMSO, September 2004)

¹² Creating Sustainable Communities, ODPM, 2005

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

- 2.9 The UK Sustainable Development Strategy – Securing the Future (ODPM, March 2005) 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. In 2005 the Audit Commission, the ODPM and the Department of the Environment, Food and Rural Affairs (DEFRA) worked together to review the Sustainable Development Strategy and to combine the various sustainable development and quality of life indicator sets. The purpose was to develop and recommend one consistent set of indicators for use at the local level that embrace economic, social and environmental issues. ‘Local Quality of Life Indicators – supporting local communities to become sustainable, a guide to local monitoring to complement the indicators in the UK Government Sustainable Development Strategy’ was published in August 2005. 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.
- 2.10 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.
- 2.11 Both the Egan Review¹³ and Barker Review¹⁴ also stress the importance of evidence-based policy making. The Egan review identifies a suite of indicators to be used for defining sustainable communities and a number of common goals and recommendations on how to achieve a ‘sustainable community’. These indicators and recommendations are referred to later in this report.

Linkages with the Sustainability Appraisal and Strategic Environmental Assessment

- 2.12 Following advice given in the guidance on Local Development Framework Monitoring¹⁵, the City of York Council is taking an integrated approach to monitoring the LDF through the Annual Monitoring Report that will take full

¹³ The Egan Review – Skills for Sustainable Communities, ODPM, April 2004

¹⁴ Review of Housing Supply. Delivering Stability: Securing our Future Housing Needs, HMSO, March 2004

¹⁵ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

account of the monitoring needs of sustainability appraisal (SA) and the Strategic Environmental Assessment Directive¹⁶. 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 Preferred Options stage of the Core Strategy. Bakers Associates have written sustainability statements to accompany both the Core Strategy Issues and Options consultation (June 2006) and the Issues and Options 2 consultation during summer 2007. 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.

- 2.13 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.

Linkages with the Community Strategy

- 2.14 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.
- 2.15 York's Local Strategic Partnership is called 'Without Walls' and is made up of a group of people from influential organisations in York who have agreed to work together to achieve a shared vision. The vision for York was developed via public consultation 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 whilst creating a successful and thriving future
- 2.16 The Without Walls consultation "Festival of Ideas 2" during September and October 2007 was held in conjunction with the consultation on the Core Strategy Issues and Options 2 to integrate the ideas of both documents into each process. This built on the earlier consultation in 2003 and core strategy consultation in 2006, but also tried to tackle some of the more difficult new challenges facing the city and identify the strengths the strategies should build upon. The new strategy covers the time period 2008-2025.
- 2.17 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*

¹⁶ European Community Directive 2001/42/EC 'the assessment of the effects of certain plans and programmes on the environment'

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.*

2.18 To monitor the success of the community strategy with regards to the achievement of key aims and actions set out in the strategy, a number of Without Walls Success Measures were developed for each of the seven theme areas. These are measured on an annual basis and are fed back to the LSP Strategic Monitoring Group. Throughout the process of developing monitoring indicators for the sustainability appraisal and through the development of a monitoring framework for the Annual Monitoring Report we have tried to make use of and align the indicators with those already developed and monitored as part of the community strategy. Details of the success measures for Without Walls are included within section 5 of this report.

2.19 As and when the community strategy is updated in the future, any additional indicators or issues which are relevant to the LDF will be included in future AMRs.

Definitions and technical terms

2.20 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 2007/08AMR is the fourth to be produced by City York Council and addresses the period 1st April 2007 to March 31st 2008.
- 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. Currently we are working towards the Preferred Options document and the documents submission to Secretary of State in 2009. 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 2007/08 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 to cover 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 March 2007, 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 2008¹⁷ which update the original set released in October 2005¹⁸ 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, Best Value performance indicators, Quality of Life Indicators, Local Transport Plan, Sustainable Communities, Egan Review and 2001 Census. 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.

¹⁷ Update 2/2008 Regional Spatial Strategy and Local Development Framework: Core Output Indicators, CLG, July 2008

¹⁸ 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 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 The City of York Council Local Development Scheme (August 2005) (hereafter referred to as the LDS) 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 as of March 2007. Please note that this AMR has been assessed using the new LDS (March 2007). 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.
- 4.4 The LDS is in effect a three-year programme for members of the public and stakeholders to see what planning documents are being prepared. It also sets out milestones to tell them about the opportunities for them to get involved in the process. The City of York LDS is available to view on the City of York Council website (www.york.gov.uk).
- 4.5 In the year April 06 - March 07 the scheme establishes that work will be undertaken on the following:
- Core Strategy DPD
 - Allocations Development Plan Document (and associated proposals map)
 - Statement of Community Involvement
 - York Northwest Area Action Plan
 - City Centre Area Action Plan
- 4.6 Each proposed LDD is listed in table 4.1 together with a brief review of progress in meeting milestones to date. 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*
<p>Core Strategy Development Planning Document (DPD)</p>	<p>Issues and Options 2 Consultation (Jun to Jul '07)</p> <p>Working towards preferred options (Aug '07 to March '08)</p>	<p>Consultation on an initial Issues and Options document was undertaken in Summer 2006.</p> <p>At the time of the initial Issues and Options consultation, several other Local Authorities had submitted their Core Strategies to the secretary of state. Some of these documents failed to pass the test of soundness. It was then decided that to reduce the risk of York failing the test of soundness, a further round of Issues and Options consultation would take place before progressing to Preferred Options.</p> <p>The Issues and Options 2 document was agreed by Members in July 2007 and consultation took place during September and October 2007. The consultation was held jointly with the consultation on the Sustainable Community Strategy.</p> <p>Since the end of the consultation, work has been done on progressing towards Preferred Options. The results of the Issues and Options 2 consultation were reported to Members in March 2008 and a number of officer workshops were held on key topics including a visioning workshop in March 2008. Work has also been ongoing on a number of evidence base documents.</p>	<p>Consultation on Issues and Options 2 was deliberately delayed by three months in order to allow for joint public consultation with the Sustainable Community Strategy. This was done to accord with best practice and government guidance and also to avoid public confusion which would have arisen from the two similar consultations being carried out close together.</p> <p>Currently, overall progress has slipped by 3 months.</p>	

Local Development Document	Milestone	What has been achieved	Issues	Action*
Allocations Development Plan Document (DPD)	Pre-production (April – Oct '07) Issues and Options (Nov '07 to Jan '08) Towards Preferred Options (Feb to Mar '08)	The Issues and Options document was agreed by Members and went out for consultation from March to May 2008.	The Issues and Options document needed information from key pieces of the evidence base which were not completed until the end of 2007. The document was then reported to Members in January 2008 and consultation started in March 2008. There is currently a 4 month slippage.	
Statement of Community Involvement	Examination (May '07) Receipt of Inspector's Report and Adoption (August '07)	Following the Submission consultation in Feb-Mar 2007 the Inspector examined the SCI through written representations and judged it to be sound. The Inspector's report was received in August 2007. The SCI was formally adopted by the Council in December 2007.	The SCI was found sound in accordance with the timescales set out in the LDS (August 2007), however, the lead-in times for Council committees meant that it was not formally adopted by the Council until December 2007.	
York Northwest Area Action Plan	Pre-production (April '07 to Oct '07) Issues and Options consultation (Nov '07 to Jan '08)	The Issues and Options document was agreed by Members and went out for consultation from November 2007 to January 2008.	No slippage.	None required.

Local Development Document	Milestone	What has been achieved	Issues	Action*
City Centre Area Action Plan	Pre-production (April '07 to Feb '08) Issues and Options (Mar to April '08)	Preparing Issues and Options document for consultation.	Consultation on Issues and Options took place from July to September 2008. Early pre-production work was delayed due to staff shortages and therefore overall progress has slipped by approximately 4 months.	

*NB, A revised Local Development Scheme was submitted to GOYH in November 2008.

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 2007/08.
- 5.3 In total there are 20 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 2007/08 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 document¹⁹. 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.

¹⁹ As footnote 13 above.

Indicators for the City of York 2007/2008
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. This has improved the accuracy of employment land completion figures for the City of York and will remain the monitoring method for this indicator in the future.

CORE INDICATOR BD1:
Total amount of additional employment floorspace - by type (gross and net):

Use Class	2007/08 (m ²)	Gross internal floorspace (m ² – 3.75%)*
B1(a)	9908	9536.45
B1(b)	72	69.3
B1(c)	2332.4	2244.94
B2	8399	8084
B8	1558.4	1499.96
B2/B8	7943	7645.1
TOTAL	30212.8	29079.75

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 2007 and March 2008 there were 30 completed employment permissions totalling 8.9 hectares of land and equating to just over 30,000m² of floorspace or 29,000m² of gross internal floorspace. Of the floorspace completed 33% was for B1a use, 28% for B2 use and 26% for mixed use B2/B8. Compared to last years figures the B1c category is significantly lower but this is due to a one-off large development completing in 2006/07. Over the last 2 years there has been a large increase in the development of B2, which is the second highest business use development this year. This is compared to 2004/05 and 2005/06 figures when there was no B2 development and 8% if development during 2006/08.

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

Use Class	Total internal floorspace developed on PDL 2007/08 (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)	5793.3	31.8%	60.8	19.2
B1(b)	69.3	0.4%	100	0.2%
B1(c)	319.95	1.8%	14.25	1.1%
B2	8084	44.4%	100	26.8%
B8	1317.1	7.2%	87.8	4.4%
B2/B8	2612.24	14.4%	34.2	8.7%
Total	18,195.9	100%	-	60.4%

* 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

Performance:

- 5.11 Policies E1a and E3a allocated both Greenfield and Brownfield sites for development. This year 60.4% of all development was on previously developed land. This compares to 51.7% the previous year, 57.9% in 2005/2006 and 59% in 2004/05. The most development on previously developed land (brownfield land) occurred on B2 industrial use (26.8%), which was also 100% of the total B2 land developed. The second most developed business use was for B1(a) Office use, which accounted for 31.8%, which is below 2006/07 and 2005/06 figures.

CORE INDICATOR BD3:
Employment land available by type (in hectares at March 2008):

Use Class	Allocated Sites Available*	Allocated land with Planning Permission	Unallocated land with Planning Permission**
B1(a)	6.5	0.26	7.63
B1(b)			
B1(c)		0.15	6.31
B2 only	1		3.18
B8 only	0		2.38
B2/B8	5		-
B1/B2/B8	16.3	1.2	5.71
Total	28.8	1.61	25.81

* 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

Targets: No target identified

Performance:

- 5.12 Core Output Indicator 1d shows that there is 28.8 hectares of allocated land that is available for development compared to just over 35 ha in the last AMR. Only 1.61 ha of allocated land has planning permission, although this does not include those sites where construction has started or outline planning permissions.
- 5.13 25.81 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 system being used (as referred to in paragraph ???).

CORE INDICATOR BD4:

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

Use Class	2007/2008 Total	2007/08 in York Town Centre*
A1	7279.3	2993.8
A2	601.17	601.17
B1(a)	6978.75	2557.7
D2	0	0
TOTAL	14859.2	6152.67

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

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

Targets: No target identified

Performance:

- 5.14 Of the floorspace completed above, 41% of the total floorspace has been within the town centre of York. The majority of this floorspace has been for retail completions, closely followed by B1(a) office use. This year there has been no D2 leisure development completions recorded, which is comparable to the city centre results from the previous year.

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		5854	5634.5	4054	3902
B1(b)	0		72	6.3	0	0
B1(c)	0		0	0	2332.4	2244.9
B2	0		0	0	8399	8084.0
B8	0		0	0	1588.4	1528.8
B1/B2/B8	0		5229	5032.9	2714	2612.2
Total	0		11155	10736.7	19087.8	18371.9
Subtotal (gross internal)	10736.7				18371.9	
Grand Total	29108.6					

*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

5.15 From the results above it can be seen that nearly two thirds of the floorspace developed this year has been on non allocated sites employment sites. There have been no recorded completions on premier employment site but nearly 11,000m2 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
Unallocated/existing sites	2.27
Total in local authority area	2.27

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:

5.16 During 2007/08 2.27 ha have been lost to others compared to in 2006/07 0.234 hectares of land have been lost to other uses, all of which have been unallocated or existing employment sites.

Housing

- 5.17 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.
- 5.18 Reflecting the requirements of guidance at the time the main objectives of housing policy as indicated within the City of York Development Control Local Plan (April 2005) can be summarised as follows:
- To ensure that there is enough housing for current and future residents of the City of York;
 - To allocate a range of housing sites to meet the housing land needs of the City, including an appropriate amount of affordable housing;
 - To bring forward brownfield sites as a priority, and achieve an appropriate density of development which will minimise the use of greenfield sites.
- 5.19 In determining whether a Local Authority is achieving housing delivery consistent with its targets and policies PPS3 and Planning Policy Statement 12²⁰ requires that a housing trajectory be produced showing a progress report of past housing supply together with anticipated future delivery rates.
- 5.20 Annually produced housing trajectories give indications of how robust a housing strategy is, and assess the likelihood of any shortfall or surplus in the additional dwellings compared to required build rates.
- 5.21 By incorporating the '*plan, monitor and manage*' approach to housing delivery, a housing trajectory will include details of past and projected completion and conversion rates over an appropriate period of time.
- 5.22 It must be emphasised that a housing trajectory is not intended to produce a perfect forecast of future housing supply. However, as a forward planning tool it can assist in providing an understanding of the prospects of housing delivery and possible reasons behind anticipated over or under supply.
- 5.23 PPS3 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. In view of the fact that City of York Council are in the process of producing a Strategic Housing Land Availability Assessment and that a full assessment of future potential housing sites has not been completed, our trajectory, for the purpose of this report, uses a five year housing supply and is based on recently produced Government guidance.

²⁰ Regulation 48(7) and paragraph 4.48 of The Town & Country Planning (Local Development) (England) Regulations 2004 – PPS 12

Historic Housing Completions and Anticipated Delivery to March 2013

Net additional dwellings over the past 5 years (2002 to 2007)	4223
Net additional dwellings for 2007/08 from a gross total of 557 completions	523
Projected net additional dwellings from 2008 to 2013 including:	1459
• Net outstanding residential planning permissions on non-allocated sites (discounted by 5%)	2269
• Housing Allocations with planning permission phased up to March 2013	636
• Housing Allocations without planning permission anticipated to deliver housing within the next five years	636
TOTAL	4364
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 (2008 to 2013)	789

- **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

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 2012/13	6,810

CORE INDICATOR H2:

- (a) **Net additional dwellings - in previous years**
- (b) **Net additional dwellings - for the reporting year**
- (c) **Net additional dwellings - in future years**

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

5.24 For the period between 2002 and 2007 a total of 4223 net additional dwellings have been completed in the City of York Local Authority area at an average of 845 dwellings per year. Table x below indicates that the vast majority of additional properties were new build, with approximately 16% 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 less than 20 demolitions over four of the last five years between 2002 and 2007.

Table 3

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2002-2003	844	738	6	92	2	834
2003-2004	669	523	17	121	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
2004-2007	4530	3772	79	586	214	4223

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	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 City

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

- 5.25 For this monitoring period a total of 523 net additional dwellings have been completed from a gross total of 557 additional homes. Whilst conversions and changes of use have increased proportionately compared to more recent years, a total of just 6 demolitions took place within the local authority area.
- 5.26 The council accepts that completions have fallen below the required target for the monitoring year, however, a number of factors contributed to a lower return;-
- Bad weather with exceptionally wet conditions experienced over the summer months, normally a very active period for house builders, slowed development on many sites.
 - Large sites which commenced building, 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 ultimately affected completion rates.
- 5.27 Notwithstanding the above factors which resulted in below target completions, the figures reflect closely to the anticipated delivery projected in last years Annual Monitoring Report and fall just 12.5% short of these rates. Should adverse market conditions continue to affect the housing market, non-delivery rates may well need to be reassessed in future reports to reflect the situation at the time.

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2007-2008	557	442	19	68	6	523

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

- 5.28 In the absence of a completed 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 and at realistic time scales, we believe that provision of a 5 - year housing supply is appropriate for this AMR.
- 5.29 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.

Outstanding permissions

- 5.30 Housing commitments on non-allocated sites at 31st March 2007 totalled **1459**, this figure has been discounted by 5% in accordance with the rate calculated for the draft Strategic Housing Land Availability Assessment based on historic trends for housing completions. This discount rate reflects the housing market in York over a five year period and takes into account the fact that the vast majority of housing permissions were fully completed over that time. Should future analysis indicate a change in completion rates this will be reflected in forthcoming reports.
- 5.31 Anticipated completions over the next five years on allocated sites with permission or which are part complete amount to **2269** additional homes, when phasing is taken into account.

Housing Allocations without permission

- 5.32 There is a current capacity of up to **636** 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, taking into account phasing of larger sites, and this figure represents a realistic level of completions from this source.

Net Additional Dwellings Anticipated Over The Next Five Years

- 5.33 Combining the above two totals **4364** dwellings are anticipated from outstanding permissions on both allocated and non-allocated sites over the next five years together with allocations without permission.

Potential Housing Sites Not Included Within The Trajectory**Emerging Sites With Development Briefs**

- 5.34 Sites with development briefs, namely Terry's, Nestle South and the three Discus Bungalow sites, have the potential to deliver **673** dwellings and could well provide significant contributions to housing delivery over the next five years. However, for the purpose of this report potential from these sites will not be taken into account until full planning consent has been granted.

Sites Identified Through The Strategic Housing Land Availability Assessment

- 5.35 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 these sites have been fully assessed no account has been made of potential from this source. The SHLAA is anticipated to be available in Spring 2009.

Windfalls

- 5.36 Over the last 10 years windfalls sites have accounted for on average, 435 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 HOUSING TRAJECTORY

- 5.37 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 for future years.
- 5.38 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.
- 5.39 Table 4 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.
- 5.40 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.

- 5.41 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.
- 5.42 The managed line has been calculated through the following method using the total plan target from 2004 to 2013 (6,810) less the cumulative rate of completions divided by the number of years the plan strategy has left to run. For example, for 2007/08 this equates to:-

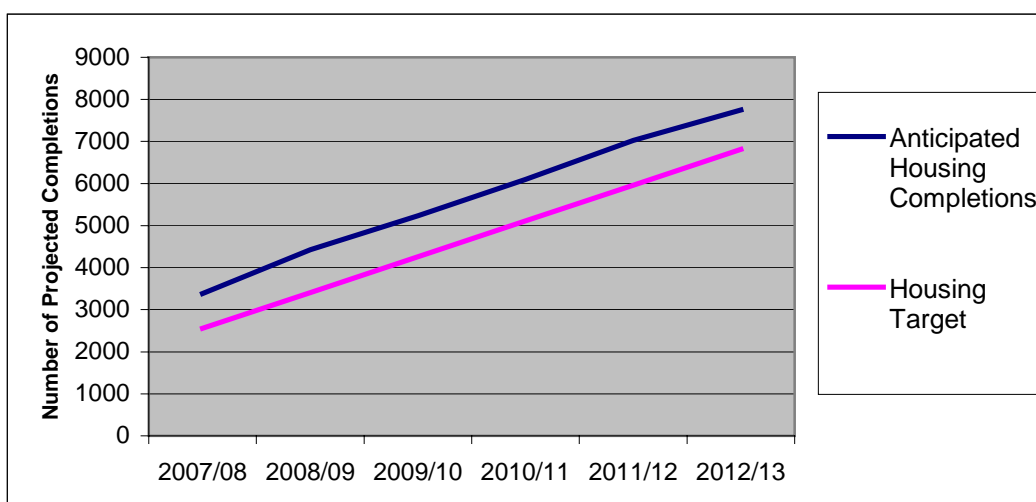
Total cumulative target to 2012/13 (6,810) less completions to date (2,864) divided by 5 years = 789 additional houses required per year.

- 5.43 As seen from table 4 it may be concluded that York is in a relatively healthy situation in terms of delivering sufficient housing to meet housing targets over the next five years, with an anticipated over-supply of 941 homes over this timescale. This allows for an amount of flexibility in the supply should economic or market forces adversely affect delivery on sites over this period of time.

Table 4 Five-year housing supply table

		04/05	05/06	06/07	07/08 Rep	08/09 1	09/10 2	10/11 3	11/12 4	12/13 5	Totals
H2(a) Net additional dwellings - in previous years		1160	906	798							2864
H2(b) Net additional dwellings - for the reporting year					523						523
H2(c) Net additional dwellings in future years	a) Net additions					1040	810	858	929	727	4364
	b) Hectares					17.85	16.07	18.94	16.99	15.04	84.89
	c) Target	640	640	640	640	850	850	850	850	850	6810
Cumulative Completions		1160	2066	2864	3387	4427	5237	6095	7024	7751	
Cumulative Target		640	1280	1920	2560	3410	4260	5110	5960	6810	
Over/Under Supply of Housing		520	786	944	827	1017	977	985	1064	941	
H2(d) Managed delivery target					789	856	794	787	415	-514	

Figure 1: Five-year housing supply graph



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

	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Average 1998-2008
Total Number of Dwellings Through New Build and Conversions	779	887	712	1020	844	669	1193	949	875	557	848.50
Gain of Dwellings Through New Build and Conversions on PDL	277	480	416	881	700	601	1145	914	828	528	677.00
BVPI 106: % of New Homes Built on PDL*	35.56%	54.11%	58.43%	86.37%	82.94%	89.84%	95.98%	96.31%	94.63%	94.79%	79.79%

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

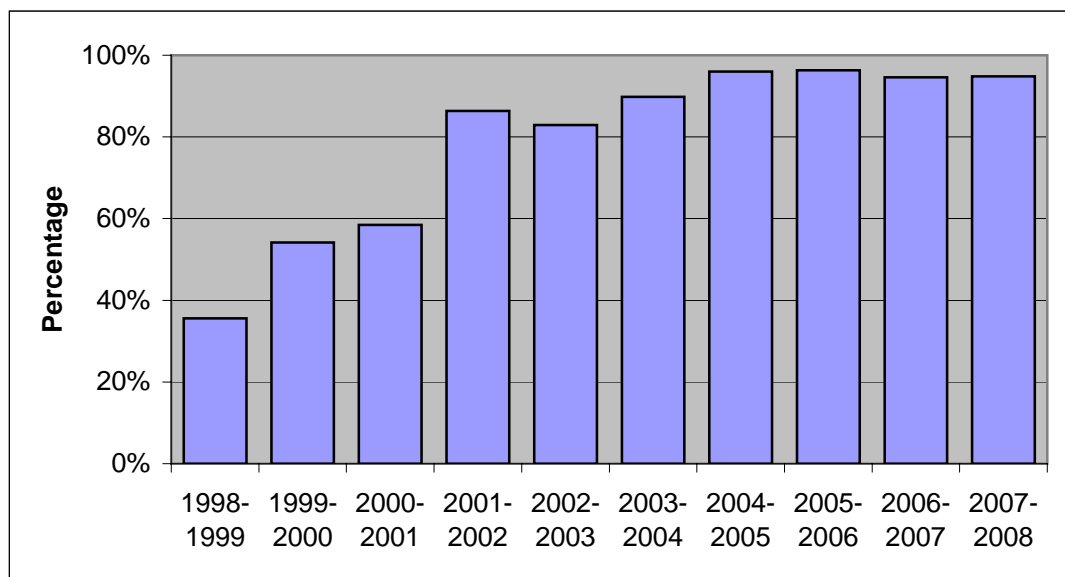
*See PPS3 – Housing Paragraph 41

**See RSS 12 – Policy H1

Performance:

- 5.44 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 five years. An average of over 79% of all development since 1998 has taken place on brownfield sites, and for the fourth consecutive year a figure in excess of 90% has been attained.
- 5.45 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 28% of all York's greenfield developments in 2007/08 came from this source.
- 5.46 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 1998 - 2008



Core indicator H4:

Net Additional Pitches (Gypsy and Traveller)

	Permanent	Transit	Total
H4 Net Additional Pitches (Gypsy and Travellers)	1	0	1

Relevant Policies:

H16: Residential Sites for Gypsies/Travellers – City of York Local Plan
H6: Provision of sites for gypsies and travellers – The Yorkshire and Humber Plan (May 2008)

Performance:

- 5.47 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

5.48 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 permission was granted for one additional pitch within the Osbaldwick area, 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 07/08	Number of dwellings built as a % of all dwellings
Less than 30 dwellings per hectare	61	13.86
Between 30 and 50 dwellings per hectare	51	11.59
Above 50 dwellings per hectare	328	74.55
Totals	440	100%

Relevant Policies:

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

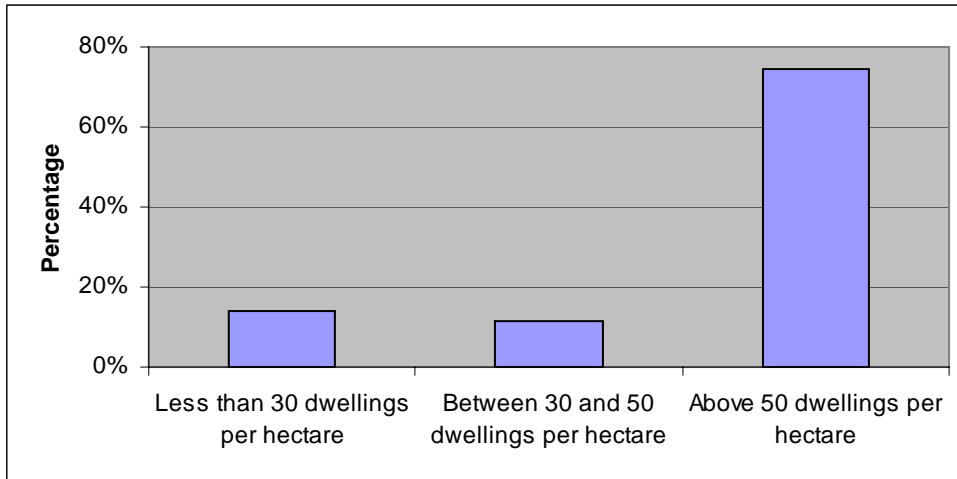
Targets:

- 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

5.49 Net density levels for new housing built over the 2007/087 monitoring period averaged 63 dwellings per hectare, well above the national density target of at least 30 dwellings per hectare. A total of just over 86% of all new dwellings achieved greater than 30 dwellings per hectare, and of this total almost 75% were built at more than 50 dwelling per hectare (see table on page 36 and 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 2007/08



**LOCAL INDICATORS:
Development densities**

City of York Council Development Control Local Plan (April 2005) states:

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 centre¹
- 40 dwellings/hectare in the urban area²
- 30 dwellings/hectare elsewhere in the City of York

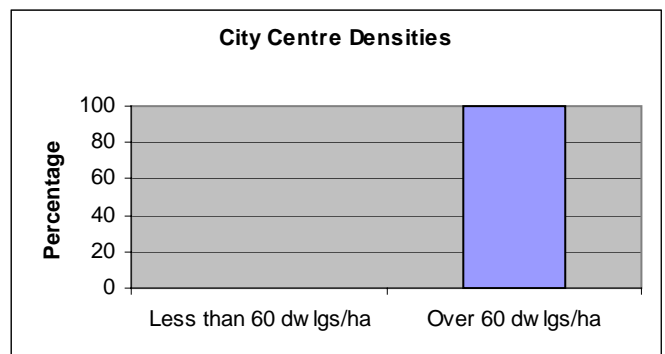
¹The City Centre is defined on the city centre inset on the Local Plan proposal's map

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

5.50 In the tables 8 and 9 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 5: City Centre Densities

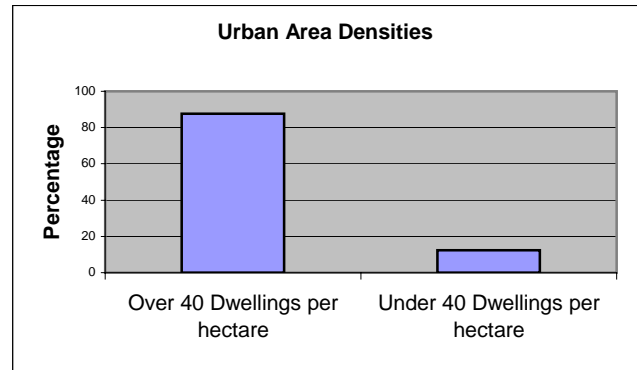
07/08 Completion Densities (City Centre)	Number of Dwellings	%
Over 60 Dwellings/ha	50	100
Under 60 Dwellings/ha	0	0
Totals	50	100%



Average density in City Centre = 157 dwellings/hectare

Table 6: Urban area completion densities

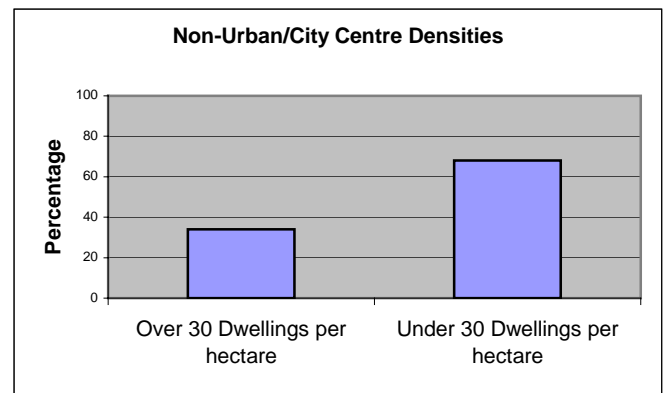
07/08 Completion Densities (Urban Area)	Number of Dwellings	%
Over 40 Dwellings/ha	298	87.6
Under 40 Dwellings/ha	42	12.4
Totals	340	100%



Average density in Urban Areas = 74 dwellings/hectare

Table 7: Non-urban / City Centre Location Completion Densities

07/08 Completions Non-Urban/City Centre Locations	Number of Dwellings	%
Over 30 Dwellings/ha	16	34
Under 30 Dwellings/ha	32	68
Totals	48	100%



Average density in Non-Urban/City Centre = 31 dwellings/hectare

5.51 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, two thirds of dwellings completed within Non-Urban Areas fell below a density level of 30 dwellings/hectare. The remaining dwellings completed in this area were built well above the minimum target bringing the average in this location to 31 dwellings per hectare.

Affordable Housing

5.52 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 within the Corporate Strategy 2006-2009. 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 2006/07 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**

	Total Completions 2007/08
Net Additional Dwellings to Housing Stock	523
Net Additional Affordable Homes provided	21
% Of new homes built that are affordable dwellings	4%

	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5 Gross Affordable Housing Completions	18	3	21

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 costs.

5.53 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

5.54 During the twelve months of the monitoring period a total of 21 additional affordable homes were provided on three sites²¹ throughout the City of York area. From a total of 523 net additional dwellings for the year this represents 4% being affordable homes (see table 11). Of the four planning gain sites where affordable housing had previously been negotiated, a total of 61 dwellings were completed. Affordable home completions on these sites represents 34.4% of all completions and represents a higher rate than our old target of 25% on qualifying sites.

²¹ Out of a total of 132 sites developed for housing in the year 2007/08.

Table 8: Number of affordable housing completions

	Planning gain sites with affordable housing agreed and where completions took place in 2006/07	Planning gain sites with less than 25% agreed affordable housing	Planning gain sites with between 25% and 50% agreed affordable housing
Number of sites	3	1	2
Total dwelling completions on these sites	61	10	51
Number of affordable housing completions	21	4	17

5.55 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 will therefore be some time (6-7 years) before any sites are completed at the post 2005 policy level of 50% (or more accurately, at the level agreed through negotiation and appraisal of site viability).

5.56 From a total of 21 affordable homes provided in the twelve-month period of this report, 18 were available for rent, whilst the remaining 4 units were discounted for sale (for the purposes of this report these are regarded as 'affordable housing'²²).

A breakdown of house types and size based upon bedroom numbers is provided in table 9.

Table 9: Housing mix through affordable housing completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached/Semi/Town House	0	0	0	2	0	2	9.5
Flat/Apartment/Studio	0	19	0	0	0	19	90.5
Totals	0	19	0	2	0	21	
%	0	90.5	0	9.5	0		

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

5.57 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.

5.58 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.

5.59 Twenty Building for Life criteria are assessed to embody the partners' vision of functional, attractive and sustainable housing. These principles are founded on

²² 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)

government policy and on guidance developed by CABI 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.

- 5.60 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
- 5.61 Informal assessments can be carried out by anyone, however, formal assessments can only be carried out by an accredited Building for Life Assessor.
- 5.62 In the absence of a fully accredited assessor, and similar to many local authorities, City of York Council is not in a position to monitor this indicator for this years report. However, recently CABI 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.
- 5.63 CABI 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 CABI 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 5 years with the resulting proportions of property type and size highlighted in tables 13 and 14 below.

Table 10: 2003-2008 Housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	2	21	40	164	69	296	6.98%
Semi-detached House	8	55	187	55	3	308	7.26%
Detached Bungalow	1	21	28	19	1	70	1.65%
Semi-detached Bungalow	6	10	3	0	0	19	0.45%
Town House/Terraced House	14	212	448	199	30	903	21.28%
Flat/Apartment/Studio	733	1841	66	5	2	2647	62.39%
Totals	764	2160	772	442	105	4243	
	18.01%	50.91%	18.19%	10.42%	2.47%		

Figure 4: 2003 - 2008 Housing mix by number of bedrooms

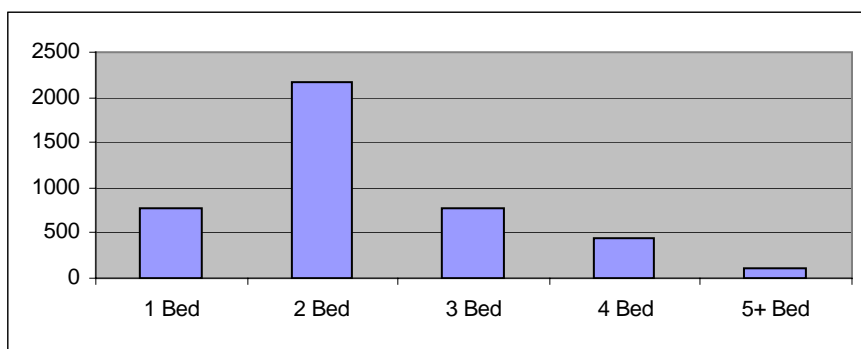
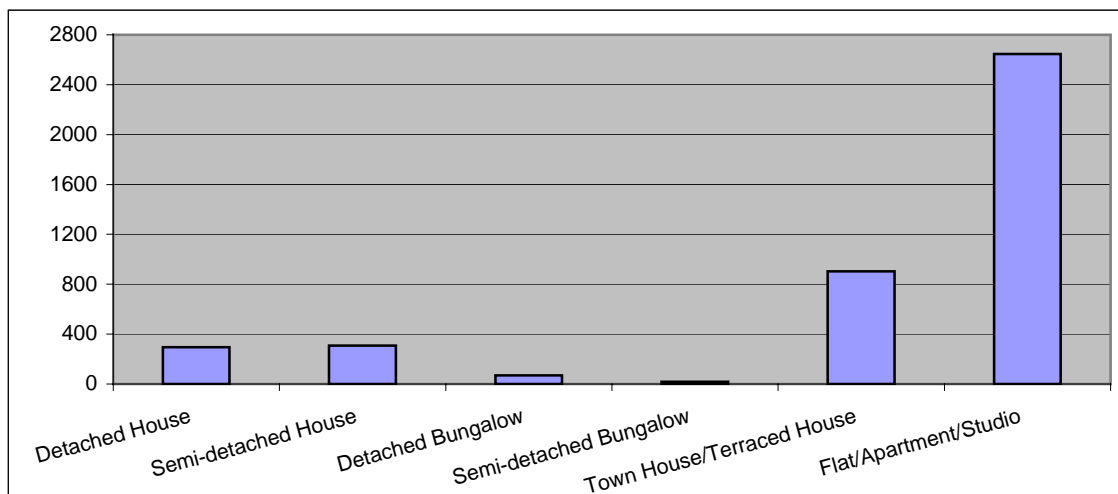


Figure 5: 2003 - 2008 Housing mix indicated by house type



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

5.65 Over the last twelve months a continuation of these figures has occurred, as can be seen from the table below.

Table 11: 2007 - 2008 housing mix completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	1	7	10	32	9	59	10.59%
Semi-detached House	1	8	19	3	1	32	5.75%
Detached Bungalow	1	10	6	2	0	19	3.41%
Semi-detached Bungalow	0	2	0	0	0	2	0.36%
Town House/Terraced House	1	18	27	15	3	64	11.49%
Flat/Apartment/Studio	132	243	3	1	2	381	68.40%
Totals	136	288	65	53	15	557	
	24.42%	51.71%	11.67%	9.52%	2.69%		

5.66 For the monitoring period 76% of households were either 1 or 2 bed properties, whilst 32% were houses, both figures are contrary to amounts requirements in the SHMA.

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	556	99.8%
Hospital (incl. St Helens and White Cross Community Hosps)	539	96.8%
Hospital (York Hospital only)	505	90.7%
Primary School	556	99.8%
Secondary School	556	99.8%
Area of Employment	556	99.8%
Major Retail Centre	556	99.8%

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:

- 5.67 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).
- 5.68 In general the table indicates the success of our accessibility policies with results of over 99% being achieved for developments within 30 minutes public transport time of GPs, primary and secondary schools, areas of employment and retail centres. The one category that achieved just over 90% 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 41).
- 5.69 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**

- 5.70 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.
- 5.71 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.
- 5.72 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 2007/08	20
Planning applications refused	3
Planning applications withdrawn	7
Planning permission granted/won on appeal where EA objection withdrawn as a result of receipt of acceptable Flood Risk Assessment or amended plans or additional information	9
Planning permission still pending decision	1
Planning permissions granted against EA advice	0
Number of planning permissions objected to by the Environment Agency on water quality grounds in 2007/08	0

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

Target: No target identified

Performance:

- 5.73 Environment Agency advice is considered carefully by City of York Council members and officers alike and of the twenty applications objected to by the EA on flood risk grounds, nineteen 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.
- 5.74 One application (07/01786/FULMAJ - Dobbies Gardens Centres Plc application at York Designer Outlet, Naburn for garden centre, ancillary food hall and restaurant) was still pending consideration and is, therefore, undetermined²³.
- 5.75 During the monitoring period no objections were received from the Environment Agency (EA) on water quality grounds and hence no planning applications were granted against their advice.

Safeguarding of Existing Historic Elements
LOCAL INDICATOR:
SAFEGUARDING THE EXISTING HISTORIC ELEMENTS

- **The amount of planning applications referred to English Heritage 2007/08**

- 5.76 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.

²³ This application was eventually refused permission in October 2008 – the Environment Agency objection was not resolved at that time.

- 5.77 As indicated in the table below, a total of 42 applications were referred to English Heritage none of which have been granted permission contrary to an unresolved objection. It should be noted that three applications were pending decisions, none being the subject of a sustained objection.

Table 12: Outcome of planning application referred to English Heritage in 2007/08

	Referred to English Heritage	Approved Despite Sustained Objection
Number of Applications	42	0

- 5.78 For a comprehensive list of all applications referred to English Heritage see Annex 6 this report.
- 5.79 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

- 5.80 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.
- 5.81 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.
- 5.82 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. A SPD specifically on Green Infrastructure will also be prepared as part of the LDF to provide further information and guidance on greenspaces and biodiversity around the authority.

CORE INDICATOR E2:

Change in areas and population of biodiversity importance, including:

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

Relevant Policies: NE4a: International and National Nature Conservation Sites
NE5a: Local Nature Conservation Sites
NE7: Habitat Creation and Protection

Targets: No identified targets, see objectives in 5.80

Performance:

- 5.83 In 1998 The North Yorkshire County Council and the other Local authorities within it identified a series of criteria by which new Sites of Importance for Nature Conservations (SINCS) could be selected. Whilst City of York's data is limited, a survey was carried out in 2004 of all SINCS. A further survey of the whole authority needs to be commissioned to try and identify any new sites. The City already has a range of nature conservation sites that are not only locally important but also recognised as nationally and international important. English Nature has noted that there are currently the following designations within City of York:

Type of Area	Name of site
Site of Special Scientific Interest (SSSI)	Acaster South Ings, <i>Askham Bog*</i> , Church Ings, Fulford Ings, Heslington Tilmire, Naburn Marsh, River Derwent, <i>Strensall common*</i> , <i>Derwent Ings*</i> . *Identified as being of National Importance.
Special Areas of Conservation	Strensall Common, Derwent River and Wheldrake Ings
Special Protection Area	Wheldrake Ings, Derwent Ings.
RAMSAR site (wetland of international importance)	Derwent Ings (part of the Lower Derwent Valley National Nature Reserve)

- 5.84 In addition to the survey of SINCS in 1994, all land allocated in the Local Plan has been checked to make sure that there are no likely areas of conflict where land of conservation interest has been allocated for further development.
- 5.85 To bring together the variety of data relating to biodiversity, City of York Council is continuing to develop their Biodiversity Action Plan (BAP). The first of five steps have been completed, which focus on translating national guidance within the UK BAP to action at local level and identifying locally important habitats and species. In order to reach the final goal of setting up effective monitoring systems for biodiversity, firstly raising awareness to the public about biodiversity and why it is important needs to be carried out followed by the creation of new local level partnerships to help record data. The BAP will supply an essential framework for guiding change and effective monitoring methods to measure against.
- 5.86 A Biodiversity Audit is currently being undertaken to review biodiversity across York. The audit will identify species and habitats which are of UK or local conservation concern and will provide us with baseline information on which to prioritise further action. Species and habitat action plans will be developed for these priorities with specific targets and proposals for action. The Biodiversity Audit is expected to be completed in 2009.

- 5.87 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:

2007/2008	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:

- 5.88 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.
- 5.89 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. The three sites are Rowntree Park, West Bank Park and Glen Gardens.

Renewable Energy

- 5.90 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.
- 5.91 In 2005 a study called 'Delivering Renewable Energy in North Yorkshire' was jointly commissioned by The North Yorkshire County Council, District Councils and City of York Council to assess the potential of micro-generation of energy using solar power, micro wind and photo-voltaics, amongst other things. At the moment North Yorkshire is a net exporter of Electricity owing to two coal powered electricity

stations. However, the emphasis is changing and City of York hold a commitment, through the LDF, for reducing energy consumption and promoting renewable energy.

CORE INDICATOR E3:
Renewable energy capacity installed by type

Relevant Policies: GP4a: Sustainability
GP5: Renewable Energy

Targets: No targets identified.

Performance:

- 5.92 Planning permissions for 2007/08 have been monitored for applications for renewable energy schemes. There have been no recorded schemes for this year.
- 5.93 A report is due to be released in December 2008 by Future Energy Yorkshire to advise on the current provision of renewable energy within City of York, including micro-energy generation schemes. The results of this report will be included in next year's AMR.

Minerals

- 5.94 Minerals resource mapping undertaken by the British Geological Survey for North Yorkshire identifies broad areas of potential reserves in York of sand & gravel and brick clay. It was also identified that there have been planning permissions within York in several locations for the commodities of clay and shale, sand and gravel. Recently, however, York has not had a key role in providing for regional and sub-regional mineral quotas.
- 5.95 Phase 1 of the Regional Sand and Gravel Study for Yorkshire and the Humber Region confirmed areas within York as offering potential reserves of sand and gravel. Phase 2 of this study, which is due for completion shortly, will assess the likely social, economic and environmental impacts of additional sand and gravel extraction within the region and the aggregate producing areas concerned to absorb such impacts.
- 5.96 The recent Regional Spatial Strategy stresses the importance of safeguarding mineral deposits by maximising secondary aggregates, and where this is not possible, providing for primary extraction. It also includes a need to demonstrate a provision for extraction of sand and gravel based on the outcome of the 2nd Phase of the Yorkshire and Humber Sand & Gravel Study.

**CORE INDICATOR M1:
Production of primary land won aggregates by mineral planning authority**

	Crushed Rock	Sand and Gravel
M1	0	0

Relevant Policies: City of York Local Plan;
MW1: Areas of Search
MW3: Minerals Extraction
Yorkshire and Humber Plan Regional Spatial Strategy
ENV4: Minerals

Targets: No target identified

Performance:

- 5.97 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	15000 tonnes per year

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

Targets: No target identified

Performance:

- 5.98 Two applications were granted permission between 1 April 2007 and 31 March 2008 in the York Local Authority area for minerals related activity in the production of recycled aggregates. One for the continued use of land for the processing of brick rubble and concrete, the other for the change of use of a former sewage works to the recycling of soil, rubble and inert waste.

Waste

- 5.99 The Local Plan objective is to manage waste in a sustainable way by selecting the Best Practical Environmental Option (BPEO). A waste hierarchy has been set up which prioritises the relative sustainability of each waste management option, and is set out below:
- Reduction
 - Re-use
 - Recovery (Recycling, Composting, Waste-to-Energy)
 - Disposal
- 5.100 Overall the aim is to handle as much waste as possible at the top end of the hierarchy and therefore minimise the amount of waste sent for disposal.

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

Performance:

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

- 5.101 Since the Hazel Court household waste recycling centre was opened in April 2006 as a replacement for an old facility located on Foss Islands Road no new waste management facilities have been completed within the York Local Authority area.
- 5.102 There are currently 5 waste management facilities that operate within City of York's Boundary. Three of these facilities are for household, commercial and industrial waste transfer solutions and two are mixed metal recycling sites.

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 landfilled 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 2001, and are as follows:

- To recycle or compost at least 25% of household waste by 2005
- To recycle or compost at least 30% of household waste by 2010
- To recycle or compost at least 33% of household waste by 2015

Targets for recovery are:

- To recover value from 40% of municipal waste by 2005
- To recover value from 45% of municipal waste by 2015
- To recover value from 67% of municipal waste by 2015

Performance:

5.100 During 2007/2008 the total municipal waste arising was 118,600 tonnes. This waste was managed by:

Table 13: Waste Management 2007/08

	Landfill*	Incineration with Energy from Waste (EfW)	Incineration without Energy from Waste (EfW)	Recycled/Composed	Other	Total Waste Arisings
Amount of Waste Arisings in Tonnes	68040	0	0	49670	890	118600
%	57.37%	0	0	41.88%	0.75%	100%

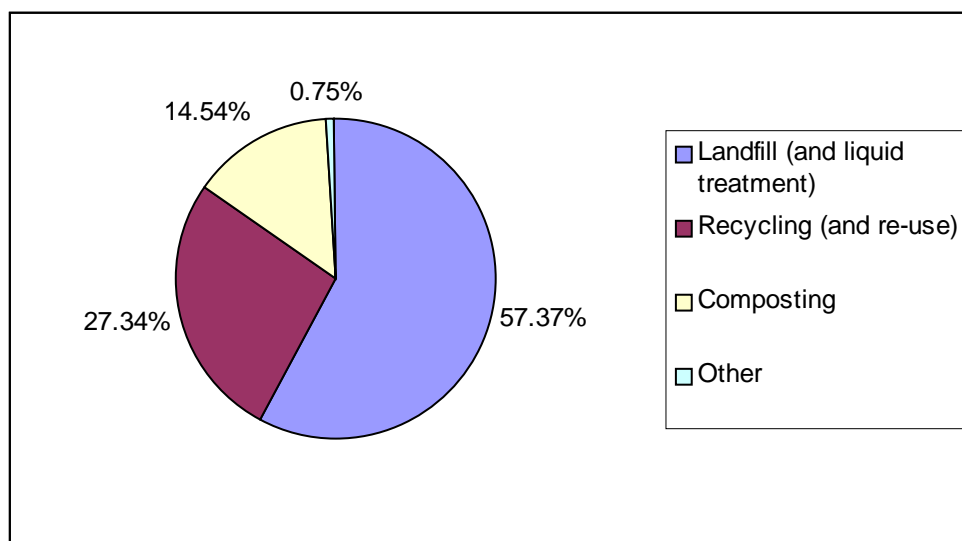
*Landfill figures includes material processed in liquid waste treatment plant

5.101 Overall there has been a decrease of 3.1% in the total tonnage of waste that was collected and a 16.54% decrease in waste going to landfill since 2006/07. The decrease in land filled waste is largely due to an increase in recycling and composting of waste, which combined, equates to 39.4% of all household waste.

5.102 Further analysis breaks down the recycled/composed waste to 32,420 tonnes of recycling (and re-use) and 17,250 tonnes of composting. These figures represent an increase of 3.6% and 2.1%, respectively, based on 2006/07 figures.

5.103 City of York has already achieved the 2015 target of recycling or composting at least 33% of its household waste. Waste going to landfill sites has decrease by 29,000 tonnes (30%) since 2004/05, similar reductions will need to be achieved in future years to meet targets set through the Landfill Directive.

Figure 6: Pie Chart Indicating Waste Management in City of York



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 Local Quality of Life Indicators (August 2005); the Egan Review: Skills for Sustainable Communities (Annex B, April 2004) and also the Success Measures as set out for monitoring the Community Strategy by the City of York Local Strategic Partnership – Without Walls.

- 6.3 The Local Quality of Life indicators outlined in this section of the report include key measures to help 'paint a picture' of the quality of life in the local area. The indicators cover a range of important sustainable development issues that influence our long-term well-being and complement a number of government policies, projects and initiatives that support the work of local authorities and their partners to deliver sustainable communities.

Contextual Information

- 6.4 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

- 6.5 The City of York Unitary Authority is a nationally and internationally prominent city that lies in the North of England approximately 32 kilometres north-east of Leeds. The City of York is renowned for its historic centre and is surrounded by many smaller rural and semi-rural settlements, each of which is covered by a relevant Parish Council. The authority covers a total of 272 square kilometres, of which 220 square kilometres is draft greenbelt.
- 6.6 The City of York is not only an historic city but also one of the UK's most visited tourist destinations with nearly 5 million visitors per year. It has a renowned University and is an academic centre for excellence as well as being an important location for the Church of England. The emerging Regional Spatial Strategy (RSS) also recognises that York plays a significant role as a sub-regional employment, housing, retail and entertainment centre.
- 6.7 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.
- 6.8 There is a population of approximately 193,800 people in the authority giving a population density of 710.7 (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 6.1) and is expected to increase by a further 18% between 2006 and 2021 from 191,800 to 228,100 people²⁴. This compares to a projected national (Great Britain) increase of 11.8% in the same period. The State of English Cities Report 2006²⁵ 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 2006

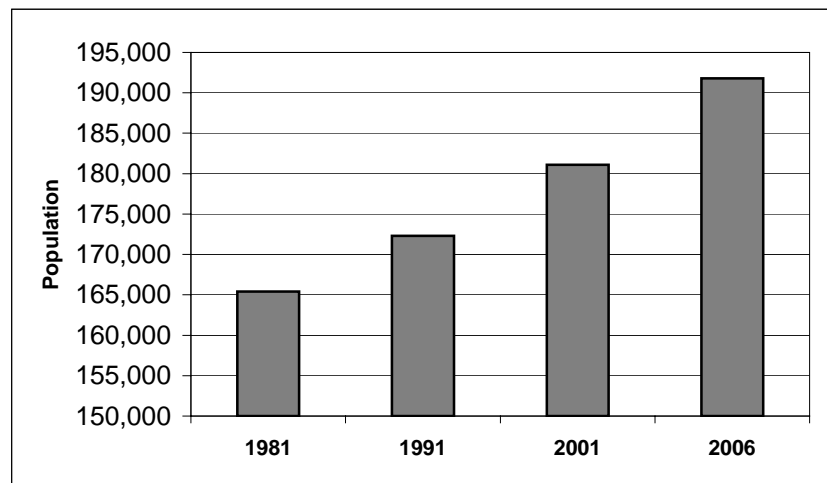


Figure 8: Mid Year Population Estimate - Age Structure 2006

²⁴ Population Projection figures are based on 2006 projections released by ONS (2008)

²⁵ Published by the Department of Communities and Local Government.

2006 Mid Year Estimate Population: 193,300

Males: 94,500 (48.8%)

Females: 98,800 (51.2%)

Age Range	York Total	% York	% England
0-4	9,400	4.8	6.0
5-9	9,100	4.7	5.6
10-14	9,200	5.0	6.1
15-19	13,300	6.9	6.6
20-24	20,100	10.4	6.8
25-29	14,800	7.7	6.6
30-34	11,900	6.2	6.5
35-39	13,800	7.1	7.5
40-44	13,700	7.1	7.8
45-49	12,700	6.6	6.9
50-54	11,000	5.7	6.1
55-59	11,400	5.9	6.1
60-64	10,500	5.4	5.7
65-69	8,300	4.3	4.4
70-74	7,600	3.9	3.8
75-84	11,600	6.6	5.6
85+	4,500	4.5	2.1
Total	193,300	100	100

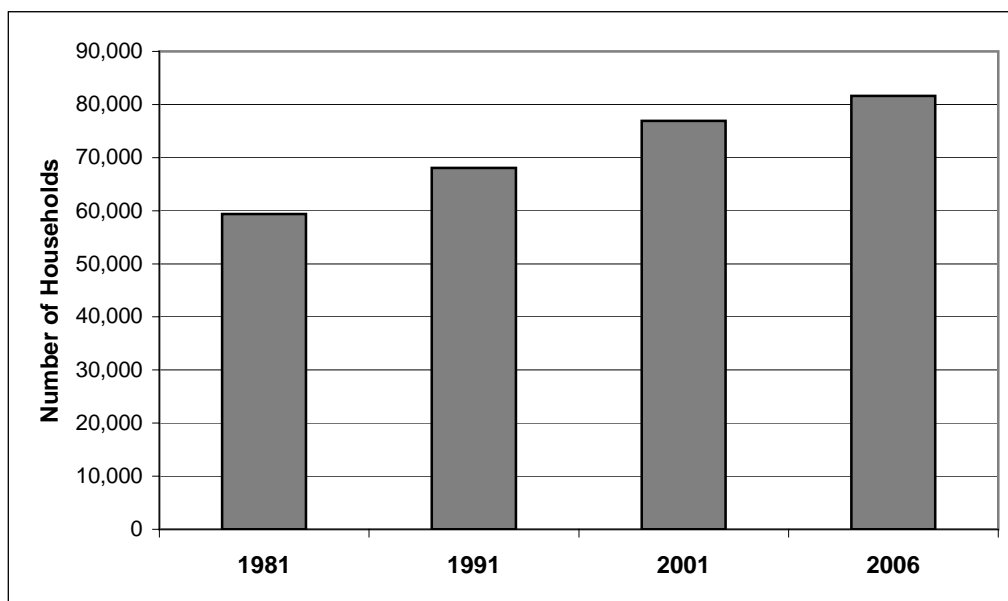
- 6.9 As figure 20 indicates the City of York has a lower percentage of young children (0-9 yrs) than the national average but a higher percentage of young adults aged 20-24. These figures have been consistent for the last few years, the latter of which can be attributed to the large number of students 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 77.9 for males and 83.1 for females and higher than the national average of 76.9 and 81.3 respectively (source: ONS, 2007).
- 6.10 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%).
- 6.11 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.²⁶ 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,

²⁶ State of the English Cities: Volume 1, P.53, ODPM, March 2006.

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.

6.12 As figure 21 shows the number of households in the City of York area has risen by 37% between 1981 and 2006, 6% 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 2004 based household projections²⁷ show that the number of households is projected to rise from 252,000 in 2006 to 302,000 in 2021 which is an increase of 19.8%. The data also shows that in 2007 nearly 32% 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 38.5% from 7,000 in 2001 to 9,700 in 2006. 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.

Figure 9: Number of Households



(Source: 2004 based Household Projections)

Community Cohesion and Involvement

6.13 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

²⁷ Household projection figures sourced from revised projection released by ONS (Feb 2008)

develop a framework for tackling these in conjunction with the neighbourhood and service providers.

- 6.14 In the year 2007/08 5081 residents of York participated in ward committee decisions. This figure is an increase on both 2006/2007 when 4609 people participated and 2005/2006's figure of 4,858. The annual resident opinion survey by the City of York Council also found that 27% of local residents feel that the Council takes their views into consideration when making decisions which affect them. This is slightly higher than last years 25%, which follows the generally increasing trend each year from 25% in 2004/2005 and 18% in 2003/2004.
- 6.15 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.
- 6.16 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.
- 6.17 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.

Community Safety

- 6.18 In 2007/08 55% of City of York residents felt that York was a safe place to live. This figure continues to increase from 51% in 2005/06 and 53% in 2006/07. According to the Best Value General Survey carried out for each local authority in the country in 2003/04²⁸, 35.9% of City of York residents think that for their local area, over the past three years, that the level of crime has got better or stayed the same. This compares to 42.8% nationally.
- 6.19 However, 19.2% of York's residents think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area. This is just lower than the national average of 22.5%. In 2006/07 however, 66% of residents surveyed believed that their local area is a place where people from different backgrounds and community can live together.
- 6.20 During 2007/08 98.6 offences were recorded per 1,000 population by North Yorkshire Police which 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

²⁸ The Best Practice General Survey is repeated every 3 years and the next survey will be in 2006/07.

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 People's perception and fear of crime has also been monitored via the Best Practice General Survey in 2003/2004. Nearly 58% of residents in York thought vandalism, graffiti and crime were a big problem in the city, which is 2% lower than the national average (see figure 22). 58% of people also perceive that drug use is a big problem within city of York which is actually below the national average of 60.3%. However, the survey found that more people were concerned that anti-social and rowdy behaviour was a big problem in York with 51.5% of residents agreeing this.

Figure 10: Residents Perception Vandalism, Crime and Graffiti

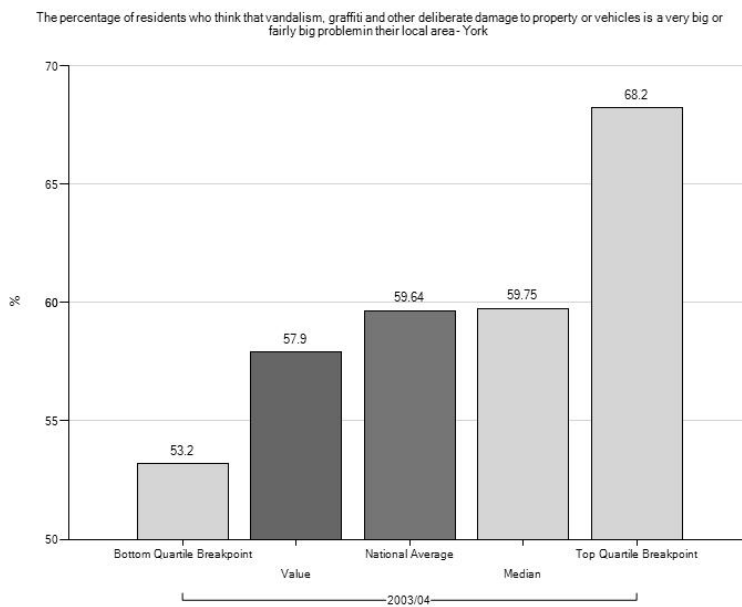
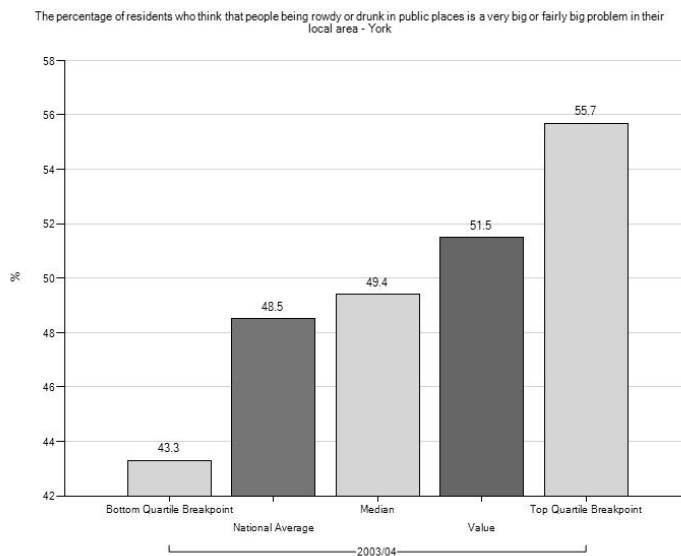


Figure 11: Residents perception of rowdy and drunken behaviour in York



6.23

identified the top issues to be address within York were: dwelling (house) burglary,

ced by the Safe 2005 Partnership
2008 strategy

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.

6.24 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

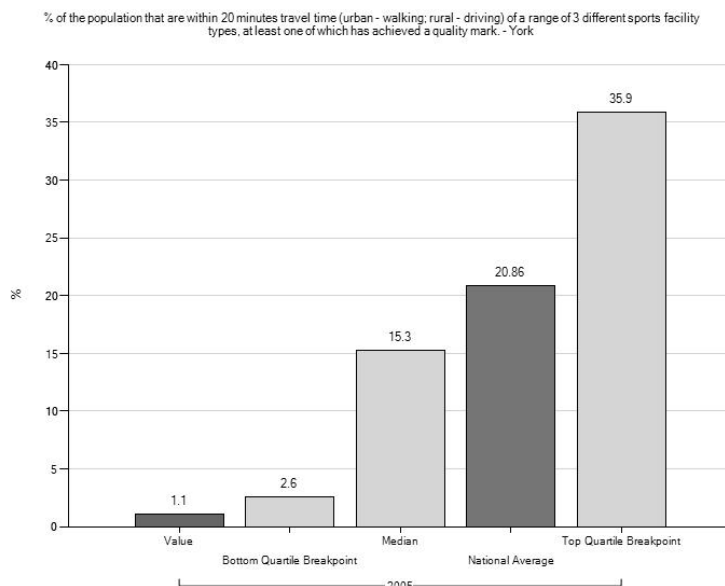
In order to help achieve these priorities the partners (outlined above) will help to deliver and monitor the priorities through the Local Area Agreement and reported through the Safer York Partnership.

Culture and Leisure

6.25 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 2006/2007, 44% City of York residents stated that they were satisfied by facilities provided by City of York Council, which remains constant from last year's 41%. City of York Council are currently undertaking an Openspace (PPG17) Study as part of the evidence base to feed into the LDF process. This study is due to be finalised in early 2009.

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

**Figure 12:
Percentage of
population within
20 minutes travel
time of 3 different
sports facilities**



6.27 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.

- 6.28 The City of York is one of only five historic centres in England that has been designated as an Area of Archaeological Importance. The city has approximately 2000 listed buildings of which 242 (13%) are Grade 1 and 2* and there are 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

- 6.29 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.
- 6.30 Recent structural changes in the economy, with the move away from the traditional manufacturing industries of rail and confectionary and losses in other sectors, have highlighted the need to continue to diversify the economy and attract new investment into the city.
- 6.31 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.
- 6.32 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 environment whilst allowing social progress that recognises the needs of all people. There is also a need to invest in the city's heritage and tourist industries, its cultural sector and the city centre economy as well as making opportunities and increased income levels accessible to local people.
- 6.33 In 2007, 64.9% of the City of York population were of working age. In total 77.9% of the working age population on average were in employment between January to December 2007 which is more than the average for Yorkshire and Humber region of 73.7%. In October 2008 1.8% of the working age population were claiming Job

Seekers Allowance, of which 8.7% had been out of work for more than a year. This is lower than the regional and national averages of 8.7% and 10.3% respectively.

6.34 The Index of Multiple Deprivation (ODPM, 2007) is a measure of multiple deprivation and is made up of seven Super Output Area (SOA)²⁹ 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.

6.35 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. 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.

Figure 13: Rank of Income Deprivation

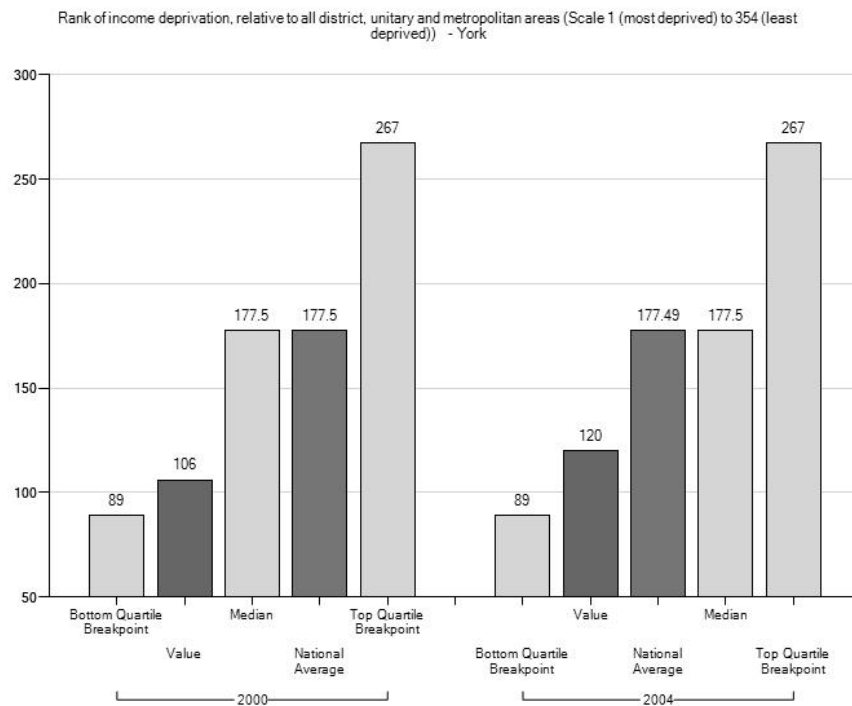


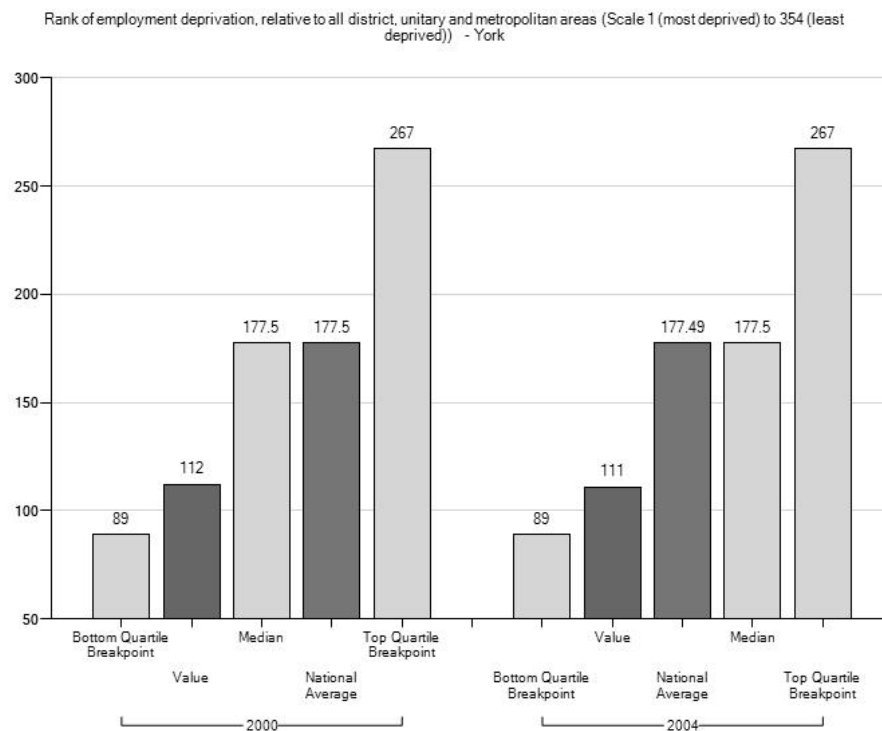
Figure 14: Full-time earnings (ASHE 2008)

	York	Yorkshire & The Humber	England & Wales
25% earn less than	17482	16808	17924
40% earn less than	20974	20590	22157
60% earn less than	28117	26460	28935
70% earn less than	32529	30291	33212
Mean income	31604	27534	31822

²⁹ 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.

- 6.36 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.
- 6.37 Figure 26 shows average full-time earnings and also quartile incomes. The data shows that the average full-time earned income in 2008 in York was £31,604; this is above the regional average but below the equivalent national figure.
- 6.38 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 £17,482 per annum and 40% earn less than £20974. The figures for York figures are equivalent regional figures but below the figures for England and Wales. However, the data also shows disparity between male and female full-time earnings in York. The ASHE figures show that a quarter of full-time females earn less than £15930 per annum compared to males earning £20043. Part-time females workers in York earn £9944 per annum (median) which is lower than the regional and national figures (£9481 and £9895 respectively), A quarter of part-time females workers in York earn less than £5,363 per annum.
- 6.39 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 15: Rank of Employment Deprivation



Education and Life Long Learning

- 6.40 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 2007/2008 67.5% of 15 year old pupils achieved 5 or more grade A* to C GCSE's which is 6% above last year's figures. This is significantly above the national average of 50%. Younger students in York are also achieving well as 81% of pupils achieved level 4 at Key Stage 2 (aged 11) in maths and 84% in English, both improvements on the previous years figures. This is an improving trend for York and the figures stated are the best results so far.
- 6.41 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.
- 6.42 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.
- 6.43 In terms of provision, there is a varied adult education programme ranging from courses that are studied for personal development to those that lead into further and higher education. In 2007/08 282 adults achieved levels 1, 2 or 3 as part of the skills for life strategy through Adult and Community Learning. This is a positive trend increasing year on year and up by 20% this year alone. Likewise, the amount of people completing courses through public libraries is increasing each year with a 12% rise in participants during 2007/08 to 1002 people. This is a positive trend showing that participating in courses is becoming more popular as initial figures have risen from 763 in 2005/06 and 897 in 2006/07. During 2005/06 over 6,000 people attended non-accredited adult education courses which is an improvement on 2004/05's figure of 5,613. The amount of people attending accredited courses also increased from 2,051 in 2004/05 to 2,153 in 2005/06. Additional resources were allocated from the Learning and Skills Council in 2005/06 and this allowed more new programmes. The funding has not been maintained for the academic year 2006/07 however, so it is likely the numbers will decrease.

Environment

- 6.44 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 it's 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.

- 6.45 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.
- 6.46 The City of York has eight Sites of Special Scientific Interest (SSSI). Two of these (Strensall Common and Derwent Ings) are also of international importance. In addition to the statutory sites of international and national importance, there are 41 non-statutory sites of importance for nature conservation and 3 local nature reserves – Hob Moor, Clifton Backies 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 193,300 (2007) this means there should be nearly 187 hectares of local nature reserves in the city. The three existing local nature reserves cover 52.5 hectares; this could increase to 56.5 hectares with the establishment of Acomb Wood and Meadow as a local nature reserve. The local authority purchased Acomb Wood in 2003 to help safeguard its future and to contribute to the woodland cover in the city, which is below the national average.
- 6.47 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.
- 6.48 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.
- 6.49 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.
- 6.50 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.

- 6.51 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%.
- 6.52 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.
- 6.53 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 25³⁰ 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

- 6.54 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.
- 6.55 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.
- 6.56 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.
- 6.57 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

³⁰ Planning Policy Guidance Note 25 – Development and Food Risk (ODPM)

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.

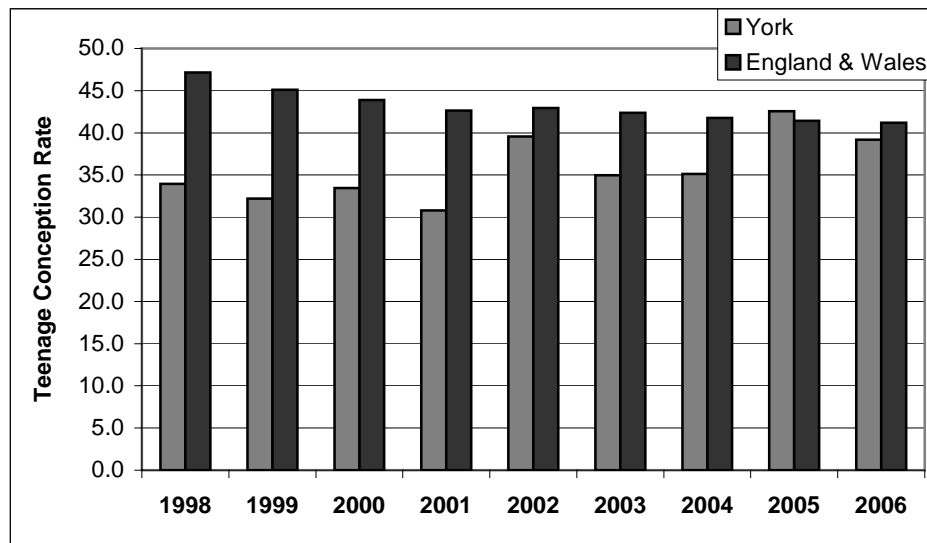
- 6.58 In terms of daily domestic water use the City of York uses 146 litres per person per day. This is slightly lower than the national average of 154 litres per capita per day. The average domestic consumption of gas (kilowatts per hour) for the City of York in 2005 was 19030. This had risen to 20,026 in 2004 but is now just below the 2003 average consumption figure of 19,592 kilowatts per hour and is in line with the national average of 19,020 kwh. The average annual domestic consumption of electricity for City of York in 2005 was 4180 which is a reduction from 2004 (4,223 kwh) and below the national average of 4606 kwh.
- 6.59 The City of York produced 512.3 kilograms of household waste per person, which is significantly less than previous years (538.5kg in 2006/07, 526.8kg in 2005/06 and 546.5 kg in 2004/05). Of this waste 26% of waste was recycled which is an improvement on 2006/07's 23.3% and definitely continuing positive trend in line with Council and national policy. 92% of residents now have a kerbside collection of at least one recyclable, while 88.5% of the residents have two recyclables collected.
- 6.60 The amount of waste that was landfilled has also reduced over the last year to 56.6% of waste from 60% 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%. The amount of waste sent by the authority for anaerobic digestion has also increased this year to 17.4%. This is another positive trend in terms of waste management and is a vast improvement on the 2005/6 baseline figure of 6.48%. 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

- 6.61 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.
- 6.62 The infant mortality rate (deaths up to 1 year) in the City of York is currently 5.5 deaths per 1,000 live births. 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 77.9 years and for females 83.1 years. Life expectancy in York is lengthening year on year with a growing population of people aged over 85.
- 6.63 The teenage conception rate in York for 2006 (39.2) have decreased by 3% from the previous year and is now slightly lower than the average for England and Wales

(41.3). As the figure below illustrates however, the generally trend for York is to be below the national average, which is a decreasing trend.

Figure 16: Teenage conception rates



- 6.64 The percentage of adults in York who achieved the Department of Health activity guidelines (5 times 30 minutes moderate intensity activity per week) is currently 24%, which is down from 27% in 2003. 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.
- 6.65 30.5% of households in the City of York include at least 1 disabled person. Provision for this group to participate in sporting activity is still limited.

Housing

- 6.66 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 2004 based household projections³¹ estimate that in 2007 there were 83,600 households with an average household size of 2.24.
- 6.67 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.
- 6.68 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).
- 6.69 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

³¹ The revised household population data was released by Communities Local Government in February 2008.

nationally at 8.1. House prices are consistently high across the City of York. The average house price (Jan to Mar 2008) was £193,879 compared to £184,087 nationally. The average house prices are up by 2.8% compared to the same time last year and more than doubled since 1999 when the average house price was £77,758.

- 6.70 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 21 new build affordable homes were built in the City of York although there were 51 affordable homes additions during this year overall, the remaining 30 of which have been acquired through other means. This is obviously significantly lower than the annual figure required to meet the affordable housing need.
- 6.71 There is an 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.
- 6.72 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

- 6.73 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.
- 6.74 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
- 6.75 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.
- 6.76 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.
- 6.77 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. This is significantly higher than the previous year of 14.9 million journeys.

Annex 1: Definitions for Core Output Indicators:

Business Development

Core Indicator BD1 – BD4 :

- Use Classes Order 2005³²:

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 infrastructure³³. 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.

³² Taken from the Use Classes Order 2005 (ODPM, 2005) (see annex 2)

³³ Planning Policy Guidance 3: Housing, Annex C: Definitions, ODPM.

Use Class Order 2005³⁴:

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) windfall³⁵ 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

³⁴ Taken from the Use Classes Order 2005, ODPM

³⁵ For a definition of 'Windfall', please see page 37, footnote 26

(i.e. total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.

- The number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.
- *'Previously Developed Land' (or Brownfield Land extracted from PPG3 Annex C)*

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

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

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

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

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

A net site density is the most commonly used approach in allocating housing land in development plans and is appropriate for development on infill sites where the boundaries of the site are clearly defined and where only residential uses are proposed. It is also appropriate where phased development is taking place in a major development area (perhaps spanning different plan periods) and individual housing sites have been identified.

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

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

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

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

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

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

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

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

Local indicator Access to key services

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

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









Environmental Quality



- Installed capacity is the amount of generation the renewable energy development / installation is capable of producing. Only on-shore renewable energy development /installations are reported does not include any permitted by a general development order.
- The Green Flag Award is the national standard for parks and gardens in England and Wales. The awards are given on an annual basis as a way of recognising and rewarding the best green spaces in the country. It is seen as a way to encourage others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green spaces³⁶
- '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.



³⁶ The Green Flag Award, The Civic Trust, www.greenflagaward.org.uk (2005)





Annex 2: Contextual Indicators for the City of York 2007/08











NB: Indicators which we have been unable to update for 2007/08 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	2007 (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, ODPM
Size of the area (km ²)	City of York	2005	272.0	616.3	272 (2004)		Audit Commission	Local Quality of Life Indicators, ODPM
Population density (km ²)	City of York	2007	710.7	1323.5	705.2 (2006)		Audit Commission (based on MYE)	Local Quality of Life Indicators, ODPM
% change in population 1981 to 2001	City of York	1981-2001	9.5	8.1	n/a		National Statistics	Local Quality of Life Indicators, ODPM
% change in population 1991 to 2001	City of York	1991-2001	4.1	3.4	n/a		National Statistics	Local Quality of Life Indicators, ODPM
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, ODPM
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, ODPM
Economically active disabled residents as a % of the population who are economically active	City of York	2003/04	11.7	13.2	7.8 (1991)		Census, ONS	Local Quality of Life Indicators, ODPM



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, ODPM
Projected number of households in 2007	City of York	2007 (estimate)	83,600	21518000 (2006 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, ODPM
One person households as a % of all households	City of York	2001	30.6	29.1			Census, ONS	Local Quality of Life Indicators, ODPM
One person pensioner households as a % of all households	City of York	2001	15.2	14.6			Census, ONS	Local Quality of Life Indicators, ODPM
Households with children as a % of all households	City of York	2001	23.8	26.7			Census, ONS	Local Quality of Life Indicators, ODPM
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, ODPM
First priority for improvement in the local area as defined by the local residents	City of York	2003/04	Level of Crime	n/a	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Second priority for improvement in the local area as defined by the local residents	City of York	2003/04	Transport Congestion	n/a	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM





Third priority for improvement in the local area as defined by the local residents	City of York	2003/05	Road and Pavements	n/a	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Community Cohesion and Involvement (Without Walls Theme - Inclusive City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The % of residents who think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area	York	2003/04	19.2	22.5	Not Available		Best Value General Survey, ODPM	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM
The % of residents who think that for their local area, over the last 3 years, community activities have got better or stayed the same.	York	2003/04	85.2	84.9	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Electoral Turnout - at the last European elections	York	2004	41.6	39.4	Not Available		City of York Council	Local Quality of Life Indicators, ODPM
The % of people surveyed who feel that their local area is a place where people from different backgrounds and community can live together	York	2006/2007	0.7	Not Available	Not Available		Local Area Agreement Indicator SSC6.2	Without Walls (LSP) Success Measure - Inclusive City
Number of people participating in ward committee decisions each year	York	2007/2008	5081	Not Available	4609 (2006/07)		City of York Council COLI 40	City of York Best value Performance Plan
% of local residents who feel that the Council takes their views into consideration when making decisions which affect them	York	2007/2008	27%	N/A	25% (2006/2007)		City of York Council COLI 53	City of York Best value Performance Plan







Community Safety (Without Walls Theme - Safer City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
% of residents surveyed who say that they feel fairly safe or very safe outside during the day	North Yorkshire Police Authority	2004/05 (no update found)	98.2	97.6	97.6 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of residents surveyed who say that they feel fairly safe outside after dark	North Yorkshire Police Authority	2004/05 (no update found)	76.8	72.3	77.8 (2003/04)		North Yorkshire Police Authority	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM, Egan Review - Sustainable Communities Indicators
% of residents surveyed feeling that York is a safe place to live	York	2007/08	55%		53% (2006/07)		Safer York Partnership	Without Walls (LSP) Success Measure - Safer City
% of residents who think that their local area is a safe area in which to live	York	2006/2007	68%		66.7% (2005/06)		City of York Council Plan COLI 92	Without Walls, City of York Council Plan
% of residents who think that for their local area, over the past 3 years, that the level of crime has got better or stayed the same	York	2003/04	35.9	42.8	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM




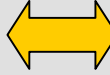
Domestic burglaries per 1,000 households	York	2007/2008	11.7	11.7	12.8 (2006/07)		City of York Council Plan BVPI 126	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM, Egan Review - Sustainable Communities Indicators
Violent Crime committed per 1,000 population	York	2007/08	18.2	17.9	19.4 (2006/07)		City of York Council BVPI 127a	Local Quality of Life Indicators, ODPM
Robberies per 1,000 population	York	2007/2008	0.69		0.70 (2006/2007)		City of York Council BVPI 127b	Local Quality of Life Indicators, ODPM
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, ODPM
Theft of a vehicle per 1,000 population	York	2004/05	4.5	3.8	5.8 (2003/04)		Audit Commission	Local Quality of Life Indicators, ODPM
Sexual offences per 1,000 population	York	2004/05	0.9	1.1	0.8 (2003/04)		Audit Commission	Local Quality of Life Indicators, ODPM
% of people who had been a victim of household crime at least once	North Yorkshire Police Authority	2004/05	16.8	17.7	18.5 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of people who had been a victim of personal crime at least once	North Yorkshire Police Authority	2004/05	6.0	6.0	5.7 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of people with a high level of worry about burglary	North Yorkshire Police Authority	2004/05	9.9	10.8	8.3 (2003/04)		North Yorkshire Police Authority	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM
% of people with a high level of worry about car crime	North Yorkshire	2004/05	9.9	12.3	9 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM








	Police Authority							
% of people with a high level of worry about violent crime	North Yorkshire Police Authority	2004/05	13.7	14.2	9.6 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of people who think that a) vandalism, graffiti and other deliberate damage to property or vehicles b) people using or dealing drugs and c) people being rowdy or drunk in public places is a very big or fairly big problem in their local area	York	2003/04	a) 57.9 b) 58.2 c) 51.5	a) 59.64 b) 60.31 c) 48.5	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Culture and Leisure (Without Walls Theme - Cultural City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of the population within 20 minutes travel time of a range of 3 different sports facility types.	York	2005	1.1	20.9	Not Available		Audit Commission	Local Quality of Life Indicators, ODPM
The percentage of residents satisfied with local authority sports and leisure facilities	York	2007/2008	44%	54.2	41(2006/07)		City of York Council Plan BVPI 119a	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority libraries	York	2007/08	73%	67.1	73 (2006/07)		City of York Council Plan BVPI 119b	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority museums	York	2007/08	73%	42.3	76 (2006/07)		Audit Commission - Best Value Performance Indicator 119c	Sustainable Communities, Egan Review, BVPI





The percentage of residents satisfied with local authority arts activities and venues	York	2007/2008	69%	47.2	68 (2006/07)		Audit Commission - Best Value Performance Indicator 119d	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority Parks and Openspaces	York	2007/2008	75%		78 (2006/07)		City of York Council Plan BVPI 119e	Sustainable Communities, Egan Review, BVPI
The percentage of residents who think that for their local area, over the past three years, activities for teenagers have got better or stayed the same	York	2003/04	59.63	60.4	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, cultural facilities have got better or stayed the same	York	2003/04	96.61	84.4	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, activities for young children have got better or stayed the same	York	2003/04	78.43	77.2	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, sports and leisure facilities have got better or stayed the same	York	2003/04	85.53	88.4	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, access to nature has got better or stayed the same	York	2003/04	92.8	93.5	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM






The percentage of residents who think that for their local area, over the past three years, parks and open spaces have got better or stayed the same	York	2003/04	89.0	86.8	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, shopping facilities have got better or stayed the same	York	2003/04	90.6	80.5	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
How does York compare with the impressions you had of York before you came here	York	2004/05	27% better than expected, 1.5% worse and 65% as expected		26% better than expected, 1.5% worse and 65% as expected		Annual Visitor Survey, City of York Council	Without Walls Success Measure - Cultural City
Economic Well-Being (Without Walls Theme - Thriving City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of the working age population that is in employment	York	Jan - Dec 2007	77.5	74.3	78.9 (Jan - Dec 2006)		NOMIS, Local Area Labour Force Survey	National Quality of Life, ODPM, Local Quality of Life Indicators, ODPM, Without Walls Success Measure - Thriving City
The number of Job Seekers Allowance claimants as a percentage of the resident working age population	York	Apr-08	1.50%	2.40%	1.5 (April 07)		NOMIS, Claimant Count	Local Quality of Life Indicators, ODPM
The percentage of Job Seekers Allowance claimants who have been out of work for more than a year	York	Apr-08	8.90%	16.70%	12.1(April 07)		NOMIS, Claimant Count	Local Quality of Life Indicators, ODPM







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, ODPM
The percentage change in the number of VAT registered businesses	York	2006 - 2007	-13%	-21.10%	8 (2004-2006)		NOMIS, taken from the Inter-Departmental Business Register (IDBR)	Local Quality of Life Indicators, ODPM
Job density (number of jobs filled to working age population)	York	2005	0.91	0.84 (2005)	0.95 (2004)		NOMIS, Job Density	Local Quality of Life Indicators, ODPM
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, ODPM	Local Quality of Life Indicators, ODPM
% of people in the area that are income deprived	York	2004	9.1	12.0	Not Available		Indices of Multiple Deprivation (IMD) 2004, ODPM	Local Quality of Life Indicators, ODPM
Rank of income deprivation relative to all district, unitary and metropolitan areas (1 = least deprived and 354 = most deprived)	York	2007	127	177.5	120 (2004)		Indices of Multiple Deprivation (IMD) 2000 and 2004, ODPM	Local Quality of Life Indicators, ODPM
% of people in the area that are employment deprived	York	2004	4.5	5.5	Not Available		Indices of Multiple Deprivation (IMD) 2004, ODPM	Local Quality of Life Indicators, ODPM
Rank of employment deprivation relative to all district, unitary and metropolitan areas (1 = least deprived and 354 = most deprived)	York	2007	120	177.5	111 (2004)		Indices of Multiple Deprivation (IMD) 2000 and 2004, ODPM	Local Quality of Life Indicators, ODPM




The percentage of the population of working age that is claiming key benefits	York	Feb-08	9%	14.6	9% (Feb 07)		Nomis: Benefit Claimant Counts working age client group	Local Quality of Life Indicators, ODPM, 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, ODPM	Local Quality of Life Indicators, ODPM
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, ODPM
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, ODPM
The proportion of young people (16-24 year olds) in full-time education or employment	York	2003/04	90.4	84.8	90.9 (2002/03)		City of York Council	Local Quality of Life Indicators, ODPM
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, ODPM, 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, ODPM, 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, ODPM, Sustainable Communities, Egan Review
The percentage of 15 year old pupils in schools maintained by the local authority achieving five or more GCSEs at grades A*-C or equivalent	York	2007/08	67.5	50.2	61.7 (2006/07)		Best Value Performance Indicator 38	National Quality of Life Indicators, Sustainable Communities, Egan Review and Local Quality of Life Indicators, ODPM
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
% 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)		ODPM	Local Quality of Life Indicator, ODPM
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, ODPM; BVPI; Without Walls Success Measure - Sustainable City
Average annual domestic consumption of gas (kwh)	York	2005	19,030	19,020	20,026 (2004)		Department of Trade and Industry (DTI), Energy Trends	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Average annual commercial and industrial consumption of gas (kwh)	York	2005	805,762	645,050			Department of Trade and Industry (DTI), Energy Trends	Sustainable Communities,
Average annual domestic consumption of electricity (kwh)	York	2005	4180	4606.0	4223 (2004)		Department of Trade and Industry (DTI) Energy Trends	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Average annual domestic consumption of gas (kwh)	York	2005	72,086	78223.0			Department of Trade and Industry (DTI), Energy	Sustainable Communities,

							Trends	
Daily domestic water use (per head per day in litres)	York	2005	146	154.1	160 (2004)		Yorkshire Water	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Average water supply leakage (per head per day in litres)	York	2005	106.5	157.4			Yorkshire Water	Local Quality of Life Indicators, ODPM
The percentage of river length assessed as good biological quality	York	2003	72.4	53.6	72.4 (2000)		OFWAT	Local Quality of Life Indicators, ODPM
The percentage of river length assessed as good chemical quality	York	2003	62.4	51.3	72.4 (2000)		OFWAT	Local Quality of Life Indicators, ODPM
Number of kg of household waste collected per head of population	York	2007/08	512.3	n/a	538.4 (2006/07)		City of York Council Plan BVPI 84a	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
% of household waste which has been recycled	York	2007/08	26.0	12.4	23.3(2006/07)		Audit Commission Best Value Performance Indicator 82a	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM


% of household waste which has been landfilled	York	2007/08	56.6	n/a	60.1 (2006/07)		City of York Council Plan BVPI 82d	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
% 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, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
% 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, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
% 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, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
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
The percentage of people satisfied with the cleanliness standard in their area	York	2007/08	67.0	60.0	71 (2006/07)		City of York Council Plan BVPI 89	Local Quality of Life Indicators, ODM; Without Walls Success Measure - Sustainable City

								Sustainable City
The percentage of residents who think that in their local area, over the past three years, the level of pollution has got better or stayed the same	York	2003/04	57.5	62.2	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
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	2006	5.0	5.1	4.1(2004)		Office for National Statistics (ONS) Vital Statistics	Local Quality of Life Indicators, ODPM; Without Walls Success Measure - Healthy City
Life expectancy at birth (male and female)	York	2002-2004	Males - 77.3 Females - 82.1	Males -76.45 Females - 80.83	Males - 76.8, Females - 81.9 (2001-2003)		Office for National Statistics (ONS) Vital Statistics	Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM; 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	2006	39.3	41.3	42.5 (2005)		ONS and Teenage Pregnancy Unit	National Quality of Life Indicator, ODPM; Local Quality of Life Indicator, ODPM

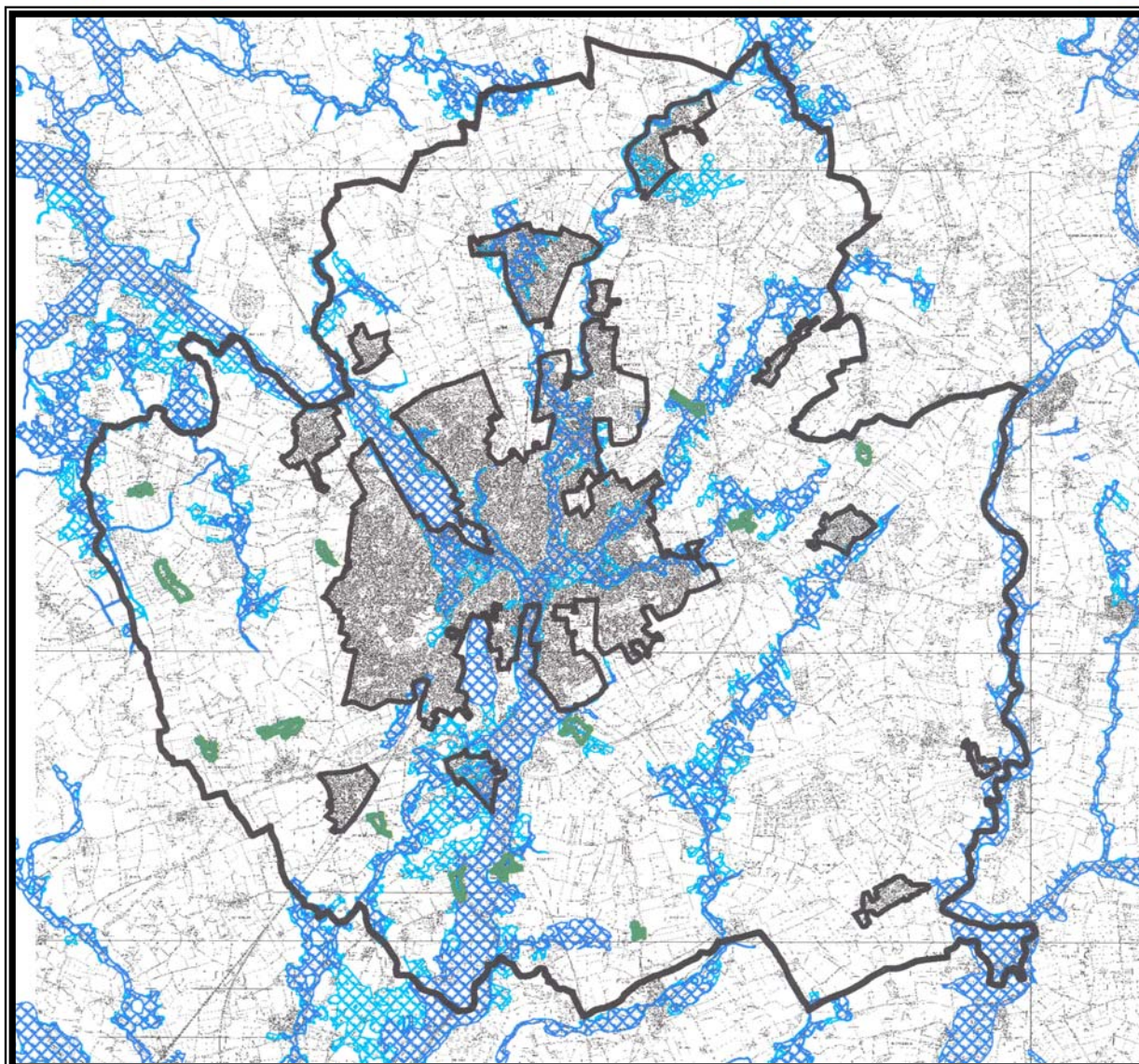
Housing								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Total household spaces	York	2001	79399.0	79178.2	Not Available		ONS, Census	Local Quality of Life Indicator, ODPM
Percentage of household spaces that are unoccupied and vacant	York	2001	2.7	3.2	Not Available		ONS, Census	Local Quality of Life Indicator, ODPM
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, ODPM
The total number of new housing completions (net)	York	2007/08	523		798(2006/07)		City of York Council	Local Quality of Life Indicator, ODPM
Affordable dwellings completed	York	2007/08	51		19 (2006/07)		City of York Council	Local Quality of Life Indicator, ODPM
% of affordable homes of out total completions	York	2007/08	4%				City of York Council	
Household accommodation without central heating	York	2001	8.3	7.6	Not Available		ONS, Census	Local Quality of Life Indicator, ODPM
The percentage of residents who think that people sleeping rough on the streets or in other public places is a very big or fairly big problem in their local area	York	2003/04	47.7	22.6	Not Available		ODPM, Best Value General Survey	Local Quality of Life Indicator, ODPM
The percentage of total dwellings that are 'unfit'	York	2005	3.92	5.60			Housing Investment Programme (HIP) returns submitted to ODPM	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators,

					Not Available			ODPM
Percentage of Local Authority Dwellings that are below the 'Decent Homes Standard'	York	2007/08	10.00		11(2006/07)		Best Value Performance Indicator 184a	Local Quality of Life Indicator, ODPM
Average House Price: Detached	York	Jan-Mar 2008	£288,033	£ 276,928	£277685 (Jan-Mar 2007)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Semi-Detached	York	Jan-Mar 2008	£ 180,160	£ 172,581	£ 173688 (Jan-Mar 2006)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Terraced	York	Jan-Mar 2008	£ 166,260	£ 144,372	£ 160286 (Jan-Mar 2006)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Flat/Maisonette	York	Jan-Mar 2008	£ 169,194	£ 174,719	£ 163113 (Jan-Mar 2006)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Overall average	York	Jan-Mar 2008	£ 193,879	£ 184,087	£ 188667 (Jan-Mar 2006)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM




House price to income ratio for working households aged 20-39 years based on gross household earnings and mean house prices for 2+3 bed dwellings	York	Quarter 4 2003	Ratio of average house price to gross earned income is 4.37 to 1	4.13 to 1 (All ratios should be considered in relation to the ratio of mortgage advance to household gross earned income which rarely exceeds 3.5 to 1	Not Available		Joseph Rowntree Foundation (Affordability differences by area for working households buying their home, 2003 update)	Local Quality of Life Indicators (ODPM)
The percentage of residents who think that for their local area, over the past three years, that affordable decent housing has got better or stayed the same	York	2003/04	38.2	44.4	Not Available		ODPM, Best Value General Survey	Local Quality of Life Indicators, ODPM
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, ODPM; Local Quality of Life Indicators, ODPM
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		EDE3.2 (travel to work survey- small sample size data)	City of York Council Best Value Performance Plan

The percentage of resident population travelling by public transport	York	2001	8.8	11.0	Not Available		ONS, Census	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
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, ODPM; Local Quality of Life Indicators, ODPM
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, ODPM
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, ODPM
The percentage of residents who think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same	York	2003/04	29.4	32.0	Not Available		ODPM, Best Value General Survey	Local Quality of Life Indicators, ODPM
Estimated traffic flows for all vehicle types (million vehicle km)	York	2003	1234 (million vehicle kilometres)	2812.94 (million vehicle kilometres)	1187 mkm (2001)		Department of Transport	Local Quality of Life Indicators, ODPM



Map 1: York Flood Zones



Legend:

-  York Authority Boundary
-  Settlement Limit
-  Settlement limits in the Greenbelt

FLOOD ZONES:

-  Zone 2 - Low to medium risk with an annual probability of flooding of 0.1 - 1.0 percent from rivers and 0.1 - 0.5 percent for the sea.
-  Zone 3 - High risk with an annual probability of flooding of 1.0 percent or greater from rivers and 0.5 percent or greater from the sea.

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	
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 2007/08 on Water Quality and Flood Risk Grounds

All Planning Applications objected to by the Environment Agency on Flood Risk Grounds between 1/4/07 and 31/3/08 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	07/02229/REMM	Residential – Major	Insufficient Info - Flood Risk	Refused	N/A	Refused application
2.	City of York Council	Yorkshire & Humber	07/01901/REMM	Mixed Use – Major	Insufficient Info - Flood Risk	Permitted	No	Objection withdrawn following additional information to confirm floor levels to be amended
3.	City of York Council	Yorkshire & Humber	07/00448/FUL	Residential – Minor	Insufficient Info - Flood Risk	Permitted	No	EA withdrew objection on receipt of further information – subject to conditions
4.	City of York Council	Yorkshire & Humber	07/00962/FULM	Residential – Minor	Insufficient Info - Flood Risk PPS25/TAN15 – Request for FRA/FCA	Withdrawn	N/A	Withdrawn application
5.	City of York Council	Yorkshire & Humber	07/01687/FULM	Waste – Major	PPG25/TAN15 - Request for FRA/FCA	Permitted	No	EA withdrew objection following receipt of FRA – 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
6.	City of York Council	Yorkshire & Humber	07/01786/FULM AJ	Retail – Major	PPG25/TAN15 - Request for FRA/FCA	Pending Consideration	N/A	Pending Consideration (Dobbies – Designer Outlet Naburn)
7.	City of York Council	Yorkshire & Humber	07/01703/FUL	Residential – Minor	PPG25/TAN15 - Request for FRA/FCA	Withdrawn	N/A	Withdrawn application
8.	City of York Council	Yorkshire & Humber	08/00262/FUL	Residential – Minor	PPG25/TAN15 - Request for FRA/FCA	Refused	N/A	Refused application
9.	City of York Council	Yorkshire & Humber	08/00428//FUL	Residential – Minor	PPG25/TAN15 - Request for FRA/FCA	Withdrawn	N/A	Withdrawn application
10.	City of York Council	Yorkshire & Humber	07/00694/FUL	Residential – Minor	PPG25/TAN15 - Request for FRA/FCA	Permitted	No	EA withdrew objection following receipt of additional information in support of the FRA – subject to conditions in approval
11.	City of York Council	Yorkshire & Humber	07/00616/FUL	Residential – Major	PPG25/TAN15 - Request for FRA/FCA	Permitted	No	EA withdrew objection following receipt of additional flood risk statements – subject to conditions in approval
12.	City of York Council	Yorkshire & Humber	07/02971/FUL	Other – Major	PPG25/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
13.	City of York Council	Yorkshire & Humber	07/02326/FULM	Residential – Minor	PPG25/TAN15 - Request for FRA/FCA Sequential Test not adequately demonstrated	Withdrawn	N/A	Withdrawn application
14.	City of York Council	Yorkshire & Humber	07/02897/FUL	Caravan Sites - Major	PPG25/TAN15 - Request for FRA/FCA Sequential Test not adequately demonstrated	Refused	N/A	Refused application
15.	City of York Council	Yorkshire & Humber	08/00115/FUL	Mixed Use – Minor	Risk to the Development	Permitted	No	EA withdrew objection on receipt of further information – subject to conditions
16.	City of York Council	Yorkshire & Humber	07/01992/OUTM	Mixed Use – Major	Unsatisfactory FRA/FCA submitted	Allowed on Appeal	No	EA withdrew objection on receipt of further information – subject to conditions
17.	City of York Council	Yorkshire & Humber	07/02588/FUL	Residential – Minor	Unsatisfactory FRA/FCA submitted	Withdrawn	N/A	Withdrawn application
18.	City of York Council	Yorkshire & Humber	07/02167/FULM	Mixed Use – Minor	Unsatisfactory FRA/FCA submitted	Withdrawn	N/A	Withdrawn application
19.	City of York Council	Yorkshire & Humber	07/01291/FUL	Residential – Minor	Unsatisfactory FRA/FCA submitted	Permitted	No	EA removed objections following receipt of additional information – subject to conditions

	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
20.	City of York Council	Yorkshire & Humber	07/02590/OUT	Residential – Major	Unsatisfactory FRA/FCA submitted	Permitted	No	EA removed objections following receipt of additional information – subject to conditions

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
Risk of Flooding

This objection is used when the technical assessment of the Flood Risk Assessment (FRA) shows it to be inadequate
A generic objection used to indicate that the site is at risk of being inundated with flood water

Annex 6:

Table of planning applications referred to English Heritage due to their potential impact on the historic environment during 2007/2008

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Consultant Code	Decision	English Heritage Comments
1	18/04/2007	07/00811/LBC	National Trust 32 Goodramgate York YO1 7LG	Internal and external refurbishment of gift shop and tea rooms including new hanging signs and 4no.condensing units within courtyard	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
2	13/06/2007	07/00927/LBC	29 High Petergate York YO1 7HP	Fitting of external brass handrail	EH	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
3	14/05/2007	07/00938/LBC	60 Stonegate York YO1 8AS	External and internal alterations to install new comfort cooling system and installation of new fascia lettering and 2 no. hanging signs	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
4	10/05/2007	07/01103/LBC	National Trust 32 Goodramgate York YO1 7LG	Internal alterations to form protected fire escape route	EH	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	Consultant Code	Decision	English Heritage Comments
5	15/05/2007	07/01160/FULM	Charlie Brown Autocentres 31 Bootham York YO3 7BT	Erection of four storey mixed use building comprising 12no. apartment	EH	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
6	06/06/2007	07/01366/LBC	Middlethorpe Hall Middlethorpe York YO23 2QB	Display of 2no non-illuminated painted timber signs on front boundary	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
7	25/06/2007	07/01374/LBC	Inkjet And Laser Printer 38 Shambles York YO1 7LX	Internal and external alterations and fascia and projecting hanging sign	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
8	11/06/2007	07/01380/LBC	St Saviourgate Chapel St Saviourgate York YO1 8NQ	Internal alterations	EH	Permitted	EH recommends consent be granted subject to conditions and referral to CYC archaeologist for comment on any ground disturbance issues.
9	14/08/2007	07/01399/FULM	Barbican Centre Paragon Street York YO10 4AG	Erection of six storey 160 bedroom 4 star hotel (revised scheme to that approved under 03/04075/GRG4).	EH	Withdrawn	N/A - application withdrawn
10	12/06/2007	07/01402/LBC	The Dutch House Ogleforth York	Installation of 3 external 's' shaped plates; repointing of part gable and brickwork; internal structural repairs	EH	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	Consultant Code	Decision	English Heritage Comments
11	14/06/2007	07/01441/LBC	Total Power Solutions 92 Micklegate York YO1 6JX	Creation of smoking terrace including erection of 2.1 timber panels, galvanised steel frame and floor mounted umbrella and associated works to the rear including alterations to existing gates and new doors in connection with Toffs Nightclub	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
12	21/08/2007	07/01807/LBC	York Theatre Royal St Leonards Place York YO1 7HD	Part replacement of external signage and advertisements and new sites for advertisements	EH	Permitted	EH request that any new signs are fixed into mortar joints and not any stones or bricks and signage in the garden should not overwhelm that area. The front signage is not objected to.
13	28/08/2007	07/01901/REM	Hungate Development Site Hungate York	Reserved matters application for Phase 2 - erection of five storey development comprising 154 residential units including car parking and 7no. ground floor commercial units (1151sqm) - to which outline planning permission 02/03741/OUT dated 18.07.06 relates	EH	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
14	28/08/2007	07/02026/FUL	Bootham Park Hospital Bootham York YO30 7BY	Erection of generator house after demolition of shed	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
15	20/08/2007	07/02027/LBC	Bootham Park Hospital Bootham York YO30 7BY	Erection of generator house after demolition of shed	EH	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	Consultant Code	Decision	English Heritage Comments
16	28/08/2007	07/02071/FUL	26 St Saviourgate York YO1 8NN	Rebuilding of rear boundary wall to a height of 3.6m, new gate and erection of single storey garage	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
17	28/08/2007	07/02072/LBC	26 St Saviourgate York YO1 8NN	Rebuilding of rear boundary wall to a height of 3.6m with new gate and ramped access.	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
18	24/09/2007	07/02129/LBC	Wandesford House 37 Bootham York	External alterations to include brickwork repairs and repointing to front elevation	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
19	21/09/2007	07/02275/FULM	The Warehouse Hursts Yard York YO1 9TL	Conversion and change of use to form 10no. apartments 2no. 3 bed houses and 2no. ground floor B1 office and/or A1 retail unit(s) with associated external alterations	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
20	04/10/2007	07/02344/LBC	Ask Assembly Rooms Blake Street York YO1 8QG	Display of 2 no. non-illuminated banner signs	EH	Permitted	English Heritage- Do not object to the replacement of existing banners but would oppose the proposed additional banners.
21	22/11/2007	07/02465/LBC	Railway Station Station Road York	Erection of single storey building to provide retail units, reinstatement of original first floor and various alterations after demolition of staff area, parcels area and ATM kiosk, alterations to the room.	EH	Application Pending Consideration	N/A - application still pending consideration

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Consultant Code	Decision	English Heritage Comments
22	23/10/2007	07/02519/FUL	The Bonding Warehouse Skeldergate York YO1 6DH	Use of upper floors as 9no. residential units and ground floor as office (B1 use) including new mansard roof to southern building, erection of stair and lift access tower in courtyard and bridge link to Skeldergate	EH	Permitted	Do not object to the proposed details of the conversion of the building to another use, but did not initially support the principle or design detail of the proposed bridge which would harm the appearance of Skeldergate. Following further details EH were satisfied with the amended proposals and did not oppose the scheme.
23	24/10/2007	07/02520/LBC	The Bonding Warehouse Skeldergate York YO1 6DH	Internal and external alterations including new windows, new mansard roof to southern building, erection of stair and lift access tower in courtyard and bridge link to Skeldergate in connection with conversion of building to residential and office use	EH	Permitted	Do not object to the proposed details of the conversion of the building to another use, but did not initially support the principle or design detail of the proposed bridge which would harm the appearance of Skeldergate. Following further details EH were satisfied with the amended proposals and did not oppose the scheme.
24	29/11/2007	07/02701/LBC	British Transport Police Railway Station Station Road York YO24 1AY	Internal alterations	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
25	19/11/2007	07/02711/LBC	York Castle Museum The Castle York YO1 9RY	Internal alterations to Edwardian Street and related works.	EH	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	Consultant Code	Decision	English Heritage Comments
26	19/11/2007	07/02712/FUL	York Castle Museum The Castle York YO1 9RY	Panel treatment to external corner of rear entrance and internal alterations	EH	Withdrawn	No comments - recommend application be determined based on national and local policy and CYC conservation advice
27	21/02/2008	07/02716/LBC	Cromwell House 13 Ogleforth York YO1 7JG	Internal and external alterations in connection with conversion of building from offices to 5 no. flats and 2 no. dwellings	EH	Application Pending Consideration	No comments - recommend application be determined based on national and local policy and CYC conservation advice
28	10/12/2007	07/02754/LBC	Shared Earth 1 Minster Gates York YO1 7HL	Non-illuminated hanging sign	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
29	30/11/2007	07/02761/LBC	The Judges Lodging 9 Lendal York YO1 8AQ	Alterations and refurbishment of existing hotel, restaurant and bar	EH	Permitted	EH recommended that a number of issues should be addressed and that the application be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.
30	26/11/2007	07/02789/REM	Land To The West Of Metcalfe Lane Osbaldwick York	Reserved matters application for residential development for 64 dwellings, including public open space, associated footpaths, cycleways, roads, engineering works and landscaping (Phase 1)	EH	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	Consultant Code	Decision	English Heritage Comments
31	04/01/2008	08/00014/LBC	Windsor Consultancy 35 - 41 North Street York YO1 6JD	Internal alterations to provide wheelchair access including internal wheelchair ramp, widened doorways and toilet facility	EH	Permitted	No detailed comments, though EH provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
32	23/01/2008	08/00114/LBC	Former Waterworks Engine House Museum Street	Internal and external alterations and new extension in connection with proposed use as a restaurant, apartment and leisure suite, new outdoor terrace, gates and railings (resubmission)	EH	Permitted	EH discussed the proposal with the applicant and consider the restaurant extension would be suitable to this location and support the re-use of the Engine House. However there is concern over the details of the new access into the gardens. Approval should be subject to a condition that details of pathways steps, gates and railings are provided
33	23/01/2008	08/00115/FUL	Former Waterworks Engine House Museum Street	Change of use of Engine House to form restaurant (Class A3), 1 no. apartment and leisure suite; erection of extension to form restaurant dining room; new outdoor terrace; new railings, gates and steps (resubmission)	EH	Permitted	EH discussed the proposal with the applicant and consider the restaurant extension would be suitable to this location and support the re-use of the Engine House. However there is concern over the details of the new access into the gardens. Approval should be subject to a condition that details of pathways steps, gates and railings are provided
34	29/01/2008	08/00151/FUL	20 St Oswalds Road York YO10 4PF	Erection of two storey detached dwelling and detached garage (revised scheme)	EH	Permitted	EH did not consider that it was necessary to consult them on this application and therefore made no further comments.

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Consultant Code	Decision	English Heritage Comments
35	29/02/2008	08/00289/FULM	Br Main Headquarters Station Rise York YO1 6HT	Change of use of offices (Class B1) to hotel (Class C1) including erection of 6 storey and single storey rear extension, formation of decking over car park, placement of external ventilation equipment and internal and external alterations	EH	Permitted	EH has had pre-application discussions about this proposal and support the principle, subject to details. In particular ask that the alterations proposed for the main entrance and the adjacent pavement areas (in conjunction with wheelchair access) to be re-thought.
36	29/02/2008	08/00292/LBC	BR Main Headquarters Station Rise York YO1 6HT	Internal and external alterations in connection with conversion of building to hotel including erection of 6 storey and single storey rear extension, formation of terrace over car park and placement of external ventilation equipment	EH	Permitted	EH on receipt of further drawings did not wish to comment in detail but offered general observations and recommend application be determined based on national and local policy and CYC conservation advice
37	14/02/2008	08/00318/LBC	Crown Court The Castle York YO1 9WZ	Internal alterations to provide secure dock to Court No.1	EH	Application Pending Consideration	N/A - application still pending consideration
38	13/02/2008	08/00359/LBC	Guy Fawkes Hotel 25 High Petergate York YO1 7H	Internal and external alterations including new signs and gas lanterns to front elevations, new windows at front first and second floor level	EH	REF - Appeal in progress	Application Refused EH - Recommend that the application be determined in accordance with national and local planning policy guidance provided that certain conditions are met.
39	21/02/2008	08/00407/LBC	Kennedy Cafe Bar 1 Little Stonegate York YO1 8A	Display of 2no folded panel signs, 1no blackboard sign, 2no hanging signs, vinyl letters above window, graphics to frosted windows, individual letters above doorway	EH	Permitted	No response from EH

	Date Application Validated	Planning Application Reference Number	ADDRESS	PROPOSAL	Consultant Code	Decision	English Heritage Comments
40	14/03/2008	08/00599/FUL	Barbican Centre Paragon Street York YO10 4AG	Installation of glazed panelling to rear, alterations to rear doors (amendment to approved scheme 06/02632/FUL)	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
41	20/03/2008	08/00750/FUL	Alfreda Guest House 61 Heslington Lane York YO10 4HN	Change of use with part two storey, part single storey pitched roof rear extension to form 4 no. dwellings with associated access, landscaping, parking and cycle storage following demolition of side and rear outbuildings	EH	Permitted	No comments - recommend application be determined based on national and local policy and CYC conservation advice
42	31/03/2008	08/00810/FUL	The Minster St Peters Cathedral Minster Yard York	External alterations to Chapter House Yard single storey building, access ramp, and steps, new viewing portal for Minster Police and alterations to entrance doorway	EH	Permitted	EH recommends approval and that the application be determined in accordance with national and local planning policy guidance

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.

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