



Table 6.2: Population Age Structure 2005  
Age Band Year Estimate Population % of York

Age Range	Total	% of York	% of England
0-4	8,015	4.9	5.0
5-9	8,547	5.0	5.0
10-14	10,037	5.8	5.9
15-19	12,522	7.3	7.3
20-24	10,037	5.8	5.9
25-29	10,037	5.8	5.9
30-34	10,037	5.8	5.9
35-39	10,037	5.8	5.9
40-44	10,037	5.8	5.9
45-49	10,037	5.8	5.9
50-54	10,037	5.8	5.9
55-59	10,037	5.8	5.9
60-64	10,037	5.8	5.9
65-69	10,037	5.8	5.9
70-74	10,037	5.8	5.9
75-79	10,037	5.8	5.9
80+	10,037	5.8	5.9
Total	175,222	100.0	100.0

Percentage of People with Level 1 Qualifications



City of York

# LDF

Local Development Framework

## Annual Monitoring Report 2006/07

December 2007

## Contents

<b>CONTENTS.....</b>	<b>1</b>
List of Figures .....	3
<b>SECTION 1: EXECUTIVE SUMMARY.....</b>	<b>4</b>
The Requirements of the Annual Monitoring Report.....	4
Monitoring preparation of the Local Development Framework.....	4
Core Output Indicators .....	4
<b>SUMMARY TABLE OF CORE OUTPUT INDICATORS FOR 2006/07.....</b>	<b>7</b>
<b>SECTION 2: INTRODUCTION.....</b>	<b>11</b>
The Requirements of the Annual Monitoring Report (AMR).....	11
Wider Policy Context .....	12
Linkages with the Sustainability Appraisal and Strategic Environmental Assessment.....	13
Linkages with the Community Strategy .....	14
<b>SECTION 3: CONTENT, STRUCTURE AND FORMAT OF THIS REPORT .....</b>	<b>16</b>
<b>SECTION 4: MONITORING THE LOCAL DEVELOPMENT FRAMEWORK PREPARATION.....</b>	<b>18</b>
<b>SECTION 5 – CORE OUTPUT INDICATORS AND LOCAL OUTPUT INDICATORS..</b>	<b>21</b>
Core Output Indicators .....	21
Local Output Indicators.....	21
Indicators for the City of York 2006/2007 .....	22
Business Development .....	22
Housing .....	26
Local Indicator: Housing Density .....	34
Transport .....	40
Local Services .....	42
Minerals.....	44
Waste .....	45
Flood Protection and Water Quality.....	47
Biodiversity .....	48
Renewable Energy.....	50
Local Indicator: Safeguarding of Existing Historic Elements.....	51
<b>SECTION 6 – CONTEXTUAL INFORMATION FOR THE CITY OF YORK.....</b>	<b>52</b>
Introduction .....	52
Contextual Information .....	52
People and Place.....	53
Community Cohesion and Involvement.....	55
Community Safety.....	56
Culture and Leisure .....	58
Economic Well-Being .....	59
Education and Life Long Learning.....	61
Environment .....	62
Resource Consumption and Waste.....	64
Health and Social Well Being .....	65
Housing .....	66
Transport and Access .....	67
<b>ANNEX 1: DEFINITIONS FOR CORE OUTPUT INDICATORS:.....</b>	<b>69</b>

Business Development .....	69
Core Indicator 1:.....	69
Housing .....	69
Core Indicator 2:.....	69
Core Indicator 2b.....	70
Indicator 2c:.....	71
Indicator 2d: .....	71
Transport .....	72
Indicator 3a:.....	72
Indicator 3b: .....	72
Local Services .....	73
Core Indicator 4a:.....	73
Core Indicator 4b:.....	73
Core Indicator 4c:.....	73
Waste .....	74
Core Indicator 6a:.....	74
Core Indicator 6b:.....	74
Biodiversity .....	74
Core Indicator 8:.....	74
<b>ANNEX 2: CONTEXTUAL INDICATORS FOR THE CITY OF YORK 2006/07.....</b>	<b>76</b>
Map 1: York Flood Zones .....	94
<b>ANNEX 3: .....</b>	<b>95</b>
DCLG Use Classes Order 2005.....	95
<b>ANNEX 4: .....</b>	<b>96</b>
RELEVANT POLICIES from THE CITY OF YORK DEVELOPMENT CONTROL LOCAL PLAN.....	96
<b>ANNEX 5: .....</b>	<b>108</b>
Table of Planning applications objected to by the Environment Agency during 2006/07 in Water Quality and Flood Risk Grounds .....	108
<b>ANNEX 6: .....</b>	<b>111</b>
Table of planning applications referred to English Heritage due to their potential impact on the historic environment during 2006/2007 .....	111
<b>ANNEX 7: .....</b>	<b>124</b>
Car parking Standards .....	124
<b>ANNEX 8: .....</b>	<b>131</b>
Glossary.....	131

## List of Figures

Figure 1: Public Service Agreement Targets 2005-2008 .....	12
Figure 2: Comparing Local Development Document preparation to milestones .....	19
Figure 3: Net additional dwellings over the last five years .....	29
Figure 4: Net additional dwellings 2006-2007 .....	29
Figure 5: Five year housing supply rate .....	31
Figure 6: Five-year housing supply graph .....	31
Figure 7: Housing completions on previously developed land .....	33
Figure 8: Net density levels for new housing built in 2006/2007.....	34
Figure 9: City Centre completion densities .....	34
Figure 10: Urban Area completion densities.....	35
Figure 11: Non-Urban/City Centre Location completion densities.....	35
Figure 12: Number of affordable housing completions.....	37
Figure 14: Housing mix through affordable housing completions.....	37
Figure 15: 2003 –2007 Completions - housing mix .....	38
Figure 16: Housing mix by number of bedrooms.....	39
Figure 17: Dwellings by type .....	39
Figure 18: 2006 – 2007 Completions – housing mix .....	40
Figure 19: Population change between 1981 and 2006.....	53
Figure 20: Mid Year Population Estimate - Age Structure 2006 .....	54
Figure 21: Number of Households .....	55
Figure 22: Residents Perception Vandalism, Crime and Graffiti .....	57
Figure 23: Residents perception of rowdy and drunken behaviour in York.....	57
Figure 24: Percentage of population within 20 minutes travel time of 3 different sports facilities .....	58
Figure 25: Rank of Income Deprivation.....	60
Figure 26: Full-time earnings (ASHE 2007) .....	60
Figure 27: Rank of Employment Deprivation .....	61
Figure 28: Teenage conception rates .....	66

## Section 1: Executive Summary

### The Requirements of the Annual Monitoring Report

- 1.1 This is the third 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 31<sup>st</sup> December each year. This report is for 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007.
- 1.3 The content of the report is based on advice given in the planning regulations<sup>1</sup>, Planning Policy Statement 12<sup>2</sup> and the good practice guide to Local Development Framework monitoring<sup>3</sup>. 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, Development Control Development Plan Document and the Statement of Community Involvement.
- 1.6 A revised Local Development Scheme was submitted to the Government Office for Yorkshire and the Humber in 2007. 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 29 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.
- 1.10 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 1<sup>st</sup> April 2006 to 31<sup>st</sup>

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

<sup>2</sup> Planning Policy Statement 12: Local Development Frameworks, ODPM, 2004

<sup>3</sup> Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

March 2007. Annex 1 to the main report lists the definitions for the 29 Core Indicators.

### **Business Development**

- 10.3 hectares of employment land was developed for business use, which equates to 38,144.6 square metres of gross internal floorspace.
- Just less than 14,500 square metres of the employment land developed for business use was located on sites allocated for employment use.
- 0.23 hectares of employment land was developed for other uses, 0.22 hectares of this land was developed for housing.
- 51.7% of the total employment land completions were on previously developed land.

### **Housing**

- 1.11 The good practice guidance for Annual Monitoring Reports suggests the use of a housing trajectory to assess future housing provision in the area.
- 1.12 A housing trajectory is a means of estimating the provision of housing over the lifespan of the Local Development Framework by identifying past and future housing performance.
- 1.13 The Draft Regional Spatial Strategy (RSS) For Yorkshire and the Humber went to public examination in September 2006. Once the RSS housing figures have been agreed and the revised RSS is finalised in March 2008, the Council will be required to deliver the final housing figure applicable for York. This will be included in future monitoring reports.
- Between 2001 and 2006 4427 additional dwellings have been completed in York.
  - For the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007 798 additional dwellings were completed in York.
  - It is estimated that 9,243 net additional dwellings will be completed between 2001 and 2012.
  - The density (dwellings per hectare) for completed dwellings in 2006/07 was an average of 61 dwellings per hectare.
  - 92% of all new dwellings achieved greater than the national target of at least 30 dwellings per hectare during 2006/07. 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 third year over 90% of housing development has taken place on brownfield sites which meets the targets set locally, regionally and nationally.
  - During the period 2006/07 56 additional affordable homes were built on 4 sites. This represents just 7% of the total number of dwellings built this year.

- A total of 148 dwellings were completed on the 4 development sites. Affordable homes completions on these sites represented 22.6% of all completions, which falls marginally short of our old target of 25% on qualifying sites.

### Transport

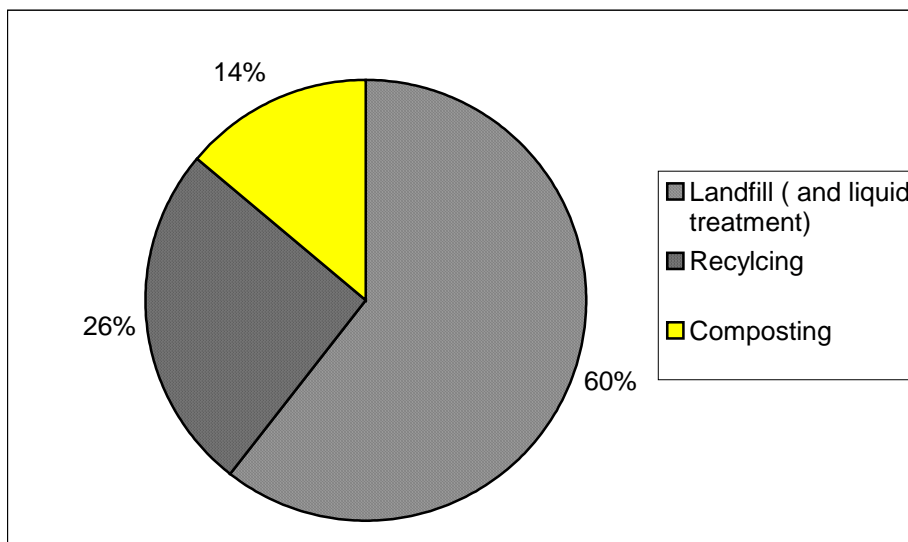
- On average 94.9% of all development during 2006/07 was within 30 minutes public transport time of: a GP; a Hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

### Local Services

- The City of York has 3 openspaces, which were awarded Green Flag Award status during 2006/07. 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 2005/2006 for York.



## Summary Table of Core Output Indicators for 2006/07

The following tables summarise the 29 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.

<b>Core Output Indicator 1: Business Development</b>						
	Use Class				Total	
	Business (B1 use <sup>4</sup> )	General Industrial (B2 use)	Storage & Distribution (B8 use)	B2/B8 use		
1a: Amount of floorspace developed for employment by type	(B1a) 5937.5 (B1b) 0 (B1c) 19058.9	3108.4	468	2219.2	<b>38144.6</b>	
1b: Amount of floorspace developed for employment by type in employment areas (Premier or Standard allocated land)	Premier: (B1a) 988.95 (B1b) 0 (B1c) 0	0	1710	0	<b>14484.1</b>	
	Standard: (B1a) 1738.5 (B1b) 0 (B1c) 5459.65	0	4560	0		
	Non allocated sites: (B1a) 3120.05 (B1b) 0 (B1c) 13599.25	3108.4	1550.64	2219.2	<b>23687.54</b>	
1c: Amount of floorspace by type, which was on previously developed land	(B1a) 2.4% (B1b) 0% (B1c) 65.4%	15.8%	16.6%	2.8%	<b>100%</b>	
<b>Core Output Indicator 2: Employment Land</b>						
	Use Class					Total
	Business (B1 use)	General Industrial (B2 use)	Storage & Distribution (B8 use)	B2/ B8	B1/B2/ B8	
1d: Employment land available by type <sup>5</sup> (In hectares)	Allocated <sup>6</sup> : (B1a, b & c): 12.7	1	0	5	16.3	<b>35</b>
	Allocated land With permission <sup>7</sup> : (B1a, b & c): 12.3	12.3	0	1	6.5	<b>19.8</b>
	Unallocated land with permission (B1a, b & c): 5.54	1.16	0.22	0.7	3.44	<b>11.06</b>
1e: Losses of employment land in		i. Employment areas <sup>8</sup> :			<b>0</b>	
		ii. Local Authority Area			<b>0.234</b>	
1f: Amount of development lost to residential schemes		i. Employment areas <sup>8</sup> :			<b>0</b>	
		ii. Local Authority area:			<b>0.225</b>	

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

<sup>5</sup> 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).

<sup>6</sup> The category 'Allocated' excludes allocated land that has permission.

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

<sup>8</sup> Employment areas refer to Allocated sites in the Draft Local Plan. See Appendix 1 for full definition.



<b>Core Output Indicator 2a: Housing Trajectory</b>		<b>Results</b>
i.	Net additional dwellings since the start of the plan period (2001 to 2006)	<b>4427</b>
ii.	Net additional dwellings for 2006/07	<b>798</b>
iii.	Projected net additional dwellings 2001- 2012	<b>9243</b>
iv.	Annual net additional requirement <sup>9</sup>	<b>640 (pa) 2004-2008, 850 (pa) 2008-2016</b>
v.	Annual average number of net additional dwellings needed to meet the overall housing requirements	<b>619</b>

<b>Core Output Indicator 2b: Percentage of new and converted dwellings on Previously Developed Land</b>										
	1998 - 1999	1999 - 2000	2000 - 2001	2001 - 2002	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006 - 2007	Average 1998-2007
Total Number of Dwellings Through New Build and Conversions	779	887	712	1020	844	669	1193	949	<b>875</b>	<b>881</b>
Gain of Dwellings Through New Build and Conversions on previously developed land	277	480	416	881	700	601	1145	914	<b>828</b>	<b>693</b>
<b>% of New Homes Built on Previously Developed Land</b>	<b>35.56</b>	<b>54.11</b>	<b>58.43</b>	<b>86.37</b>	<b>82.94</b>	<b>89.84</b>	<b>95.98</b>	<b>96.31</b>	<b>94.63</b>	<b>78.66</b>

<b>Core Output Indicator 2c: Percentage of new dwellings completed:</b>		
<b>Density Ranges</b>	<b>Number of dwellings built in 06/07</b>	<b>Number of dwellings built as a %</b>
Less than 30 dwellings per hectare	63	8.58
Between 30 and 50 dwellings per hectare	168	22.89
Above 50 dwellings per hectare	503	68.53
<b>Totals</b>	<b>734</b>	<b>100%</b>

<b>Core Output Indicator 2d: Affordable Housing Completions</b>	
	<b>Total Completions 2006/07</b>
Net Additional Dwellings to Housing Stock	<b>798</b>
Net Additional Affordable Homes provided	<b>56</b>
% Of new homes built that are affordable dwellings	<b>7%</b>

<b>Local Indicator: Housing Density</b>		
<b>Completion densities</b>	<b>Number of dwellings built in 06/07</b>	<b>Average density</b>
City Centre	56	164

<sup>9</sup> This figure is taken from the Proposed Changes to Draft Revised Regional Spatial Strategy 2007.

<b>Local Indicator: Housing Density</b>		
Urban Areas	622	66.75
Non urban or city centre	56	19.3
<b>Totals</b>		

<b>Core Indicator 3: Transport</b>							
3a. Amount of completed non residential development within use class order A, B & D complying with car parking standards set out in the Local Plan				All non-residential development completed in 2006/2007 complies with car parking standards.			
	GP	Hospital	Hospital (York Hospital only)	Primary school	Secondary school	Area of employment	Major retail centre
3b. Amount of new residential development within 30 minutes public transport time of:	99.5%	89.5%	79.1%	99.5%	99%	98.9%	99.0%

<b>Core Indicator 4: Local Service</b>					
	<b>Shops (A1) (m<sup>2</sup>)</b>	<b>Financial and professional services (A2) (m<sup>2</sup>)</b>	<b>Office (B1) (m<sup>2</sup>)</b>	<b>Assembly and Leisure (D2) (m<sup>2</sup>)</b>	<b>Total (m<sup>2</sup>)</b>
4a. Amount of completed retail, office and leisure development	N/a	N/a	5937.5	2983	8920.5
4b. Amount of completed retail, office and leisure development in the City Centre	N/a	N/a	2211.6	0	2211.6
	<b>Amount in hectares</b>		<b>Percentage of total Openspace in authority awarded to Green Flag status</b>		
4c. Amount of eligible Openspaces managed to Green Flag award Status	3 parks and gardens = 18 ha		3%		

<b>Core Indicator 5: Minerals</b>	
	<b>Results</b>
5a. Production of primary land won aggregates	0
5b. Production of secondary/recycled aggregates	0

<b>Core Indicator 6: Waste</b>	
	<b>Results</b>
6a: Capacity of waste management facilities by type	Hazel Court House Recycling Centre (opened April 2006). The capacity of this site is 25,000 tonnes per annum

<b>Core Indicator 6: Waste</b>			
	<b>Type</b>	<b>Amount (tonnes)</b>	<b>Percentage</b>
6b. 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)	74,210	60.6%
	Recycle (and reuse)	31,280	25.6%
	Composting	16,890	13.8%
<b>Total</b>		<b>122,380</b>	<b>100%</b>

<b>Core Output Indicator 7: Flood Protection and Water Quality</b>		<b>Results</b>
Number of planning permissions granted contrary to the advice of the Environment Agency on either:		
<ul style="list-style-type: none"> <li>• flood defence grounds</li> <li>• water quality.</li> </ul>		0 0

<b>Core Output Indicator 8: Biodiversity</b>		<b>Results</b>
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 City of York Biodiversity Action Plan to be implemented	
ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.		

<b>Core output Indicator 9: Renewable Energy</b>		<b>Results</b>
Renewable energy capacity installed by type	There were no applications for renewable energy during 2006/2007	



## Section 2: Introduction

- 2.1 The 2006/07 Annual Monitoring Report is the third to be monitored for the City of York Council and addresses the period 1<sup>st</sup> April 2006 to March 31<sup>st</sup> 2007. The 2006/07 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 Guide<sup>10</sup> 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 PPS12<sup>11</sup> 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 2.13). 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 2004<sup>12</sup> (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 policies set out in local development documents are being achieved. Further

---

<sup>10</sup> Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

<sup>11</sup> Planning Policy Statement 12: Local Development Frameworks, ODPM, 2004

<sup>12</sup> Planning and Compulsory Purchase Act 2004 (HMSO: May 2004)

details of this requirement are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004<sup>13</sup>.

- 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 agenda<sup>14</sup>. 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, formerly the Office of the Deputy Prime Minister) public service agreements (PSA) relating to the delivery of sustainable communities, particularly PSA targets 2,4,5,6 and 8 as detailed in table 2.1.

**Figure 1: Public Service Agreement Targets 2005-2008**

<b>Public Service Agreements 2005-2008</b>	
<b>PSA2</b>	Make sustainable improvements in the economic performance of all English regions by 2008, and over the long term reduce the persistent gap in growth rates between the regions, demonstrating progress by 2006.
<b>PSA4</b>	By 2008, improve the effectiveness and efficiency of local government in leading and delivering services to all communities.
<b>PSA5</b>	Achieve a better balance between housing availability and the demand for housing, including improving affordability, in all English regions while protecting valuable countryside around our towns, cities and in the green belt and the sustainability of towns and cities.
<b>PSA6</b>	The planning system to deliver sustainable development outcomes at national, regional and local levels through efficient and high quality planning and development management processes, including through achievement of Best Value standards for planning by 2008.
<b>PSA8</b>	Lead the delivery of cleaner, safer and greener public spaces and improvement of the quality of the built environment in deprived areas across the country, with measurable improvement by 2008.

- 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

<sup>13</sup> The Town and Country Planning (Local Development) (England) 2004 (HMSO, September 2004)

<sup>14</sup> Creating Sustainable Communities, ODPM, 2005

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 and 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 Review<sup>15</sup> and Barker Review<sup>16</sup> 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 Monitoring<sup>17</sup> the City of York Council is taking an integrated approach to monitoring the LDF through the Annual Monitoring Report that will take full account of the monitoring needs of sustainability appraisal (SA) and the Strategic Environmental Assessment Directive<sup>18</sup>. The first Sustainability Appraisal Scoping report for the Core Strategy Development Plan Document (DPD) went out to consultation in September 2005 and currently the sustainability appraisal process has moved onto the initial appraisal of the Issues and Options for the Core Strategy. Bakers Associates have written sustainability statements to accompany both the Core Strategy Issues and Options consultation, which took place during the summer of 2006 and the Issues and Options 2 consultation during summer 2007. More recently SA Scoping reports have also been undertaken for the Allocations DPD (for which we are out to consultation) and the York Northwest 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.

---

<sup>15</sup> The Egan Review – Skills for Sustainable Communities, ODPM, April 2004

<sup>16</sup> Review of Housing Supply. Delivering Stability: Securing our Future Housing Needs, HMSO, March 2004

<sup>17</sup> Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

<sup>18</sup> European Community Directive 2001/42/EC 'the assessment of the effects of certain plans and programmes on the environment'

### 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 strategy in place to reach the shared vision is called the community strategy. York – a city making history, the York City Vision & Community Strategy 2004-2024 was launched in Summer 2004 following a period of consultation during the summer of 2003 with residents of and visitors to the city.
- 2.16 The Community Strategy now needs updating to take into account the significant changes that have occurred since its introduction in 2003. A 'Festival of Ideas 2' consultation was held throughout September and October 2007 to ask the residents of York their opinion on the issues that need to be tackled and the strengths the strategy should build upon.. The results of this consultation will be used to revise the present community strategy
- 2.17 There are seven themes to the current strategy each with their own objectives and targets that come together to form the city vision. These are:
- The Safer City – *To be a safe city with a low crime rate and to be perceived by residents and visitors as such;*
  - The Healthy City – *To be a city where residents enjoy long, healthy and independent lives through the promotion of healthy living and with easy access to responsive health and social care services;*
  - The City of Culture – *Celebrating both our uniqueness and our diversity, we will promote a culture that helps build a confident and creative community, welcomes and inspires resident and visitor alike, and encourages quality opportunities for fun and fulfilment open to all;*
  - The Thriving City – *To support the progress and success of York's existing businesses and to encourage new enterprises in order to maintain a prosperous and flourishing economy that will sustain high employment rates;*
  - The Inclusive City – *To ensure that all residents and visitors can take part in the life of the city;*
  - The Learning City – *To ensure all those who live and work in York have the education and skills that will enable them to play an active part in society and contribute to the life of the city. To ensure that the city is seen as an internationally recognised centre for education with a commitment to lifelong learning and creativity which is second to none; and*

- The Sustainable City – *that York should be a model sustainable city with a quality built and natural environment and modern, integrated transport network.*

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 When the revised community strategy is in place, the AMR will be updated to take include any additional indicators that have been identified and the key themes that have been recognised as important.

#### **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 2006/07AMR is the third to be produced by City York Council and addresses the period 1<sup>st</sup> April 2006 to March 31<sup>st</sup> 2007.
- 3.2 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 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.
- 3.3 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. The consultation responses have now fed into the Issues and Options 2 document, which went out for consultation during 2007. 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.
- 3.4 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 Structure Plan, 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 2006/07 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 The set of core indicators laid out in the monitoring guidance<sup>19</sup> must be completed by each authority following the definitions in the update to monitoring core indicators produced by the ODPM in October 2005<sup>20</sup>. 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.

---

<sup>19</sup> Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005.

<sup>20</sup> 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](http://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 and Strategic Policies DPD (and associated proposals map)
  - Key Allocations Development Plan Document
  - 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.

**Figure 2: Comparing Local Development Document preparation to milestones**

Local Development Document	Milestone	What has been achieved	Issues	Action*
<p><b>Core Strategy and Strategic Policies Development Planning Document (DPD)</b></p>	<p>Working towards preferred options (April '06 to March '07)</p>	<p>The Core Strategy Issues and Options document was agreed by members and went out for an initial round of public consultation during the summer 2006 for a period of 6 and a half weeks.</p> <p>Consultees included groups specified within the statement of community involvement including specific and general consultation bodies and other locally identified groups. This was done through a variety of techniques including distribution of material via post and email to consultees. Documents were also made available to view at all of the libraries within York and at both Council receptions. In addition to this 5 workshops were held with representatives of groups to discuss key issues and options. Visits were also made to key groups such as the open planning forum, inclusive York forum and the environment forum. Finally several days was spent in the City Centre and local supermarkets distributing information and talking to local residents.</p> <p>The consultation comments were then collected and analysed. The document was then re-drafted to incorporate comments and key issues raised during the consultation. It was then decided that</p>	<p>At the time of the Council's initial Issues and Options consultation in the summer 2006, several other Local Authorities had submitted their document 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 consultation would take place. This took place in October 2007.</p> <p>Currently, overall progress has slipped by approx 4 months.</p>	

Local Development Document	Milestone	What has been achieved	Issues	Action*
		the document would go out for further consultation before progressing to preferred options. This consultation took place later in 2007.		
<b>Key Allocations Development Plan Document (DPD)</b>	Pre-production (Feb – March 2007)	Preparing issues and options document for consultation in late 2007.	No slippage.	None required.
<b>Statement of Community Involvement</b>	Consideration of preferred options and submission to secretary of state April 2006 – March 2007	<ul style="list-style-type: none"> <li>• City-wide consultation on Preferred Options took place between February and April 2006</li> <li>• Final Draft of SCI was produced and submitted to the Secretary of State in February 2007.</li> <li>• Final submission consultation took place between February and March 2007.</li> </ul>	No slippage.	None required.
<b>York Northwest Area Action Plan</b>	Pre-production (January 2007 onwards)	Preparing issues and options document for consultation from November 2007 – January 2008.	No slippage.	None required.
<b>City Centre Area Action Plan</b>	Pre-production (April 2007 onwards)	Preparing issues and options document for consultation in March 2008.	No slippage.	None required.

\*NB, A revised Local Development Scheme was submitted to GOYH in March 2007

## Section 5 – Core Output Indicators and Local Output Indicators

### Core Output Indicators

- 5.1 Authorities are required to monitor a set of LDF core output indicators and publish the results in their AMR's. The main purpose of core output indicators is to measure physical activities affected by the implementation of planning policies. The selection of output indicators should be 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. This was updated in 2005<sup>21</sup> and the Core Output Indicators presented in this report have been included within City of York Council's AMR.
- 5.3 In total there are 29 core indicators, which need to be monitored. The results are presented in this section under the key themes set out for the LDF. When the key policy documents for the LDF are more advanced the AMR will be used to analyse whether a policy approach is working or not. However, the 2005/06 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 indicators 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 set out by the monitoring guidance are also used by regional planning bodies to build up a regional picture of spatial planning performance and therefore data in this report will be 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 document<sup>22</sup>. The first AMR was undertaken for 2004/2005 so some comparative analysis is included in this section between last years and this years figures. 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 cover the outputs of policies not covered by the local development framework core output indicators. The choice of these indicators can vary according to particular local circumstances and issues. It is recommended in the guidance that sufficient numbers of local indicators should be measured, together with the core output indicators, to ensure a robust assessment of LDF implementation.
- 5.7 The local indicators need to 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.

---

<sup>21</sup> Update 1/2005 Local Development Framework Core Output Indicators, ODPM, October 2005

<sup>22</sup> As footnote 13 above.

Below are examples of potential local output indicators as given in the good practice guidance:

- Percentage of development in urban areas within 400m or 5 minute walk of a half hourly bus service;
- Percentage of development in rural areas within 800 metres or 13 minutes walk of an hourly bus service;

5.8 As the City of York has had no recently adopted local plan there hasn't been a long established local indicator framework for monitoring it's effectiveness. The production of the first AMR submitted in December 2005 collated much of the core indicator information and also provided local targets from the City of York Local Plan along with policy references and relevant performance data. This year's AMR has extended the Local Indicators included in tandem with themes emerging through our LDF process to begin to monitor the impact of our policy approach on known issues. As the LDF process moves forward and develops, so too will the monitoring framework. The local indicators used are located with the relevant core output indicators under the themes in this section.

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

### Indicators for the City of York 2006/2007

#### Business Development

5.9 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.

5.10 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 1a:**

**Amount of floorspace developed for employment by type:**

Use Class	2006/2007 (m <sup>2</sup> )	Gross internal floorspace (m <sup>2</sup> – 5%)*
B1(a)	6250	5937.5
B1(b)	0	0
B1(c)	20062	19058.9
B2	3272	3108.4
B8	8232.25	7820.6
B2/B8	2336	2219.2
<b>TOTAL</b>	<b>40152.2</b>	<b>38144.6</b>

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

**Performance:**

5.11 Between April 2006 and March 2007 there were 29 completed permissions for business use totalling 10.3 hectares of land and equating to just over 40,000m<sup>2</sup> of floorspace or 38,000m<sup>2</sup> of gross internal floorspace. Of the floorspace completed 50% was for B1(c) light industrial use. The main reason for this category accounting for the majority of development is a large conversion that was completed this year in Clifton Moor, which was 13232 m<sup>2</sup> in size. 20.5% (2.35 ha) was developed for B8 use whilst 15% (2 ha) of the overall development was for B1(a) Office use. This is significantly lower than compared to 2005/2006 due to the large development in the B1(c) category. There has been no B2 development this year, similar to 2004/2005.

<b>CORE INDICATOR 1b:</b>						
<b>Amount of gross internal floorspace developed for employment by type in allocated employment sites and non allocated employment sites*:</b>						
Use Class	Allocated Sites (m <sup>2</sup> )				Non allocated sites (m <sup>2</sup> )	
	Premier		Standard		Floorspace	Gross internal (-5%)
	Floorspace	Gross internal (-5%)	Floorspace	Gross internal (-5%)		
B1(a)	1041	988.95	1830	1738.5	3379	3120.05
B1(b)	0	0	0	0	0	0
B1(c)	0	0	5747	5459.65	14315	13599.25
B2	0	0	0	0	3272	3108.4
B8	1800	1710	4800	4560	1632.25	1550.64
B2 / B8	0	0	0	0	2336	2219.2
<b>Total</b>	<b>2841</b>	<b>2698.95</b>	<b>12377</b>	<b>11785.15</b>	<b>24934.25</b>	<b>23687.54</b>
<b>Subtotal (gross internal)</b>	<b>14484.1</b>				<b>23687.54</b>	
<b>Grand Total</b>	<b>38171.64</b>					
*Allocated Employment sites are employment allocations as per the City of York Development Local Plan. See full definition in Annex 2.						
<b>Relevant Policies:</b> E1a: Premier Employment Sites E3a: Standard Employment Allocations						
<b>Targets:</b> No target identified						

**Performance:**

5.12 38% of all gross internal floorspace was developed on employment sites, which are allocated. In 2005/2006 40% of all gross internal floorspace was developed on employment sites which were allocated showing a steady trend in the development of allocated sites. The majority of this was on Standard employment land, which assumed 11,785.15 of this total. This is different to 2005/06 where the most land developed was Premier land.

5.13 62% of development during 2006/2007 was developed on non-allocated sites. This high figure may be explained for two reasons; firstly there was a large



conversion of an existing employment site which accounts for roughly 13,000m<sup>2</sup> of this total. Secondly, the change to a more accurate monitoring method whereby completions are based upon all employment permissions coming forward and not just permissions on allocated sites captures more development across the city.

**CORE INDICATOR 1c:**

Amount of gross internal floorspace developed for employment by type, which is on previously developed land\*:

Use Class	Total internal floorspace developed on PDL 2006/2007 (m <sup>2</sup> )	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)	465.5	2.4%	7.8%	1.2%
B1(b)	0	0%	0%	
B1(c)	12896.25	65.4%	67.7%	33.8%
B2	3108.4	15.8%	100%	8.2%
B8	2690.4	13.6%	34.4%	7.1%
B2/ B8	567.15	2.8%	25.6%	1.5%
<b>Total</b>	<b>19727.7</b>	<b>100%</b>	<b>--</b>	<b>51.7%</b>

\* Have used a 5% discount to achieve gross internal floorspace

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

**Targets:** No targets identified

**Performance:**

- 5.14 Policies E1a and E3a allocated both Greenfield and Brownfield sites for development. This year 51.7% of all development was on previously developed land. This compares to 57.9% of the total employment land completions developed on previously developed land in 2005/2006 and 59% in 2004/05. The most development on previously developed land (brownfield land) occurred on B1(c) light industrial use, followed by B2 General Industrial use, which accounted for 8.2% and 7.1% of development respectively.

**CORE INDICATOR 1d:**
**Employment land available by type (in hectares):**

Use Class	Allocated Sites Available*	Allocated land with Planning Permission	Unallocated land with Planning Permission
B1(a)	12.7	12.3	5.48
B1(b)		0	0
B1(c)		0	0.06
B2 only	1	0	1.16
B8 only		0	0.22
B2/B8	5	1	0.7
B1/B2/B8	16.3	6.5	3.44
<b>Total</b>	<b>35</b>	<b>19.8</b>	<b>11.06</b>

\*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.

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

**Targets:** No target identified

**Performance:**

- 5.15 Core Output Indicator 1d shows that there is 35 hectares of allocated land that is available for development compared to just over 38 ha in the last AMR. 19.8 ha of this allocated land has planning permission, which accounts for 57% of the total land with permission. 11.7 hectares of the B1(a) allocated land with planning permission is an outline permission for office development at South Monks Cross
- 5.16 11 hectares of employment land has received permission on non-allocated 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 (as referred to in paragraph 5.10) being used.

**CORE INDICATOR 1e:**
**Losses of employment land in i) employment areas and ii) local authority area:**

Employment land lost to other uses	Size in hectare
Allocated sites	0
Unallocated/existing sites	0.234
<b>Total in local authority area</b>	<b>0.234</b>

**Relevant Policies:** E3b: Existing and Proposed Employment Sites

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

**Performance:**

- 5.17 During 2006/07 0.234 hectares of land have been lost to other uses, all of which have been unallocated or existing employment sites. This compares to 1.289 ha during in 2005/06.

**CORE INDICATOR 1f:**

**Losses of employment land in i) employment areas and ii) local authority area to housing**

Employment land lost to housing	Size in hectare
Allocated sites	0
Unallocated/existing sites	0.225
<b>Total in local authority area</b>	<b>0.225</b>

**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:**

- 5.18 The sites that were lost to housing were all unallocated areas lost mainly through conversion as opposed to new developments. This loss to housing represents 96% of the total losses of employment land during 2006/2007.

**Housing**

- 5.19 Housing Planning Policy Statement 3: Housing (PPS3) was published in November 2006 following the Treasury Commissioned Barker 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.
- 5.20 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.
- 5.21 In determining whether a Local Authority is achieving housing delivery consistent with its targets and policies PPS3 and Planning Policy Statement 12<sup>23</sup> requires that a housing trajectory be produced showing a progress report of past housing supply together with anticipated future delivery rates.

<sup>23</sup> Regulation 48(7) and paragraph 4.48 of The Town & Country Planning (Local Development) (England) Regulations 2004 – PPS 12

- 5.22 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.
- 5.23 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.
- 5.24 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.
- 5.25 PPS3 requires that Local Planning Authorities identify and maintain a rolling 5-year supply of deliverable land for housing as this influences how planning applications are determined. In view of the fact that City of York Council are mid-way to producing a Strategic Housing Land Availability Assessment and that a full assessment of future potential housing sites has not been carried out, our trajectory, for the purpose of this report, uses a five year housing supply and is based on recently produced Government guidance.

<b>Core Output Indicator 2a: Housing Trajectory (to March 2012)</b>		
(i)	Net additional dwellings over the past 5 years (2001 to 2006)	<b>4427</b>
(ii)	Net additional dwellings for 2006/07 from a gross total of 875 completions	<b>798</b>
(iii)	Projected net additional dwellings 2001 to 2012 including:	
	<ul style="list-style-type: none"> <li>• (i) Net additional dwellings (see above)</li> <li>• (ii) Net additional dwellings for 2005/06 (see above)</li> <li>• Net outstanding residential planning permissions</li> <li>• Housing Allocations without planning permission</li> </ul>	<b>4427</b> <b>798</b> <b>2928</b> <b>1090</b>
	<b>TOTAL</b>	<b>9,243</b>
(iv)	Annual net additional requirement (from Proposed Changes to Draft Revised Regional Spatial Strategy 2007)	<b>640 (pa) – 2004 to 2008</b> <b>850 (pa) – 2008 to 2026</b>
(v)	Annual average number of net additional dwellings needed to meet the overall housing requirements (2007 to 2012)	<b>619</b>

**RELEVANT POLICIES**

- **National Policies:**

Planning Policy Statement 3: Housing (November 2006)

This and accompanying advice and guidance have been developed in response to recommendations in the Baker Review of Housing Supply published in March 2004. A principle aim of the new PPS3 is to underpin the Government's response to the Baker Review and the necessary step-change in housing delivery, through a new, more responsive approach to land supply at the local level.

- **Regional Policies:**

Emerging Regional Spatial Strategy

The housing requirements for York are being determined following the RSS examination in public, which took place in September 2006. Policy H1 of this document will set out a housing provision for the region with a break down of requirements for York. Following publication of the Panel Report in May 2007 Government Office for Yorkshire and the Humber published proposed changes for public consultation on behalf of the Secretary of State on 28 September 2007. The revised figures for housing in York have been proposed at 640 net additional homes per annum from 2004 to 2008 and 850 net additional homes per annum from 2008 to 2026 and it is to these targets that our trajectory has been based. Once the RSS figures have been agreed and the revised RSS is finalised in March 2008, the Council will be required to deliver the final housing figure applicable for York.

- **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, proposes 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 targets will shortly supersede 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

<b>Targets:</b>	<ul style="list-style-type: none"> <li>- <b>Net</b> additional dwellings per annum (2004 – 2008) <span style="float: right;"><b>640</b></span></li> <li style="padding-left: 100px;">(2008 – 2026) <span style="float: right;"><b>850</b></span></li> <li>- Total net additional dwellings to be completed during the period 2004/05 to 2011/12 <span style="float: right;"><b>5,960</b></span></li> </ul>
-----------------	--

**Performance**

**2a (i) Net additional dwellings over the previous five-year period or since the start of the relevant development plan document period, whichever is the longer.**

5.26 For the period between 2001 and 2006 a total of 4427 net additional dwellings have been completed in the City of York Local Authority area at an average of 885 dwellings per year. Figure 3 below indicates that the vast majority of additional properties were new build, with approximately 15% resulting from changes of use and conversions to existing properties. Typically demolitions of residential properties 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.

**Figure 3: Net additional dwellings over the last five years**

Year	Completions	New Build	Net COU/ Conversions	Demolitions	Net Dwelling Gain
2001-2002	1020	920	95	13	1002
2002-2003	844	738	98	2	834
2003-2004	669	520	141	136	525
2004-2005	1193	993	180	13	1160
2005-2006	949	784	139	17	906
2001-2006	4675	3955	653	181	4427

**2a (ii) Net additional dwellings completed for the current year**

5.27 For this monitoring period a total of 798 net additional dwellings have been completed from a gross total of 875 additional homes. Whilst conversions and changes of use have declined compared to more recent years, a total of 46 demolitions took place on 30 separate development sites.

**Figure 4: Net additional dwellings 2006-2007**

Year	Completions	New Build	Net COU/ Conversions	Demolitions	Net Dwelling Gain
2006-2007	875	734	110	46	798

**2a (iii) Projected net additional dwellings to 2012**

5.28 As the Regional Spatial Strategy housing targets have yet to be confirmed and in the absence of a completed Strategic Housing Land Availability Assessment, which will ultimately assess the amount of anticipated housing land coming forward in the long term, indications of the levels of housing this will deliver and at what realistic time scales, we believe that provision of a 5 - year housing supply is appropriate for this AMR.

**Outstanding permissions**

5.29 Housing commitments on non-allocated sites at 31<sup>st</sup> March 2007 totalled 1483, this figure has been discounted by 5% in accordance with a rate calculated for the draft Strategic Housing Land Availability Assessment based on historic trends for housing completions. This relatively low discount rate reflects the buoyant

housing market in York with the vast majority of housing permissions being fully delivered within a five year time period.

- 5.30 Allocated sites with permission or part complete amount to 1445 additional homes over the next five years when phasing is taken into account.

Combining the above two totals **2928** dwellings are anticipated from outstanding permissions on both allocated and non-allocated sites over the next five years.

### Major Sites

- 5.31 There is an estimated capacity of **855** additional dwellings during the next five years on allocated sites at Germany Beck, Metcalfe Lane and York Central. Both Germany Beck and Metcalfe Lane sites were granted approval following a joint housing inquiry held in June 2006, whilst York Central forms part of the York Northwest Site, which has an emerging Area Action Plan (AAP). Delivery rates will be reviewed in future AMRs to reflect progress on all these sites.

### Windfalls

- 5.32 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

- 5.33 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.

- 5.34 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.

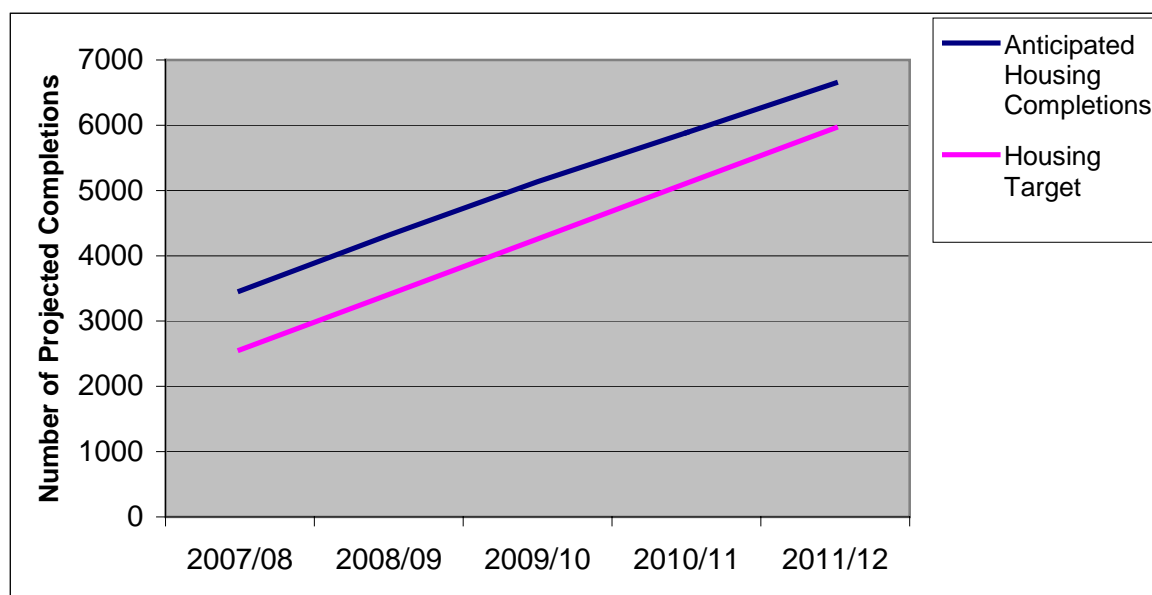
- 5.35 Figures 5 and 6 indicate the anticipated delivery of housing over the next five years, together with providing details of past completion rates and most recent housing targets, all which have been explained earlier in this report.

- 5.36 It may be concluded that York is in a healthy situation in terms of delivering sufficient housing to meet emerging targets over the next five years, with an anticipated over-supply of almost seven hundred homes over this timescale. This allows for an amount of flexibility in the supply should economic or market changes affect delivery on sites over this period of time.

Figure 5: Five year housing supply rate

	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	Totals
Net Housing Completions	1160	906	798						2864
Planning Consents				470	380	290	200	143	1483
Housing Allocations With Permission/Part Complete				129	396	347	320	253	1445
Major Sites				0	80	180	230	365	855
<b>Total</b>	<b>1160</b>	<b>906</b>	<b>798</b>	<b>599</b>	<b>856</b>	<b>817</b>	<b>750</b>	<b>761</b>	<b>6647</b>
<b>Cumulative Total</b>	<b>1160</b>	<b>2066</b>	<b>2864</b>	<b>3463</b>	<b>4319</b>	<b>5136</b>	<b>5886</b>	<b>6647</b>	
<b>Target</b>	<b>640</b>	<b>640</b>	<b>640</b>	<b>640</b>	<b>850</b>	<b>850</b>	<b>850</b>	<b>850</b>	
<b>Cumulative Target</b>	<b>640</b>	<b>1280</b>	<b>1920</b>	<b>2560</b>	<b>3410</b>	<b>4260</b>	<b>5110</b>	<b>5960</b>	

Figure 6: Five-year housing supply graph



**2a (iv) The annual net additional dwelling requirement**

- 5.37 Paragraph 53 of PPS3 states that in circumstances where Regional Spatial Strategies are in development, or subject to review, Local Planning Authorities should also have regard to the level of housing provision as proposed in the relevant emerging Regional Spatial Strategy.
- 5.38 The housing requirements for York are currently being determined following the Regional Spatial Strategy examination in public, which took place in September 2006. The Government Office for Yorkshire and the Humber published proposed changes for public consultation on behalf of the Secretary of State on 28 September 2007. The revised figures for housing in York have been proposed at **640** net additional houses per annum from 2004 to 2008 and **850** net additional



houses per annum from 2008 to 2026 and it is to these figures we have used as our housing target. Once the RSS figures have been agreed and the revised RSS is finalised in March 2008, the Council will be required to deliver the final housing figure applicable for York.

**2a (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years figures.**

5.39 A total of **619** net additional dwellings per year are required over the next 5 years to achieve the target of 5960 houses (2004 to 2012).

**Core Output Indicator 2b:**  
**Percentage of 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	Average 1998-2007
Total Number of Dwellings Through New Build and Conversions	779	887	712	1020	844	669	1193	949	875	881
Gain of Dwellings Through New Build and Conversions on PDL	277	480	416	881	700	601	1145	914	828	693
<b>% Of New Homes Built on PDL</b>	35.56	54.11	58.43	86.37	82.94	89.84	95.98	96.31	<b>94.63</b>	<b>78.66</b>

**Relevant Policies:** SP6: Location Strategy  
H3b: Managed Release of Allocated Housing Sites

**Target:**

<b>National Target*</b>	At least <b>60%</b> of new housing should be provided on previously developed land.
<b>Regional Target**</b>	In Yorkshire and the Humber a target for 'the proportion of housing development taking place on previously developed land and through conversions of existing buildings is <b>60%</b> '
<b>Sub-Regional Target</b>	The Regional Planning Guidance Target for the sub-region of York/North Yorkshire is <b>53%</b>
<b>Council Plan Target</b>	The national Best Value Performance Indicator (BVPI) 106 monitors the percentage of new homes built on previously developed land. City of York Council set a target for this of <b>65%</b>

\*See PPS3 – Housing Paragraph 41  
\*\*See RSS 12 – Policy H1 (ODPM)

**Performance:**

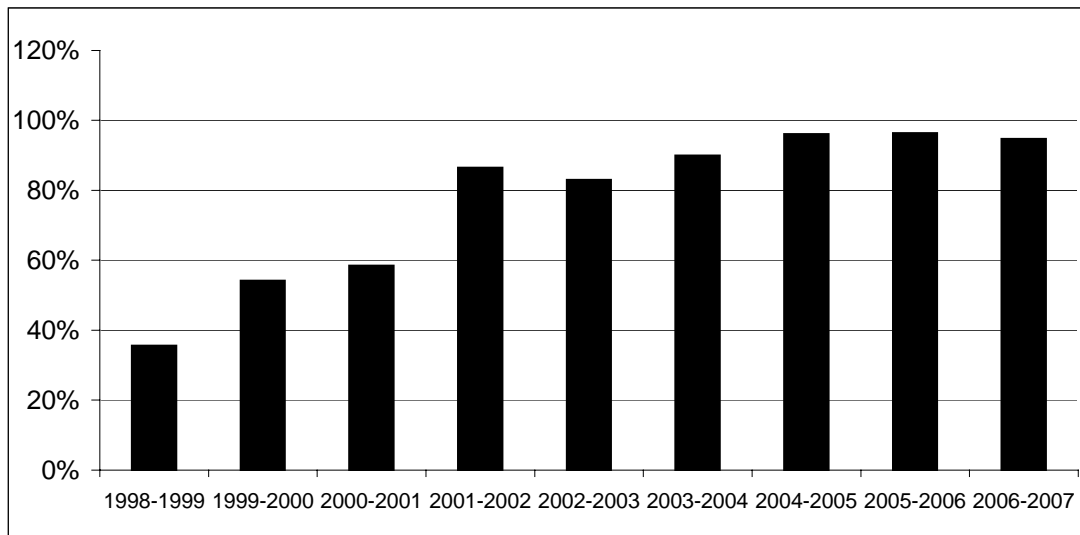
5.40 As indicated by the above table the City of York has achieved high levels of housing development on previously developed land, more especially over the last five years. An average of over 78% of all development since 1998 has taken place on brownfield sites, and for the third consecutive year a figure in excess of 90% has been attained.

5.41 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 25% of all York's greenfield developments in 2006/07 came from this source.

5.42 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 target of at least 60% of housing provided on brownfield sites.

**Figure 7: Housing completions on previously developed land**



**Core Output Indicator 2c:**

**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 06/07	Number of dwellings built as a % of all dwellings
Less than 30 dwellings per hectare	63	8.58
Between 30 and 50 dwellings per hectare	168	22.89
Above 50 dwellings per hectare	503	68.53
<b>Totals</b>	<b>734</b>	<b>100%</b>

**Relevant Policies:**

H5a: Residential Density City of York Development Control Local Plan (April 2005).  
H8: North Yorkshire County Structure Plan (October 1995)

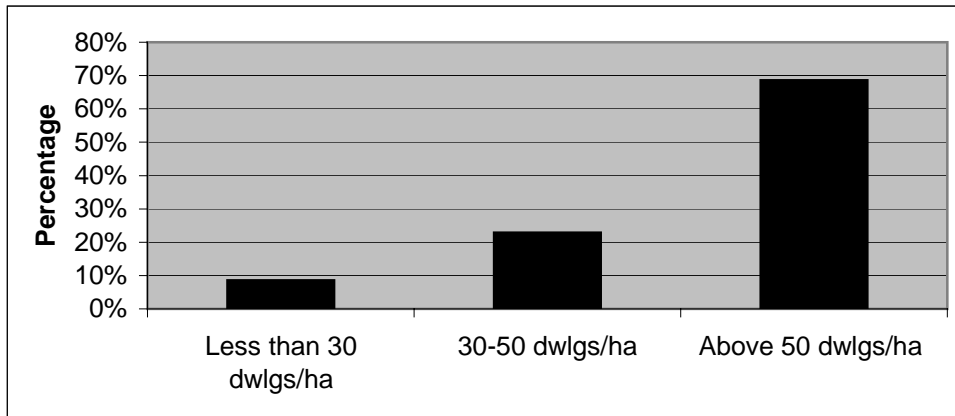
**Targets:**

- 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**

5.43 Net density levels for new housing built over the 2006/07 monitoring period averaged 61 dwellings per hectare, well above the national density target of at least 30 dwellings per hectare. A total of just over 91% of all new dwellings achieved greater than 30 dwellings per hectare, and of this total almost 69% were built at more than 50 dwelling per hectare. 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 8: Net density levels for new housing built in 2006/2007**



**Local Indicator: Housing Density**

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 centre<sup>1</sup>
- 40 dwellings/hectare in the urban area<sup>2</sup>
- 30 dwellings/hectare elsewhere in the City of York

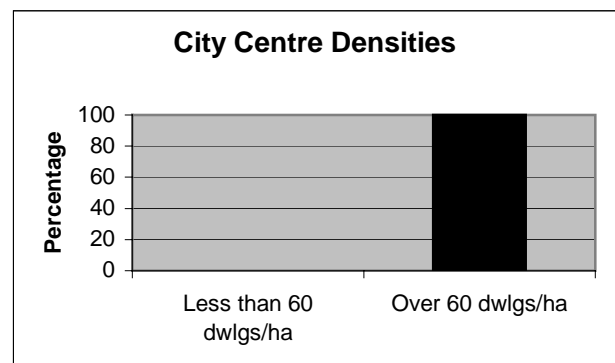
<sup>1</sup>The City Centre is defined on the city centre inset on the Local Plan proposal's map

<sup>2</sup>The urban area of York is defined as the built up area, outside the city centre including Haxby.

5.44 In figures 9 to 11 density has been assessed against the targets as set in the City of York Development Control Local Plan (2005) as highlighted above.

**Figure 9: City Centre completion densities**

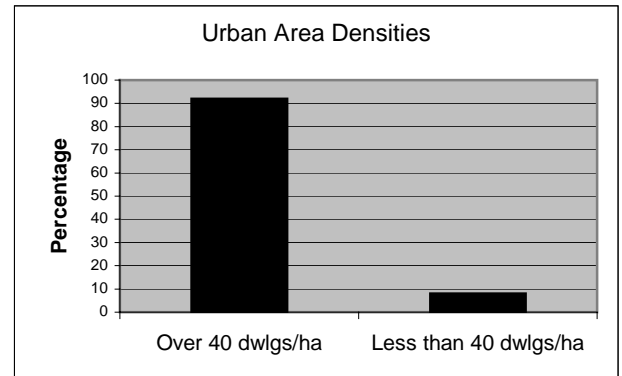
06/07 Completion Densities (City Centre)	Number of Dwellings	%
Over 60 Dwellings/ha	56	100
Under 60 Dwellings/ha	0	0
<b>Totals</b>	<b>56</b>	<b>100%</b>



**Average density in City Centre = 164 dwellings/hectare**

**Figure 10: Urban Area completion densities**

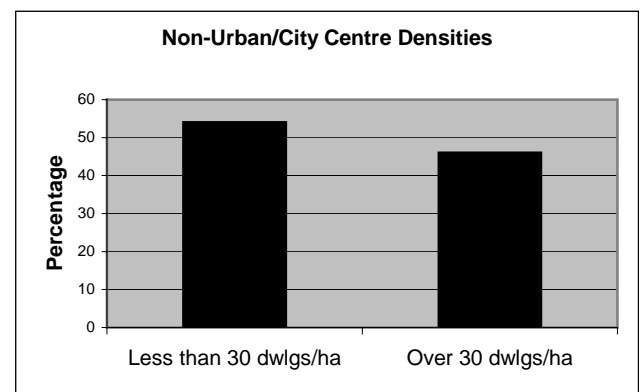
<b>06/07 Completion Densities (Urban Area)</b>	<b>Number of Dwellings</b>	<b>%</b>
Over 40 Dwellings/ha	571	92
Under 40 Dwellings/ha	51	8
<b>Totals</b>	<b>622</b>	<b>100%</b>



**Average density in Urban Areas = 66.75 dwellings/hectare**

**Figure 11: Non-Urban/City Centre Location completion densities**

<b>06/07 Completions Non-Urban/City Centre Locations</b>	<b>Number of Dwellings</b>	<b>%</b>
Over 30 Dwellings/ha	26	46
Under 30 Dwellings/ha	30	54
<b>Totals</b>	<b>56</b>	<b>100%</b>



**Average density in Non-Urban/City Centre = 19.30 dwellings/hectare**

5.45 The above tables illustrate densities within the three areas as defined in the Local Plan i.e. City Centre, Urban Areas and elsewhere. High density levels have been achieved over the twelve-month period in both City Centre and Urban locations, however, almost a half of schemes within Non-Urban Areas fell below a density level of 30 dwellings/hectare. This represents an improvement on previous years, however, and compares well with figures for 2005/06 when only 13% of dwellings achieved a density level of more than 30 dwellings per hectare.

### **Affordable Housing**

5.46 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 will have

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 Output Indicator 2d:  
Affordable Housing Completions**

	<b>Total Completions 2006/07</b>
<b>Net Additional Dwellings to Housing Stock</b>	<b>798</b>
<b>Net Additional Affordable Homes provided</b>	<b>56</b>
<b>% Of new homes built that are affordable dwellings</b>	<b>7%</b>

**Relevant Policies:**

City of York Development Control Local Plan (April 2005)  
H2a: 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 housing<sup>1</sup>
- 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.

<sup>1</sup>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 costs.

5.47 The Councils 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**

5.48 During the twelve months of the monitoring period a total of 56 additional affordable homes were provided on four sites<sup>24</sup> throughout the City of York area. Out of the total of 798 net additional dwellings for the year, this represents 7% being affordable homes (see results tables above). Of the four planning gain

<sup>24</sup> Out of a total of 156 sites developed for housing in the year 2006/07.

sites where affordable housing had previously been negotiated, a total of 248 dwellings were completed. Affordable home completions on these sites represents 22.6% of all completions and falls marginally short of our old target of 25% on qualifying sites.

**Figure 12: 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
<b>Number of sites</b>	<b>4</b>	<b>1</b>	<b>3</b>
<b>Total dwelling completions on these sites</b>	<b>248</b>	<b>12</b>	<b>236</b>
<b>Number of affordable housing completions</b>	<b>56</b>	<b>10</b>	<b>46</b>

5.49 Due to previous permissions coming forward at the old rate of 25% and permissions on sites of less than 15 dwellings (25 in the previous policy) above which affordable housing requirements are triggered, it is likely to take some time before the higher target is achieved.

5.50 From a total of 56 affordable homes provided in the twelve-month period of this report, 36 were available for rent, whilst the remaining 20 units were discounted for sale.

5.51 A breakdown of house types and size based upon bedroom numbers is provided in table below. This indicates that there has been an exact split of 50% houses and 50% flats completed as affordable homes in 2006/07, whilst over 60% of completions are 2 bed properties and just under 40% are 3 and 4 bed homes. These figures represent a closer match to the housing need figures (see paragraph 5.47) than those generally provided through housing completions over more recent years.

**Figure 14: Housing mix through affordable housing completions**

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached/Semi/Town House	0	7	20	1	0	28	50%
Flat/Apartment/Studio	0	28	0	0	0	28	50%
<b>Totals</b>	<b>0</b>	<b>35</b>	<b>20</b>	<b>1</b>	<b>0</b>	<b>56</b>	
	%	0%	62.5%	35.7%	1.8%	0%	

**Local Indicator – Housing Mix**

5.52 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.

- 5.53 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.
- 5.54 Our recently completed Strategic Housing market Assessment (June 2007) includes details of the mix of houses and flats required, together with the demand for the number of bedrooms needed by households.
- 5.55 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.
- 5.56 Housing mix has been monitored for the last 4 years with the resulting proportions of property type and size highlighted in Figures 15 and 16 below.

**Figure 15: 2003 –2007 Completions - housing mix**

**2003 - 2007 Completions - Housing Mix**

<b>Dwelling Type</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5+ Bed</b>	<b>Totals</b>	<b>%</b>
<b>Detached House</b>	1	14	30	132	60	237	6.43%
<b>Semi-detached House</b>	7	47	168	52	2	276	7.49%
<b>Detached Bungalow</b>	0	11	22	17	1	51	1.38%
<b>Semi-detached Bungalow</b>	6	8	3	0	0	17	0.46%
<b>Town House/Terraced House</b>	13	194	421	184	27	839	22.76%
<b>Flat/Apartment/Studio</b>	601	1598	63	4	0	2266	61.48%
<b>Totals</b>	<b>628</b>	<b>1872</b>	<b>707</b>	<b>389</b>	<b>90</b>	<b>3686</b>	

17.04% 50.79% 19.18% 10.55% 2.44%

Figure 16: Housing mix by number of bedrooms

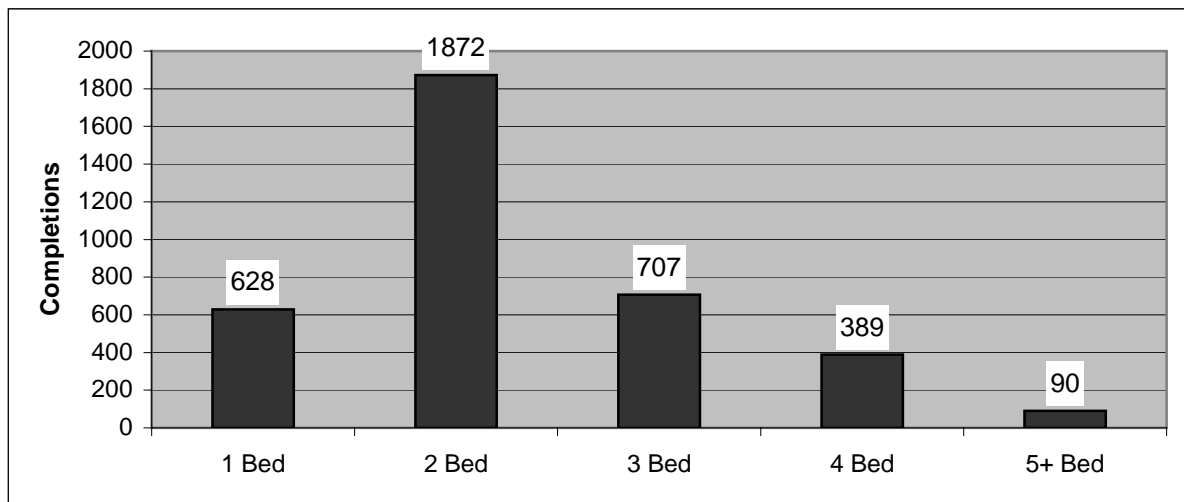
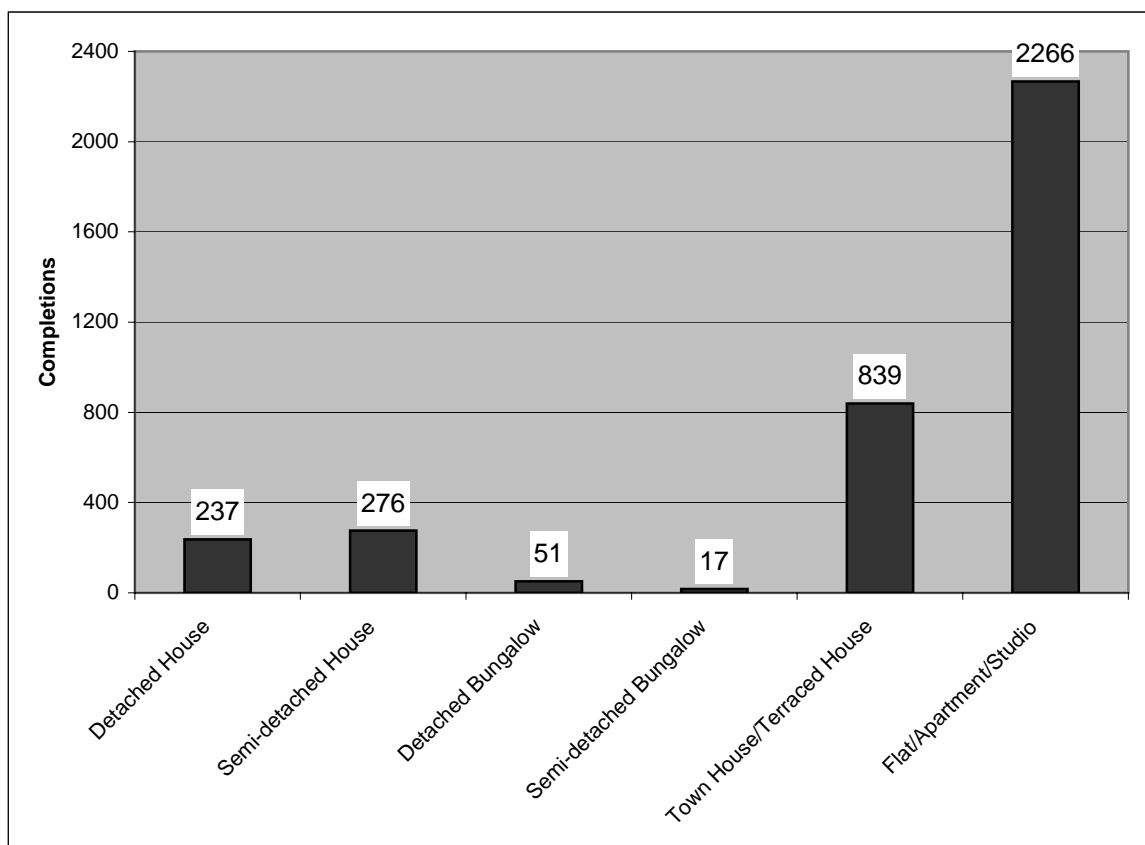


Figure 17: Dwellings by type



5.57 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 68% of the total, as opposed to the need for around 50%.

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



Figure 18: 2006 – 2007 Completions – housing mix

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	1	7	6	37	21	72	8.23%
Semi-detached House	4	20	55	25	1	105	12.00%
Detached Bungalow	0	5	9	5	0	19	2.17%
Semi-detached Bungalow	1	3	0	0	0	4	0.46%
Town House/Terraced House	4	35	156	63	7	265	30.29%
Flat/Apartment/Studio	105	295	10	0	0	410	46.86%
<b>Totals</b>	<b>115</b>	<b>365</b>	<b>236</b>	<b>130</b>	<b>29</b>	<b>875</b>	

13.14% 41.71% 26.97% 14.86% 3.31%

5.59 For the monitoring period 55% of households were either 1 or 2 bed properties, whilst 53% were houses. Further monitoring will indicate if this trend is continued.

**Transport**

5.60 Some of the main objectives of the transport policies within the City of York Development Control Local Plan (April 2005) can be summarised as follows:

- To implement land-use and transportation strategies which facilitate the implementation of the land-use objectives of the Plan whilst minimising travel and traffic generation
- To achieve development patterns which give people the choice and positively promotes more environmentally friendly means of transport than the car
- To minimise new road construction
- To reduce pollution, noise and physical impact of traffic, by restraining growth in the use of motor vehicles

**Core Output Indicator 3a:**

**Amount of completed non-residential development within Use Class Order A, B and D\* complying with car-parking standards set out in the Local Development Framework**

All non-residential development completed in 2006/07 complies with parking standards as provided in the City of York Development Control Local Plan (April 2005)

**Relevant Policies:** Annex E: Car and Cycle Parking Standards  
SP8: Reducing Dependence on the Car

**Target:** See Annex 6  
\* See Annex 3

**Performance:**

5.61 As can be seen from Annex 6 City of York Council requires applicants for developments within all specified use class order categories to meet stringent car and cycle parking standards. Several variables are assessed when considering

applications for both new build and change of use developments, these can include floor space, number of staff and visitor/customer numbers.

5.62 All applications are assessed on an individual basis upon receipt of planning applications and proposals must not exceed maximum car parking standards. No schemes have been approved above national car parking standards over the last twelve months.

5.63 Whilst completions of developments within Use Class Order A, B and D are not currently being monitored on an individual basis due to resource constraints, it can be stated that various schemes, similar to previous years, have been implemented including car clubs and cycle hire arrangements together with measures introduced through the Local Transport Plan (such as Green Travel Plans), to reduce the dependence on motorised travel.

**Core Indicator 3b:**

**Amount of new residential development 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)**

<b>Within 30 minutes Public Transport Time of:</b>	<b>Total Number of Dwellings</b>	<b>% of Total Dwellings</b>
GP	871	<b>99.5</b>
Hospital (incl. St Helens and White Cross Community Hosps)	783	<b>89.5</b>
Hospital (York Hospital only)	692	<b>79.1</b>
Primary School	871	<b>99.5</b>
Secondary School	866	<b>99.0</b>
Area of Employment	865	<b>98.9</b>
Major Retail Centre	866	<b>99.0</b>

**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:**

- 3.64 The table for indicator 3b 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).
- 3.65 In general the table indicates the success of our accessibility policies with results of over 98% 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 fell below 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).
- 6.66 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.

**Local Services**

<b>CORE INDICATOR 4a:</b>	
<b>Amount of completed retail, office and leisure development:</b>	
<b>Use Class</b>	<b>2006/07 (m<sup>2</sup>)</b>
A1	N/a
A2	N/a
B1(a)	6250
D2	2983
<b>TOTAL</b>	<b>9233</b>
<b>Relevant Policies:</b>	S1: Proposed Shopping Sites S3a: Mix of Uses in Shopping Streets S4: Protected Primary Shopping Streets S10: Local or Village shops 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
<b>Targets:</b>	No target identified

**Performance:**

**Retail development:**

- 6.67 Whilst there has been retail development during 2006/2007, unfortunately there has been insufficient resources to monitor this indicator. This indicator will be monitored over the next year and the results presented in the AMR for 2007/2008

**Office development:**

- 6.68 There has been 6250m<sup>2</sup> of B1(a) floorspace development during 2006/2007. This accounts for 9 completions over this period, 3 of which were on allocated sites.

**Leisure development:**

- 6.69 During 2006/07 there have been 5 completions for leisure development amounting to 2983 m<sup>2</sup> of floorspace.

**CORE INDICATOR 4b:**

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

Use Class	2005/2006 (m <sup>2</sup> )
A1	N/a
A2	N/a
B1(a)	2328
D2	0
<b>TOTAL</b>	<b>2328</b>

**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:**

Policy SP7b in Chapter One of the Development Control Local Plan (April 2005) outlines that the main focus for leisure, retail and tourism is York City Centre.

**Retail development:**

- 6.70 Whilst there has been retail development during 2006/2007, unfortunately there has been insufficient resources to monitor this indicator. This indicator will be monitored over the next year and the results presented in the AMR for 2007/2008

**Office development:**

- 6.71 37% of the B1(a) development was developed in the City Centre. This accounts for one completion on Dixon Lane where the gross floorspace was 2328 m<sup>2</sup>.

**Leisure development:**

- 6.72 There were no leisure completions during 2006/2007 within the City Centre.

**CORE INDICATOR 4c:**
**Amount of eligible Openspaces managed to Green Flag award Status:**

2006/2007	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%
<b>Total</b>	<b>18 ha</b>	<b>3%</b>

**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:**

- 6.73 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.
- 6.74 City of York Council achieved it's target of gaining 3 Openspaces to Green Flag Award Status in 2006/2007. The three sites are Rowntree Park, West Bank Park and Glen Gardens.

**Minerals**

- 6.75 In 1996 the reorganisation of City of York Council meant that the authority inherited an area with a 'search for minerals' initially included in the North Yorkshire Minerals Local Plan (1997), which is relevant for the period 1994-2006. One part of their outlined sand and gravel areas of search lies within City of York between Upper Poppleton, Rufforth and the North Western upper boundary of the district. The primary purpose of this site however, is to offer long-term flexibility.
- 6.76 The emerging 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 2<sup>nd</sup> Phase of the Yorkshire and Humber Sand & Gravel Study.

**CORE INDICATOR 5a:****Production of primary land won aggregates**

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

**Targets:** No target identified

**Performance:**

- 6.77 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 5b:****Production of secondary/recycled aggregates**

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

**Targets:** No target identified

**Performance:**

- 6.78 The City of York does not currently have information to monitor this core output indicator fully due to the limited data currently held. Discussions have been held with North Yorkshire County Council but they are also unable to provide us with any results. This information will be collected and monitored when it becomes available.

**Waste**

- 6.79 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
- 6.80 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 6a:****Capacity of new waste management facilities by type**

**Relevant Policies:** MW5: Waste management Facilities

**Target:** No target identified

**Performance:**

- 6.81 Hazel Court household waste recycling centre opened in April 2006 as a replacement for an old facility located on Foss Islands Road. The waste handling capacity of the new site is approximately 25,000 tonnes of waste per annum (the same amount as the former Foss Island Road site)
- 6.82 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 6b:**

**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:

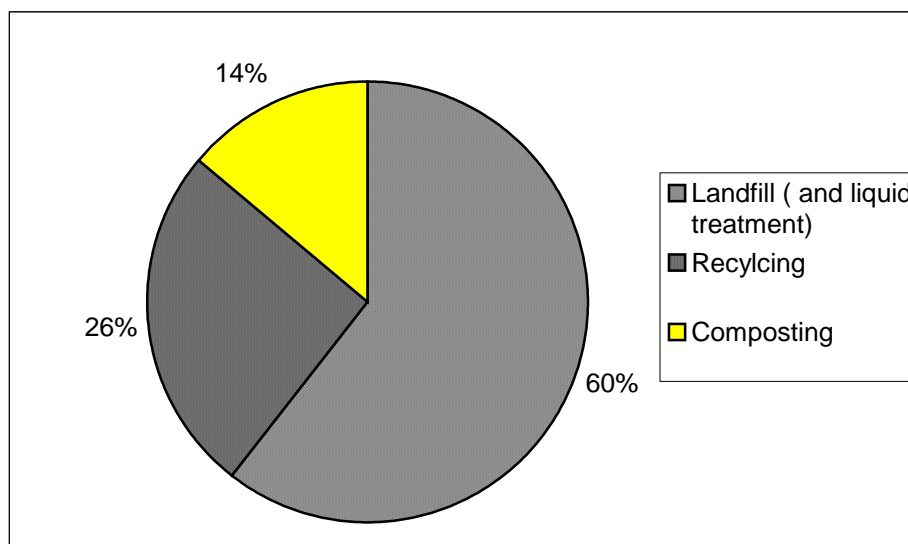
- To recycle or compost at least 25% of household waste by 2005
- To recycle or compost at least 30% of household waste by 2010
- To recycle or compost at least 33% of household waste by 2015
- Targets for recovery are:
  - To recover value from 40% of municipal waste by 2005
  - To recover value from 45% of municipal waste by 2015
  - To recover value from 67% of municipal waste by 2015

**Performance:**

- 6.83 During 2006/2007 the total municipal waste arising was 122,380 tonnes. This waste was managed by:

Waste managed by:	2004/2005		2005/2006		2006/2007	
	Amount (tonnes)	%	Amount (tonnes)	%	Amount (tonnes)	%
Landfill (and liquid treatment)	97,050	78.60%	88,910	73.56%	<b>74,210</b>	<b>60.60%</b>
Recycling (and re-use)	21,060	17.00%	24,130	19.96%	<b>31,280</b>	<b>25.60%</b>
Composting	5,400	4.40%	7,830	6.48%	<b>16,890</b>	<b>13.80%</b>
<b>Total</b>	<b>123,510</b>	<b>100%</b>	<b>120,870</b>	<b>100%</b>	<b>122,380</b>	<b>100%</b>

6.84 Overall there has been a small increase of 1.13% in the total tonnage of waste that was collected and a 16.54% decrease in waste going to landfill since 2005/06. 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. This indicates City of York is moving towards meeting the targets set out above well before the timescales set.



## **Flood Protection and Water Quality**

6.85 Through Planning Policy Guidance 25: Development and Flood Risk (July 2001), the Government's objective is to reduce the risks to people and the developed and natural environment from flooding. 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.

6.86 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 (PPG25: Development and Flood Risk).

6.87 Sited at the confluence of the Rivers Ouse and Foss, and the consequent flood risks 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 7:**
**Number of Planning Permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.**

<b>Number of planning permissions objected to by the Environment Agency on flood defence grounds in 2005/06</b>	<b>21</b>
Planning applications refused	<b>5</b>
Planning applications withdrawn	<b>7</b>
Planning permission granted where EA objection withdrawn as a result of receipt of acceptable Flood Risk Assessment or amended plans or additional information	<b>8</b>
Planning permission still pending decision	<b>1</b>
Planning permissions granted against EA advice	<b>0</b>
<b>Number of planning permissions objected to by the Environment Agency on water quality grounds in 2005/06</b>	<b>0</b>

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

**Target:** No target identified

**Performance:**

- 6.88 Environment Agency advice is considered carefully by City of York Council members and officers alike and of the twenty-one applications objected to by the EA on flood risk grounds, twenty 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.
- 6.89 One application (06/025960/OUT - Terry's Factory Site, Bishopthorpe Road for the redevelopment of the former Terry's site for a comprehensive mixed use scheme) is still pending consideration and is, therefore, undetermined.
- 6.90 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.

**Biodiversity**

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

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

6.93 The LDF Core Strategy will also seek to present issues and options on the management of the Natural Environment and also help deliver protection and enhancement of nature conservation, biodiversity and valued landscapes within the City of York.

**CORE INDICATOR 8:**

**Change in areas and population of biodiversity importance, including:  
Change in 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:**

6.94 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> .
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)

\*Identified as being of National Importance.

6.95 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.

- 6.96 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.
- 6.97 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 late 2008.
- 6.98 We therefore do not currently have information to monitor this core output indicator fully due to the limited data currently held by City of York Council. This information will be collected and monitored when it becomes available.

### **Renewable Energy**

- 6.99 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.
- 6.100 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 9:**

##### **Renewable energy capacity installed by type**

**Relevant Policies:** GP4a: Sustainability  
GP5: Renewable Energy

**Targets:** No targets identified.

#### **Performance:**

- 6.101 Planning permissions for 2006/2007 have been monitored for applications for renewable energy schemes. There have been no recorded schemes for this year.

**Local Indicator: Safeguarding of Existing Historic Elements**

- 6.102 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.
- 6.103 As indicated in the table below, a total of 75 applications were referred to English Heritage without any of these being granted despite a sustained objection. It should be noted that six applications relating to the former Terry's Factory site, all of which were referred to English Heritage are all still awaiting decisions, whilst an application on the Waterworks, Museum Street (Application No. 06/02428/LBC) is pending a decision with a recommendation from English Heritage for refusal.
- 6.104 It should be noted that presently 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.

	Referred to English Heritage	Approved Despite Sustained Objection
Number of Applications	75	0

- 6.105 For a comprehensive list of all applications referred to English Heritage see Annex 6 on page y of this report.

## 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.

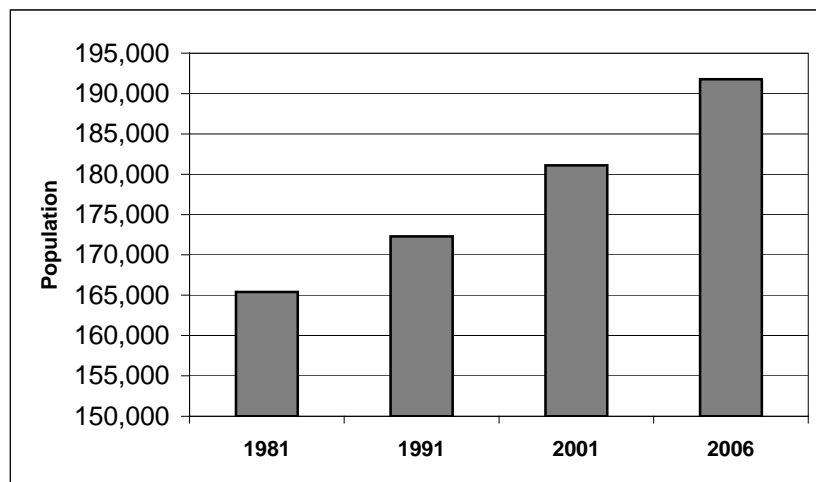
### Contextual Information

- 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 191,800 people in the authority giving a population density of 705.2(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 15% between 2004 and 2021 from 187,200 to 215,200 people. This compares to a projected national (Great Britain) increase of 8.2% in the same period. The State of English Cities Report 2006<sup>25</sup> 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 19: Population change between 1981 and 2006**



<sup>25</sup> Published by the Department of Communities and Local Government.

**Figure 20: Mid Year Population Estimate - Age Structure 2006**

2006 Mid Year Estimate Population: 191,800			
Males:	93,500	(48.7%)	
Females:	98,300	(51.3%)	
Age Range	York Total	% York	% England
0-4	9,300	4.8	5.8
5-9	9,300	4.8	5.8
10-14	9,900	5.2	6.2
15-19	13,300	6.9	6.6
20-24	19,900	10.4	6.6
25-29	13,900	7.6	6.4
30-34	12,300	6.4	6.8
35-39	13,800	7.2	7.6
40-44	13,600	7.1	7.7
45-49	12,300	6.4	6.8
50-54	10,900	5.7	6.0
55-59	12,100	6.3	7.1
60-64	9,600	5.0	5.3
65-69	8,400	4.4	4.4
70-74	7,500	3.9	3.8
75-84	11,500	6.0	3.2
85+	4,200	2.2	2.1
<b>Total</b>	<b>191,800</b>	<b>100</b>	<b>100</b>

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 2003 estimates from the Office of National Statistics 6.12% of York's population were from a BME background (11,200 people). The largest ethnic groups were White Other with 4,100 people (2.2% of the total population), White Irish with 1,200 people (0.66% of the total population), Chinese with 900 people (0.49% of the population) and Asian Indian with 900 people (0.49% of the population).

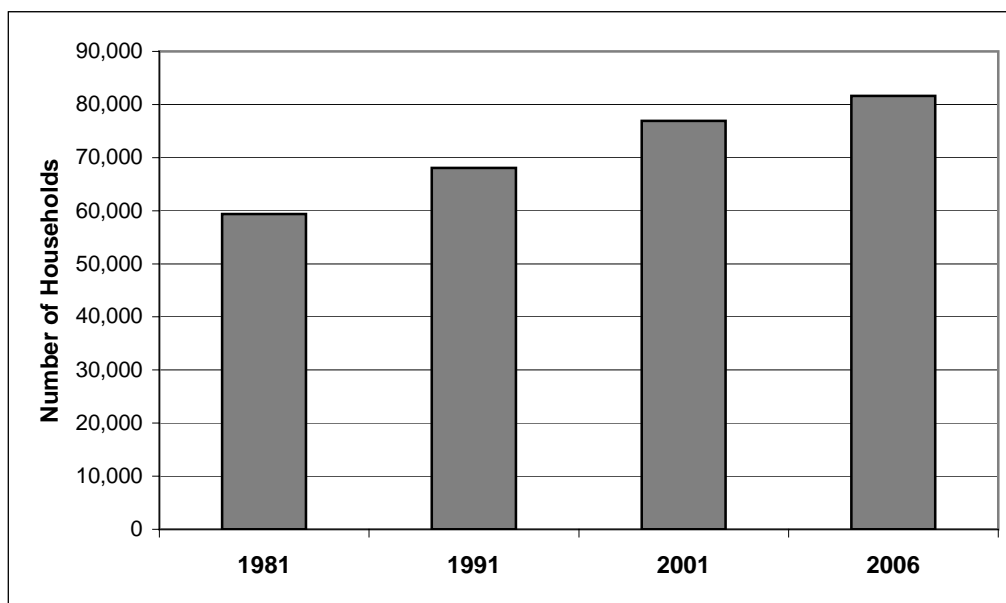
6.11 York's ethnic population is changing. Traditionally there has been little ethnic diversity in the city, though recently this has significantly increased, especially as a result of economic migration from Eastern Europe. The State of the English Cities Report (ODPM, March 2006) noted that York experienced 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.<sup>26</sup>

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

Add to this the observation that York was one of only six cities in which segregation of ethnic minorities was increasing (ODPM 2006, State of the English Cities: Volume 2, P.124), and it becomes clear that if we are to be successful in promoting equality of opportunity, then we also need to be cognisant of this dimension.

- 6.12 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 projections show that in 2006 nearly 32% of households were projected to be single person households showing a steady and slightly increasing trend. The projections also show an increasing trend for cohabiting couples with a rise of 2.5% from 70,000 in 2001 to 90,000 in 2006. 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 21: Number of Households**



(Source: 2004 based Household Projections)

### **Community Cohesion and Involvement**

- 6.13 Each of the 18 wards in York has a ward committee, which consists of elected members. The ward committees hold quarterly meetings with residents to enable them to influence decisions made about local issues. Each ward committee is responsible for producing a Neighbourhood Plan, which feeds into the wider Community Strategy along with other information gained from a range of consultations throughout the year. Each ward committee is currently producing a neighbourhood action plan to highlight the specific needs of the neighbourhood and develop a framework for tackling these in conjunction with the neighbourhood and service providers.



- 6.14 In the year 2006/2007 4609 residents of York participated in ward committee decisions. This figure is a decrease from 2005/2006 when 4,858 people participated but still an increase on 2004/2005's figure of 3,554. The annual resident opinion survey by the City of York Council also found that 25% of local residents feel that the Council takes their views into consideration when making decisions which affect them. This is slightly lower than last years 29% but there generally seems to be an 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 29<sup>th</sup> November 2007 after being approved at an examination by the Secretary of State earlier in the year.

### **Community Safety**

- 6.18 In 2006/2007 53% of City of York residents felt that York was a safe place to live, which is a slight increase the previous year of 51%. According to the Best Value General Survey carried out for each local authority in the country in 2003/04<sup>27</sup>, 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 2006/07 113.3 offences were recorded per 1,000 population by North Yorkshire Police which a decrease from 123.2 offences per 1,000 population in 2005/2006. There were 12.76 domestic burglaries per 1,000 households in the City of York in 2006/07 which is slightly higher than 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 2006/07 with 19.4 violent offences per 1,000 population compared to 22.0 in 2005/06 and 23.5 in

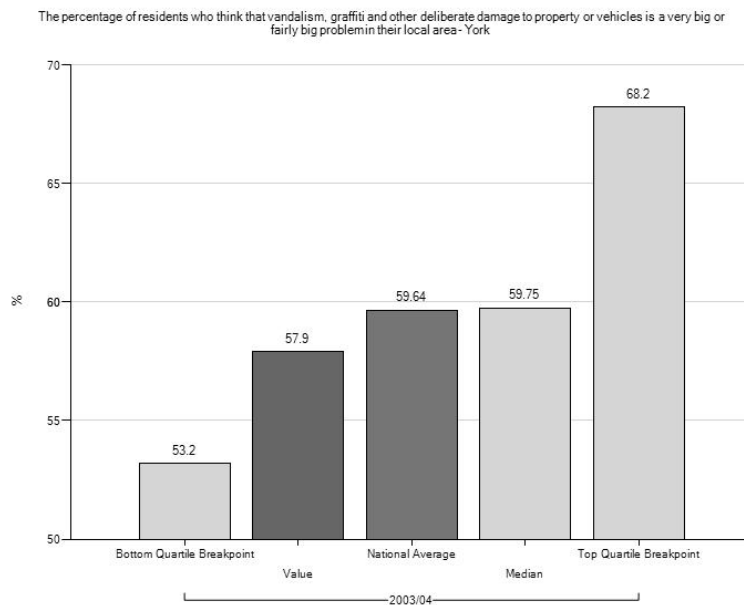
---

<sup>27</sup> The Best Practice General Survey is repeated every 3 years and the next survey will be in 2006/07.

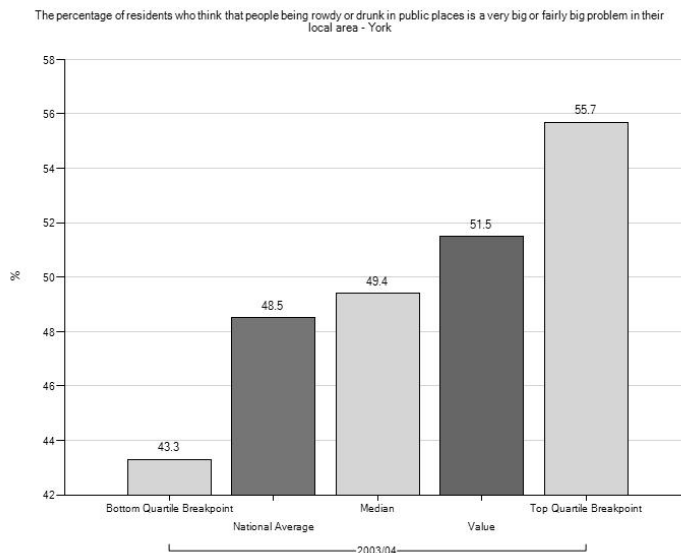
2004/05. This however is higher than the average for the NYPA of 14.2 violent crimes per 1,000 population. Vehicle crime in the city has also decreased to 19.2 offences per 1,000 population from 20.8 in the previous year. This is almost double than the NYPA average of 9.2% however.

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 22: Residents Perception Vandalism, Crime and Graffiti**



**Figure 23: Residents perception of rowdy and drunken behaviour in York**



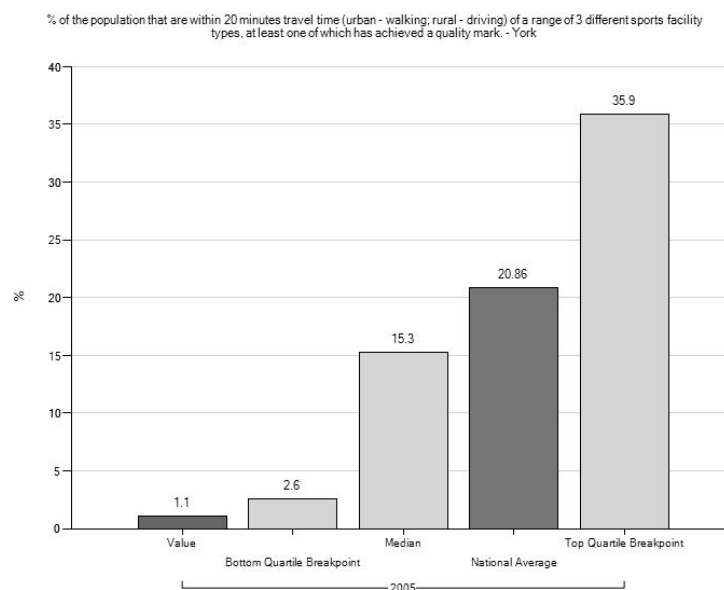
6.23 The City of York Community Safety Plan April 2005 to 2008 has been produced by the Safer York Partnership (a multi-agency partnership with City of York Council, North Yorkshire Police, North Yorkshire Fire and Rescue and others). Following a full audit of multi-agency data on crime and disorder and a public consultation exercise, dwelling (house) burglary, violent crime, anti-social behaviour and vehicle crime came as the top crime and disorder issues to be addressed within York. The community consultation also identified drugs and alcohol and speeding traffic as causing most concern to the community.

**Culture and Leisure**

6.24 Sport England and the Audit Commission agree that only 1.1% of the population of the City of York is within 20 minutes travel time (urban – walking and rural – driving) of a range of sports facilities (one of which has received a quality mark). This compares to the national average of around 21%. In 2006/2007, 41% City of York residents stated that they were satisfied by facilities provided by City of York Council, which remains constant from last year’s 40%. 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 go the LDF Working Group in January 2008.

6.25 The City of York has long been established as one of the country’s main tourist destinations, for both UK and overseas visitors. In 2006/2007 there were over four million visitors to York. The total number of visitors has increase by 8.8% than the previous year. The total spend also increased by 6.7% from £311 million to £332.9 million. A total of 9970 jobs in York were created in tourism in 2006/07 which is 400 jobs more than the previous year. 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 24: Percentage of population within 20 minutes travel time of 3 different sports facilities**



- 6.26 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.
- 6.27 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**

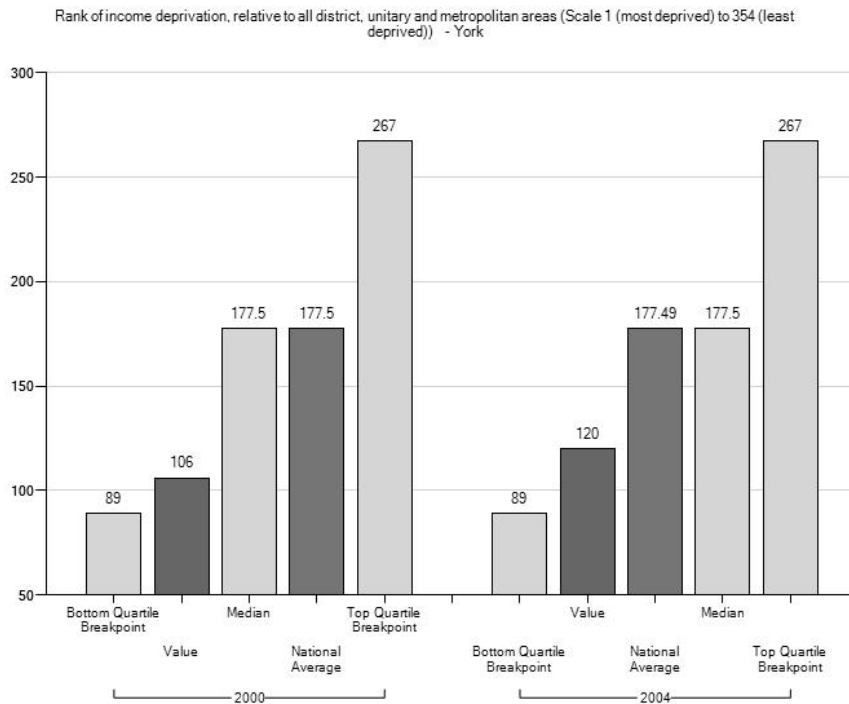
- 6.28 City of York is an attractive place to locate in economic terms due to its growing economy and its proximity to the rapidly growing Leeds conurbation, combined with the availability of a skilled workforce. The area's outstanding quality environment and strong research led university have also 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.
- 6.29 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.
- 6.30 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.
- 6.31 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.
- 6.32 In 2006, 64.9% of the City of York population were of working age. In total 78.9% of the working age population on average were in employment between January

to December which is more than the average for Yorkshire and Humber region of 73.7%. In April 2007 1.5% of the working age population were claiming Job Seekers Allowance, of which 12.1% had been out of work for more than a year. This is lower than the national averages of 2.7% and 16.7% respectively.

6.33 The Index of Multiple Deprivation (ODPM, 2004) is a measure of multiple deprivation and is made up of seven Super Output Area (SOA)<sup>28</sup> 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.

6.34 When looking at the overall rank of each Local Authority (district, unitary and metropolitan) in the country, the City of York is ranked 219<sup>th</sup> 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. Looking at income specifically, the City of York is ranked 120<sup>th</sup> out of 354 Local Authorities. With the national average being 177 it shows York has more income deprivation than the average authority.

**Figure 25: Rank of Income Deprivation**



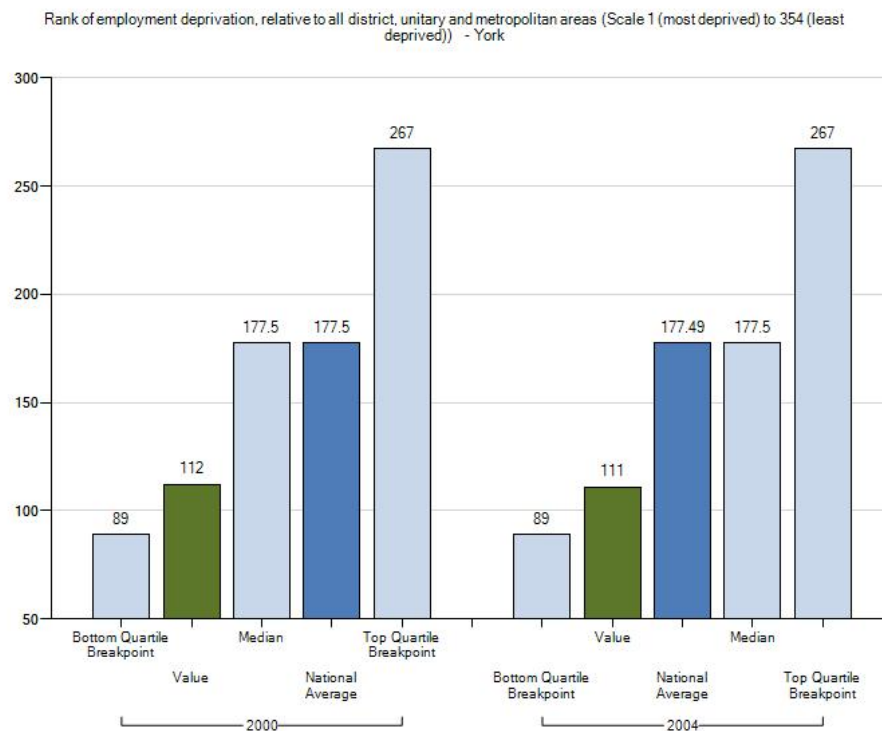
**Figure 26: Full-time earnings (ASHE 2007)**

	York	Yorkshire & The Humber	England & Wales
25% earn less than	17765	16362	17186
40% earn less than	21287	19692	21200
60% earn less than	28135	25278	27632
75% earn less than	34199	30784	34303
Mean income	29751	26112	30463

<sup>28</sup> 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.

- 6.35 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.
- 6.36 Figure 26 shows average full-time earnings and also quartile incomes. The data shows that the average full-time earned income in 2007 in York was £29,751; this is above the regional average but below the equivalent national figure.
- 6.37 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 £17,765 per annum and 40% earn less than £21,287. The figures for York figures are above the equivalent regional figures but broadly in-line with 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 £6,964 per annum. Part-time females workers in York earn £7,020 per annum (median) which is lower than the regional and national figures (7,406 and £7,516 respectively), A quarter of part-time females workers in York earn less than £5,000 per annum.
- 6.38 In terms of employment deprivation the City of York area is ranked 111<sup>th</sup> out of the 354 local authority areas (where 1 is the most deprived and 354 is the least deprived). 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 27: Rank of Employment Deprivation**



**Education and Life Long Learning**

- 6.39 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 2006/2007 61.7% of 15 year old pupils achieved 5 or more grade A\* to C GCSE's. This is significantly above the national average of 50%. Younger students in York are also achieving well as 78% of pupils achieved level 4 at Key Stage 2 (aged 11) in maths and 81% in English. This is an improving trend for York and the figures stated have been constant for the last two years which are the best results so far.
- 6.40 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.
- 6.41 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.
- 6.42 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 2006/2007 the number of people achieving level 1, 2 or 3 qualifications as part of the skills for life strategy through Adult and Community Learning was 235 which is an increase on the previous year. Likewise, the amount of people completing courses through public libraries has increased by 18% from 763 in 2005/06 to 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**

- 6.43 The setting of York is characterised by open approaches leading towards the city. The series of green wedges in the city enable long views to be experienced from the outskirts of the city towards important city landmarks such as York Minster, which are widely held to be very important in defining the special character of York and its setting. The open approaches enable the city to be experienced within its wider setting establishing a close relationship between the urban area, green wedges, surrounding countryside and the villages.
- 6.44 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.

- 6.45 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 191,800 (2006) 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.
- 6.46 The City of York has a total woodland cover of 998 hectares, which is 3.7% of the total land area and approximately 5.5 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.
- 6.47 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.
- 6.48 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.
- 6.49 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.
- 6.50 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%.

- 6.51 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.
- 6.52 The City of York Council completed a Strategic Flood Risk Assessment, 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 25<sup>29</sup> 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**

- 6.53 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.
- 6.54 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.
- 6.55 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.
- 6.56 York's ecological footprint of 5.3 ha per capita actually represents only a slightly lower impact than the reported UK average (5.4 ha per capita). When compared with the fair Earthshare (which is 2 ha each) York's ecological footprint would have to be reduced by 62% in order to approach sustainability. The City of York Community Strategy – Without Walls uses the ecological footprint as a

---

<sup>29</sup> Planning Policy Guidance Note 25 – Development and Food Risk (ODPM)

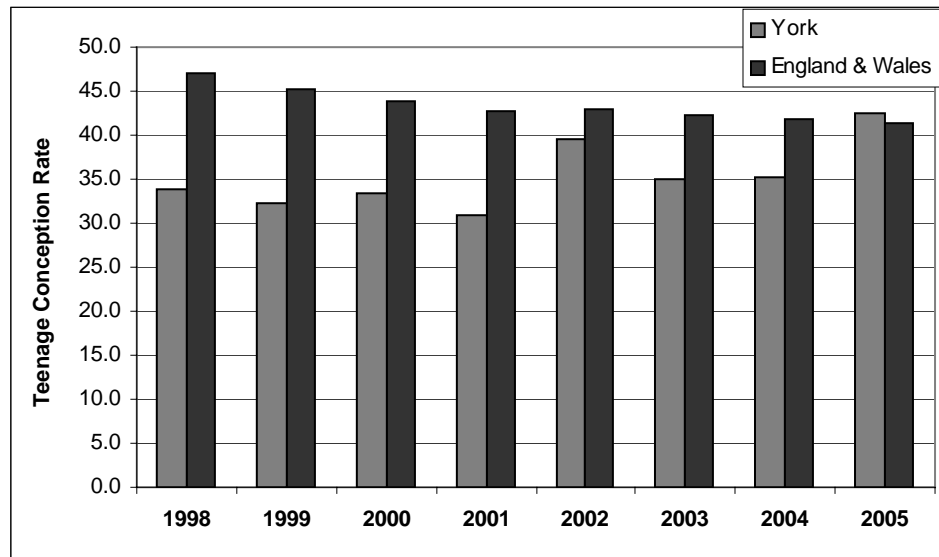
performance measure for the sustainable city theme. It sets a target for a progressive reduction of York's ecological footprint to 3.5ha per person by 2033 and by 70% over the next 50 years. The largest contribution to York's ecological footprint comes from the consumption of food (33%) followed by other 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.

- 6.57 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 kph. 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.
- 6.58 The City of York produced 538.5 kilograms of household waste per person in 2006/07, which is higher than last years figure of 526.8 kg but a reduction from 2004/05 from 546.5 kg. 23.3% of this waste was recycled during 2006/07 which is a good improvement on last years figure of 16.5% and definitely an increasing trend. 92% of residents now have a kerbside collection of at least one recyclable, while 88.5% of the residents have two recyclables collected.
- 6.59 The amount of waste that was landfilled has also reduced over the last year from 75.9% landfilled to 60%% landfilled. This is a good decreasing trend and a vast improvement has been since the AMR 2004/05 baseline figure of 82.2% of waste being landfilled. The amount of waste sent by the authority for anaerobic digestion has more than doubled in the last year. During 2006/2007 16.63% of household waste has been sent for composting or treated by anaerobic digestion compared to 6.48% in 2005/06. 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 year. We expect that improvements will be made each year hence forth.

### **Health and Social Well Being**

- 6.60 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.
- 6.61 The infant mortality rate (deaths up to 1 year) in the City of York is currently 5 deaths per 1,000 live births. This is the same as the national rate but lower than the regional rate of 5.7. However, this is higher than the 2003 figure of 4.1 detailed for 2003. Life expectancy at birth is also higher than the national average. The average life expectancy for a male in York is 77.3 years and for females 82.1 years and is improving year on year.
- 6.62 The teenage conception rate in York for 2005 (42.6) is slightly higher 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 28: Teenage conception rates



6.63 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.

6.64 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

6.65 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 2004 based household projections estimate that in 2006 there were 81,600 households with an average household size of 2.24.

6.66 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.

6.67 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).

6.68 There is a significant gulf between average income and average house prices in York. The typical house prices to earnings ratio is high both regionally and

nationally at 8.1. House prices are consistently high across the City of York. The average house price (Jan to Mar 2007) was £188,667 compared to £176,882 nationally. The average house prices are up by £4,000 compared to the same time last year and more than doubled since 1999 when the average house price was £77,758.

- 6.69 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 56 new affordable homes were built in the City of York (7%% of all new dwellings completed). This is obviously significantly lower than the annual figure required to meet the affordable housing need.
- 6.70 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.
- 6.71 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**

- 6.72 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.
- 6.73 The priority for the City of York in the 2<sup>nd</sup> 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

- 6.74 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.
- 6.75 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.
- 6.76 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 2006/2007 was 15.1 million. This is significantly higher than the previous year of 14.4 million journeys.

## Annex 1: Definitions for Core Output Indicators:

### Business Development

**Core Indicator 1:**

- Use Classes Order 2005<sup>30</sup>:

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 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%. The figures in the table above have been discounted by 3.5% to achieve gross internal floorspace.
- ‘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 infrastructure<sup>31</sup>. 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.

### Housing

**Core Indicator 2:**

- 2a (i): 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

<sup>30</sup> Taken from the Use Classes Order 2005 (ODPM, 2005) (see annex 2)

<sup>31</sup> Planning Policy Guidance 3: Housing, Annex C: Definitions, ODPM.

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).

- 2a (ii): 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. 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.
- 2a (iii): 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) windfall<sup>32</sup> estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.
- 2a (iv): annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (i.e. total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.
- 2a (v): this relates to 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.

### **Core Indicator 2b**

*'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."

---

<sup>32</sup> For a definition of 'Windfall', please see page 37, footnote 26

**Indicator 2c:**

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.

**Indicator 2d:**

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.

## **Transport**

### **Indicator 3a:**

Non-residential development includes uses such as shops (A1), financial and professional services (A2), food and drink (A3), Business (B1), general industry (B2), storage and distribution (B8), non-residential institutions (D1) and assembly and leisure (D2)<sup>33</sup>.

### **Indicator 3b:**

- Amount also includes the percentage.
- 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. 2a (ii) 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.

---

<sup>33</sup> For a full definition to types of development please refer to the Town & country Planning Act 1990 as amended, the Use Class Order 1987 as amended in 2005 and the General Permitted Development Order 1995.

This assists with identifying out of town employment sites such as factories or business/industrial parks.

**Local Services**

**Core Indicator 4a:**

Use Class Order 2005<sup>34</sup>:

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.

- 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%. The figures in this table above have been discounted by 3.5% to achieve gross internal floorspace.
- Additionally, where development is for use class A1 (shops), the amount (m<sup>2</sup>) 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.

**Core Indicator 4b:**

- ‘City Centre’ is defined as the area within the boundary identified on the City Centre Inset Map on the Development Control Local Plan Proposals Map (April 2005).
- 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.

**Core Indicator 4c:**

- ‘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<sup>35</sup>.
- 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

<sup>34</sup> Taken from the Use Classes Order 2005, ODPM

<sup>35</sup> Openspace In New Developments – A guide for Developers, Consultation Draft Supplementary Planning Guidance, City of York Council (June 2005).

others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green spaces<sup>36</sup>.

## **Waste**

### **Core Indicator 6a:**

Capacity can be measured as either cubic metres or tonnes, reflecting the particular requirements of different types of management facilities (e.g. capacity at landfill sites is measured in cubic metres whilst waste to energy plants use tonnes). 'New' facilities are defined as those which (i) have planning permission and (ii) are operable.

### **Core Indicator 6b:**

Considering (in percentage terms) how the total amount of municipal waste is dealt with by different management types (e.g. recycling, landfill). Capacity can be measured as either cubic meters or tonnes as above.

## **Biodiversity**

### **Core Indicator 8:**

'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.








---




<sup>36</sup> The Green Flag Award, The Civic Trust, [www.greenflagaward.org.uk](http://www.greenflagaward.org.uk) (2005)









## Annex 2: Contextual Indicators for the City of York 2006/07

### Contextual Indicators for City of York Annual Monitoring Report 2006/7











People and Place								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Total resident population (,000s)	City of York	2006 (MYE)	191,800	185.5	186,800 (2005 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 <sup>2</sup> )	City of York	2005	272.0	616.3	272 (2004)		Audit Commission	Local Quality of Life Indicators, ODPM
Population density (km <sup>2</sup> )	City of York	2006	705.2	1323.5	686.8 (2005)		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 % change in population between 2004 to 2021	City of York	2004-2021	15%	8.20%	9.2% (2003-2021 in 2003 based projections)		National Statistics 2004 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
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
Projected % change in households between 2004 to 2021	City of York	2003-2021	17.9	18.6 (England 2004-2021)	17.9% (2003-2021 in 2003 based projections)		National Statistics 2004 based Household Projections (2007)	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		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		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	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM	
<b>Community Cohesion and Involvement (Without Walls Theme - Inclusive City)</b>								
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	2006/2007	4609	Not Available	4858 (2005/06)		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	2006/2007	25%		29% (2005/06)		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	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	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	2006/2007	53%		51% (2005/06)		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	2006/2007	12.8	11.7	13.1 (2005/06)		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	2006/2007	19.4	17.9	22 (2005/06)		City of York Council BVPI 127a	Local Quality of Life Indicators, ODPM
Robberies per 1,000 population	York	2006/2007	0.7		0.67 (2005/2006)		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 Police Authority	2004/05	9.9	12.3	9 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% 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	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






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								
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 lesiure facilities	York	2006/2007	41%	54.2	40 (2005/06)		City of York Council Plan BVPI 119a	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority libraries	York	2006/2007	73%	67.1	66 (2005/06)		City of York Council Plan BVPI 119b	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority museums	York	2006/2007	76%	42.3	67 (2005/06)		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	2006/2007	68%	47.2	67 (2005/06)		Audit Commission - Best Value Performance Indicator 119d	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority Parks and Openspaces	York	2006/2007	78%		76 (2005/06)		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

better or stayed the same								
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
<b>Economic Well-Being (Without Walls Theme - Thriving City)</b>								
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 2006	78.9	74.3	78.7 (Jan - Dec 2005)	↔	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-07	1.50%	2.40%	1.9 (March 06)	↓	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-07	12.10%	16.70%	8.3 (March 06)	↑	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	2006	5170.0	4772.1	4785 (2004)	↑	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	2004 - 2006	8%	-21.10%	1.0 (2004)		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	2004	219	177.5	238 (2000)		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 = most deprived and 354 = most deprived)	York	2004	120	177.5	106 (2000)		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 = most deprived and 354 = most deprived)	York	2004	111	177.5	112 (2000)		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-07	9%	14.6	9.3 (Feb 06)		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
<b>Education and Life-Long Learning (Without Walls Theme - Learning City)</b>								
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	2006/2007	5.23	8.4	4.7 (2005/06)		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	2006/2007	7.3	5.9	7.1 (2005/06)		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	2006/2007	61.7	50.2	59.8 (2005/06)		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	2006/2007	235	n/a	215 (2005/06)		City of York Council Plan COLI 110	City of York Council Plan
The number of people registering and completing courses through public libraries	York	2006/2007	897	n/a	763 (2005/06)		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



**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	2006/2007	19.2	21.3	22.6 (2005/06)		Audit Commission Best Value Performance Indicator 199	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 Trends	Sustainable Communities,
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	2006	75.3	53.6	72.4 (2003)		OFWAT	Local Quality of Life Indicators, ODPM
The percentage of river length assessed as good chemical quality	York	2006	50.3	51.3	62.4 (2003)		OFWAT	Local Quality of Life Indicators, ODPM
Number of kg of household waste collected per head of population	York	2006/2007	538.4	n/a	526.8 (2005/2006)		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	2006/2007	23.3	12.4	16.5(2005/06)		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	2006/2007	60.1	n/a	75.9 (2005/06)		City of York Council Plan BVPI 82d	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	2006/2007	92.5	n/a	86.77 (2005/06)		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	2006/2007	87.5	n/a	81.69 (2005/06)		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	2006/2007	71.0	60.0	65 (2005/06)		City of York Council Plan BVPI 89	Local Quality of Life Indicators, ODM; Without Walls Success Measure - 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

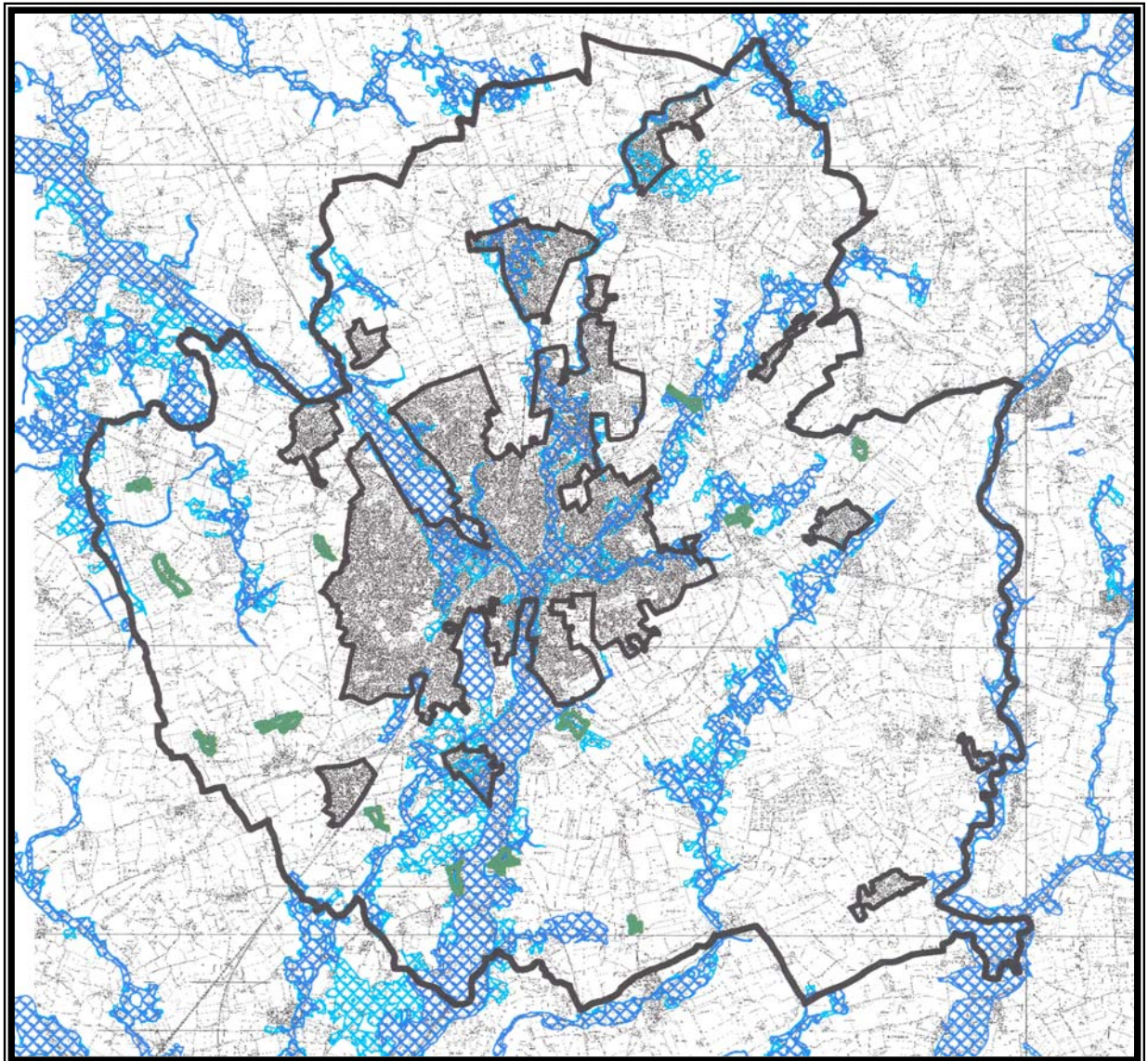
Teenage pregnancy, conceptions under 18 years, per 1,000 females aged 15-17	York	2005	42.5	41.3	35.1 (2003)		ONS and Teenage Pregnancy Unit	National Quality of Life Indicator, ODPM; Local Quality of Life Indicator, ODPM
<b>Housing</b>								
Indicator	Area	Period	Value	National Average	Previous Value	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	2006/2007	798	584.4	907(2005/06)		City of York Council	Local Quality of Life Indicator, ODPM
Affordable dwellings completed	York	2006/2007	56		148 (2005/06)		City of York Council	Local Quality of Life Indicator, ODPM
% of affordable homes of out total completions	York	2006/2007	7%				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	Not Available		Housing Investment Programme (HIP) returns submitted to ODPM	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Percentage of Local Authority Dwellings that are below the 'Decent Homes Standard'	York	2006/2007	11.00		19.37 (2005/06)		Best Value Performance Indicator 184a	Local Quality of Life Indicator, ODPM
Average House Price: Detached	York	Jan-Mar 2007	£ 277,685	£ 267,953	£256744 (Jan-Mar 2006)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Semi-Detached	York	Jan-Mar 2007	£ 173,688	£ 166,517	£175,458 (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 2007	£ 160,286	£ 138,904	£ 172444 (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 2007	£ 163,113	£ 165,330	£146152 (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 2007	£ 188,667	£ 176,882	£184466 (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	
<b>Transport and Access</b>								
<b>Indicator</b>	<b>Area</b>	<b>Period</b>	<b>Value</b>	<b>National Average</b>	<b>Previous Value</b>	<b>Trend</b>	<b>Data Source</b>	<b>Indicator Source</b>
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		City of York Council Best Value Performance Plan EDE3.2 (travel to work survey)	

The percentage of resident population travelling by public transport	York	2001	8.8	11.0	Not Available		ONS, Census	National Quality of Life Indicators, 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	Local Quality of Life Indicators, ODPM
							General Survey	
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	
E3a.14 / Stirling Road, Clifton Moor	1ha	1	B1, B2, B8	With outline permission
E3a.15 / Annamine Nurseries, Huntington	1ha	1	B2	
Total =	40.7ha			

**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 risk<sup>2</sup> or high risk<sup>3</sup> 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.

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

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

<sup>3</sup> 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 <sup>GF</sup>	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	With permission
H1.22	Peel Street / Margaret St, Guildhall	0.40	30	75	15	100	
H1.24	Germany Beck, Fulford <sup>GF</sup>	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	***
H1.32	Burnholme WMC, Burnholme Drive	0.40	16	40	0	50	
H1.33	Rosedale, Clifton Park <sup>GF</sup>	0.70	8	11 <sup>#</sup>	0	25	
H1.34	DC Cook, Lawrence Street <sup>SA</sup>	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 <sup>SA</sup>	1.80	72	40	36	50	
H1.38	Monk Bar Garage	0.10	10	100	0	100	
H1.39	Former Bus Depot, Navigation Road <sup>SA</sup>	0.60	70	117	35	100	**
H1.40	Osobaldwick 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 <sup>SA</sup>	0.30	17	57	8	100	With permission
H1.45	Donnelly's	4.70	250	53	62	25	Developed
H1.47	Birch Park	2.40	182	76	45	94	With permission
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	With permission
H1.52	York Central up 2011	(35.0) <sup>NB</sup>	600	100 - 150	300	-	
	<b>TOTAL</b>		<b>4,491</b>		<b>1,349</b>		

<sup>GF</sup>: Indicates Greenfield Allocations

<sup>#</sup>: 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

<sup>SA</sup>: 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

<sup>NB</sup>: 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 <sup>1</sup>
- 40 dwellings/hectare in the urban areas <sup>2</sup>
- 30 dwellings/hectare elsewhere in the City of York

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

<sup>2</sup> The urban area of York is defined as the built up area outside the city centre including Haxby and

**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 2,500m<sup>2</sup> 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 400m<sup>2</sup> 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 2006/07 in Water Quality and Flood Risk Grounds

All Planning Applications objected to by the Environment Agency on Flood Risk Grounds between 1/4/05 and 31/3/06 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	06/00332/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	Yes	Application approved at Planning Committee with a view that flood risk was minimal
2.	City of York Council	Yorkshire & Humber	06/00202/FULM	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
3.	City of York Council	Yorkshire & Humber	06/00282/FUL	Retail - Minor	Unsatisfactory FRA Submitted	Refused	N/A	Refused application
4.	City of York Council	Yorkshire & Humber	05/02772/FUL	Retail - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
5.	City of York Council	Yorkshire & Humber	05/02754/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA objection withdrawn following amended plans submitted applicant
6.	City of York Council	Yorkshire & Humber	05/02773/FULM	Residential - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
7.	City of York Council	Yorkshire & Humber	06/00146/FULM	Residential - Major	Unsatisfactory FRA Submitted	Permitted	No	EA objection withdrawn following amended plans submitted applicant
8.	City of York Council	Yorkshire & Humber	05/00478/FULM	Residential - Major	PPG25/TAN15 - Request for FRA	Permitted Subject to S106	N/A	Application approved subject to conditions –awaiting EA confirmation that amendments are acceptable
9.	City of York Council	Yorkshire & Humber	05/01520/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused 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
10.	City of York Council	Yorkshire & Humber	05/02120/OUT	Residential - Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused application
11.	City of York Council	Yorkshire & Humber	05/02280/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	Yes	Due to scale, design and location of the development a FRA was not believed necessary
12.	City of York Council	Yorkshire & Humber	05/02205/FULM	Residential - Major	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
13.	City of York Council	Yorkshire & Humber	05/02511/FULM	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA objection withdrawn following amended plans submitted applicant
14.	City of York Council	Yorkshire & Humber	05/02566/FUL	Recreational Schemes - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
15.	City of York Council	Yorkshire & Humber	05/02714/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
16.	City of York Council	Yorkshire & Humber	05/02275/FUL	Retail - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
17.	City of York Council	Yorkshire & Humber	05/02539/FUL	Residential - Minor	Unsatisfactory FRA Submitted	Withdrawn	N/A	Withdrawn application
18.	City of York Council	Yorkshire & Humber	05/01815/FUL	Recreational Schemes - Minor	Risk of Flooding	Permitted	No	EA withdrew objection following receipt of further information from applicant
19.	City of York Council	Yorkshire & Humber	05/00555/FUL	Educational - Major	Unsatisfactory FRA Submitted	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
20.	City of York Council	Yorkshire & Humber	05/01528/FUL	Heavy Industry/Wareho using - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
21.	City of York Council	Yorkshire & Humber	05/01573/REM	Mixed Use - Major	PPG25/TAN15 - Request for FRA	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
22.	City of York Council	Yorkshire & Humber	05/01395/FULM	Caravan Sites - Major	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
23.	City of York Council	Yorkshire & Humber	05/00710/FULM	Residential - Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused application
24.	City of York Council	Yorkshire & Humber	05/01271/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
25.	City of York Council	Yorkshire & Humber	05/00943/OUT	Residential - Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused application
26.	City of York Council	Yorkshire & Humber	05/01294/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application

Footnotes/Definitions

PPG25/TAN15 - Request for FRA

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

Unsatisfactory FRA Submitted

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

Risk of Flooding

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

**Annex 6:**

**Table of planning applications referred to English Heritage due to their potential impact on the historic environment during 2006/2007**

Date Application Valid	Reference	ADDRESS	PROPOSAL	CODE	Decision	English Heritage Comments
03-Apr-06	06/00725/LBC	The Judges Lodging 9 Lendal York YO1 8AQ	Alterations and refurbishment of existing hotel, restaurant and bar and canopies to rear terrace area	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
03-Apr-06	06/00706/LBC	Halfpenny House 26A Gillygate York YO31 7EQ	Single storey rear extension and shed and alterations after demolition of lean-to extension and sheds	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
04-Apr-06	06/00747/LBC	5 High Petergate York YO1 7EN	Internal alterations to repair / strengthen building	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
11-Apr-06	06/00807/LBC	Maz I Maz 126 Micklegate York YO1 6JX	Internal alterations and external alterations including new kitchen extraction unit and ramp to front elevation	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
12-Apr-06	06/00808/FULM	Clifton Garage 82 - 84 Clifton York YO30 6BA	Erection of 2 no. three storey blocks of 14 no. flats and 1 no. retail unit and associated car parking	EH	WDN	N/A - application withdrawn
12-Apr-06	06/00809/CAC	Clifton Garage 82 - 84 Clifton York YO30 6BA	Demolition of garage in the Conservation Area	EH	WDN	N/A - application withdrawn



19-Apr-06	06/00885/LBC	Station Building Railway Station Station Road York YO24 1AY	Installation of 'pay on foot' barriers, ticket machines and new signage to car park	EH	REF	N/A - application refused
19-Apr-06	06/01005/FULM	British Telecom Blackfriars House 9 Rougier Street York YO1 6HZ	Conversion of the ground floor to offices (amended scheme involving alterations to proposed front entrance) . Previous permission under 05/00654/FULM refers	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
26-Apr-06	06/00915/LBC	Alliance And Leicester Plc 28 - 30 Coppergate York YO1 9NR	Display of projecting hanging sign	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
04-May-06	06/00969/EIASN	J Terry And Sons Ltd Bishopthorpe Road York	Screening opinion for the mixed use development of the Terrys factory site	EH	EIAREQ	Site awaiting an environmental impact assessment
05-May-06	06/00987/LBC	Lady Anne Middletons Hotel Skeldergate York YO1 6DS	Removal of internal partitions and wc fittings at first floor level	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
09-May-06	06/01026/LBC	24 St Saviourgate York YO1 8NN	Internal alterations and erection of single storey rear extension after demolition of existing rear extension.	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
09-May-06	06/01032/LBC	21 Stonegate York YO1 8AW	Internal alterations at second floor level in connection with usage at 21 and 21a Stonegate	EH	REF	N/A - application refused
11-May-06	06/01041/LBC	Railway Station Station Road York YO24 1AY	Re-surfacing of platforms 2/4 with buff block brickwork	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice

11-May-06	06/01044/LBC	Currys.Digital 36 Coney Street York YO1 9ND	Display of non-illuminated individual letters on fascia and new lettering on existing hanging sign	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
17-May-06	06/01093/CAC	J Sainsbury Plc Foss Bank York YO31 7JB	Variation of condition 1 of planning permission 00/01560/CAC dated 18th July 2001 (for demolition of non listed buildings in a Conservation Area) to extend the date for the commencement of demolition by three years	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
19-May-06	06/01117/LBC	Churchill Hotel 65 Bootham York YO30 7DQ	Internal alterations including new kitchen and toilets to basement and new staircase and dining room on ground floor	EH	Pending	No comments - recommend application be determined based on national and local policy and CYC conservation advice
24-May-06	06/01184/LBC	Heslington Hall University Of York University Road Heslington York YO10 5DD	Internal office refurbishment and alterations	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
30-May-06	06/01202/LBC	Main Headquarters Station Rise York	Internal alterations	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
30-May-06	06/01203/LBC	St Anthonys Hall Peasholme Green York YO1 7PW	Underpinning of south east corner of external walls	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice

31-May-06	06/01220/LBC	68 Low Petergate York YO1 7HZ	Relocation of 3 no. air conditioning units and erection of timber screen to rear (retrospective)	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
01-Jun-06	06/01235/LBC	Bootham School Bootham York YO30 7BT	Internal alterations to create new office	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
15-Jun-06	06/01341/FULM	Shepherd Homes Ltd 89 The Mount York YO24 1BL	Use as a hotel including single storey and two storey pitched roof extensions (with rooms in the roof) and erection of new two storey (with rooms in the roof) pitched roof bedroom block	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
19-Jun-06	06/01366/FUL	Car Park Adjacent The Dutch House Ogleforth York YO1 7JG	Erection of 2 no. dwellings	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
30-Jun-06	06/01482/FULM	St Johns College Clarence Street York	Erection of new building for academic floorspace and conversion of 56 and 58 Lord Mayor's Walk to offices serving educational purposes	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
30-Jun-06	06/01485/LBC	St Johns College Clarence Street York	Alterations to the curtilage of 56 and 58 Lord Mayor's Walk to permit the construction of a new building for academic floorspace, to include the attachment of part of this new building to the gable end of 56 Lord Mayor's Walk	EH	PER	No comments received, though comment provided on associated FUL application
03-Jul-06	06/01582/FUL	Alfreda Guest House 61 Heslington Lane York YO10 4HN	Conversion of existing guest house into 4 x no dwellings and erection of 5 x no dwellings to the rear of 61 Heslington	EH	WDN	N/A - application withdrawn

			Lane			
20-Jul-06	06/01652/LBC	Cavendish Antiques And Collectables 44 Stonegate York YO1 8AS	Installation of internally fitted steel lath shutters to side and rear ground floor windows	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
25-Jul-06	06/01848/LBC	James Café 75 Low Petergate York YO1 7HY	Erection of single storey rear extension following demolition of existing; erection of full height extract duct; new rear door; new illuminated and non-illuminated signs to front and rear.	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
27-Jul-06	06/01696/LBC	Station Building Railway Station Station Road York YO24 1AY	Installation of 2 no. wall mounted internally illuminated advertisements in Ticket Hall	EH	REF	N/A - application refused
27-Jul-06	06/01698/LBC	Alliance And Leicester Plc 28 - 30 Coppergate York YO1 9NR	Internal alterations	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
02-Aug-06	06/01728/LBC	23 Micklegate York YO1 6JH	Demolition of two freestanding walls to the rear of 23, 25, 33, 35 and 37 Micklegate	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
11-Aug-06	06/01763/REMM	Hungate Development Site Hungate York	Reserved matters application for Phase 1 - erection of 163 residential units including car parking, open space and landscaping - to which planning permission 02/03741/OUT dated 18.07.06 relates	EH	WDN	N/A - application withdrawn

17-Aug-06	06/01807/LBC	Key Appointments Ltd 21 New Street York YO1 8RA	Retrospective application for 2 x hanging signs at 21 New Street and 16-18 Coney Street	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
18-Aug-06	06/01823/LBC	The Palace Bishopthorpe Road York YO23 2QE	External and Internal alterations including works to create a self-contained apartment and office accommodation for staff, new lift and link structure and alterations at roof level.	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
23-Aug-06	06/01871/LBC	Station Building Railway Station Station Road York YO24 1AY	Alterations to station including pay on foot barriers, ticket machines, CCTV, also repair of car park surface.	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
25-Aug-06	06/01862/LBC	Talbot Court Low Petergate York YO1 7HZ	Erection of covered timber enclosure to house refuse bins for existing apartments	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
18-Sep-06	06/02042/FULM	4 Ogleforth York YO1 7JG	Conversion, part demolition and extension of vacant warehousing and offices to form 12 no. apartments with associated parking	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
10-Oct-06	06/02226/LBC	9 St Leonards Place York YO1 7ET	Alterations to external ramp to main entrance	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
25-Oct-06	06/02320/LBC	Eduordo Designer Wear 33 Stonegate York YO1 8AW	Installation of 2 no. external and 2 no. internal air-conditioning units and display of projecting hanging sign (retrospective) (resubmission)	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice

25-Oct-06	06/02325/FULM	Car Park Union Terrace York YO31 7ES	Erection of supported residential accommodation with new pedestrian access, associated parking and landscaping including 1.95m high perimeter fence	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
31-Oct-06	06/02363/LBC	Haxby Road County Primary School Haxby Road York YO31 8JN	Erection of two single storey extensions and internal alterations to existing school, new covered play area, conversion of outbuildings to cycle stores and replacement ramp	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
03-Nov-06	06/02384/REMM	Hungate Development Site Hungate York	Reserved matters application for Phase 1 - erection of 163 residential units including car parking, open space and landscaping - to which planning permission 02/03741/OUT dated 18.07.06 relates (resubmission)	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
07-Nov-06	06/02414/LBC	University Of York The Kings Manor Exhibition Square York YO1 7EP	Installation of bracket mounted CCTV Cameras, alterations to existing main front entrance doors and provision of security gate to inner courtyard	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
08-Nov-06	06/02428/LBC	Former Waterworks Engine House Museum Street York YO1 7DJ	Internal and external alterations including new extension in connection with proposed use as a restaurant and 1 no. apartment	EH	Pending	EH recommends refusal of this application in its current form. N.B. This applications is still pending a decision (25/10/07)
15-Nov-06	06/02480/LBC	Lord Deramores Primary School School Lane Heslington York YO10 5EE	Internal electrical rewire and external lighting units (retrospective)	EH	Pending	No comments - recommend application be determined based on national and local policy and CYC conservation advice

20-Nov-06	06/02536/LBC	Lady Anne Middletons Hotel 56 Skeldergate York YO1 6DS	Removal of redundant chimney	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
21-Nov-06	06/02560/OUT	Factory Bishopthorpe Road York YO23 1NA	The main outline application proposes the redevelopment of the former Terry's site for a comprehensive mixed use scheme for a range of uses. These uses are to include:- Business use (Classes B1a, b and c), Hotels with ancillary leisure (Class C1), Commun	EH	Pending	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
22-Nov-06	06/02562/CAC	Factory Bishopthorpe Road York YO23 1NA	Conservation Area Consent for the selective demolition of utilitarian modern extensions to some of the listed buildings within the conservation area (Amended Masterplan 21)	EH	Pending	Part of a large mixed use development with ongoing negotiations, as yet a full response is not possible by EH
22-Nov-06	06/02550/LBC	Factory Bishopthorpe Road York YO23 1NA	Refurbishment, conversion and extension of the former Headquarters Building to form hotel including the demolition of the central services building and footbridges (amended design).	EH	Pending	
22-Nov-06	06/02549/LBC	Factory Bishopthorpe Road York YO23 1NA	Demolition of the Fruit and Nut Store (Chiver's Jam factory/air raid shelter)	EH	Pending	
22-Nov-06	06/02548/LBC	Factory Bishopthorpe Road York YO23 1NA	Demolition of existing modern attachments and extensions to the side and rear of the Clock Tower Building including making good and temporary repairs to the Clock Tower including formation of Central Waste Processing Facility and Recycling Centre to rear	EH	Pending	
22-Nov-06	06/02546/LBC	Factory Bishopthorpe Road York YO23 1NA	Demolition of existing modern attachments, making good and temporary repairs to the former liquor	EH	Pending	

			store			
22-Nov-06	06/02544/LBC	Factory Bishopthorpe Road York YO23 1NA	Reinstatement of existing boundary walls to include wall with railings above	EH	Pending	
22-Nov-06	06/02569/LBC	Factory Bishopthorpe Road York YO23 1NA	Demolition of Northern Lights Building and footbridge to Central Services Building to facilitate the refurbishment, conversion and extension of the former main Multi Storey Factory Building to from residential apartments, offices, work/studio and retail un	EH	Pending	
22-Nov-06	06/02552/LBC	Factory Bishopthorpe Road York YO23 1NA	Refurbishment, conversion and extension of the former Time Office Building to form offices	EH	WDN	N/A - application withdrawn
29-Nov-06	06/02636/LBC	James Café 75 Low Petergate York YO1 7HY	Internal alterations including new WC to ground floor	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
29-Nov-06	06/02632/FUL	Barbican Centre Paragon Street York YO10 4AG	Revisions of design of approved refurbishment of auditorium including redesign of glazed curtain wall on frontage, revised enclosure of box office and enclosure of roof garden	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
04-Dec-06	06/02662/FULM	Practical Car Van Rental Tanners Moat York YO1 6HU	Six storey extension to existing building to create office development and three storey new build office block	EH	WDN	N/A - application withdrawn
04-Dec-06	06/02664/LBC	The Guildhall Coney Street York YO1 9QN	External alterations including replacement handrails, ramp alterations, installing handrails to existing steps and replacement of existing temporary	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice



			access gate			
19-Dec-06	06/02809/FULM	Clifton Garage 82 - 84 Clifton York YO30 6BA	Erection of 2 no. three storey blocks of 14 no. flats and 1 no. retail unit and associated car parking (resubmission)	EH	REF	N/A - application refused
21-Dec-06	06/02810/CAC	Clifton Garage 82 - 84 Clifton York YO30 6BA	Demolition of garage in the Conservation Area (resubmission)	EH	REF	N/A - application refused
21-Dec-06	06/02818/OUTM	Works (Vacant) Carmelite Street York YO1 7NX	Outline application for five storey development comprising offices and 39 apartments with car/cycle parking at basement level	EH	WDN	N/A - application withdrawn
21-Dec-06	06/02837/GRG3	The Fishergate Centre 4 Fishergate York YO10 4FB	Erection of part two/part three storey building to accommodate homeless persons' hostel (22 beds) with staff living accommodation, training and reception areas, following demolition of existing buildings	EH	GR3	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
27-Dec-06	06/02856/LBC	51 Bootham York YO30 7BT	New external entrance doors to teaching block including removal of existing fire escape/stairwell	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
29-Dec-06	06/02838/CAC	The Fishergate Centre 4 Fishergate York YO10 4FB	Demolition of non listed building in a Conservation Area	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice

17-Jan-07	07/00095/FULM	Charlie Brown Autocentres 31 Bootham York YO30 7BT	Erection of four storey mixed use building comprising 12no. apartments, B1 offices and ground floor retail after demolition of existing building	EH	WDN	N/A - application withdrawn
18-Jan-07	07/00103/LBC	Crown Court Tower Street York YO1 7BX	External and internal alterations and redecoration	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
18-Jan-07	07/00114/LBC	Crown Court Tower Street York YO1 7BX	The installation of 13 No. CCTV cameras (5 external, 8 internal)	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
10-Feb-07	07/00306/LBC	Lendal Tower Museum Street York YO1 7DT	Conversion of Lendal Hill House and Whistler House to form three apartments including alterations to Lendal Tower to form 1no. dwelling, internal and external alterations	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
21-Feb-07	07/00403/LBC	Collectables 9 Shambles York YO1 7LZ	Internal and external alterations	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
23-Feb-07	07/00427/LBC	St Anthonys Hall Peasholme Green York YO1 7PW	Internal alterations	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice

02-Mar-07	07/00492/LBC	Bedern Chapel Bedern York	Internal alterations in connection with conversion to glass artists studio	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice
09-Mar-07	07/00558/LBC	Station Building Railway Station Station Road York YO24 1AY	Internal alterations in association with upgrading of the north subway	EH	PER	No comments - recommend application be determined based on national and local policy and CYC conservation advice
30-Mar-07	07/00748/LBC	Travel Options 6 Patrick Pool York YO1 8BB	Internal alterations to form cafe bar and offices	EH	PER	No detailed comments, though provided general observations - recommend application be determined based on national and local policy and CYC conservation advice



## Annex 7:

### Car parking Standards

#### APPENDIX E:

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

### CAR AND CYCLE PARKING STANDARDS

The following tables list car and cycle parking standards for the purposes of assessing planning applications for development within the City of York.

Key to tables:

**Metric equivalents have been rounded  
except where stated, all floor area relates to Gross Floor Area (GFA)**

- \* Operational parking standards only apply where commuted payments are levied
- \*\* Operational space for service vehicles is required, normally within the site, which will adequately cater for the expected servicing needs of the development, without having an adverse effect on the safety of pedestrians or other vehicles or causing highway congestion
- # Only applies to proposed developments of more than 3,000 sq ft (300 sq m)
- ## Commuted payments to apply to cycle parking in the Foot streets

#### i) Commuted Payments

Where commuted payments are specified, the required sum is as below :

Cars	Business (B1):	£3,000 per space
	Retail (A1, A2, A3):	£5,000 per space
Cycles:		£100 per space for uncovered spaces
		£ 500 per space for covered spaces

All commuted sums payable after 31 March 1996 will vary according to the Retail Price Index and will be contribute towards providing appropriate additional transport facilities for the particular location concerned.

#### ii) Zone Definitions

The following definitions are referred to in the parking standards

- **York City Centre Foot streets:** As defined on Local Plan Proposals Map
- **York City Centre and District Centres:** As defined on Local Plan Proposals Map
- **Rest of District:** All areas outside York City Centre Foot streets, York City Centre and District Centres
- **Built-up Area:** Urban Area outside City Centre (Use Class B1 only)
- **Outside Built-up Area:** Urban Fringe and Rural Area (Use Class B1 only)

Where no zone is specified the standards apply to the whole of the City of York Council area.

#### iii) Criteria for car parking standard flexibility

The car parking standards stated are **maximum**. In addition, each development proposal assessed downward according to site conditions, using the maximum standard as a starting point. This will allow for variations, depending on the individual characteristics of each site. The criteria for assessment will include:

- the built environment
- on street parking capacity
- access and amenity implications for other residents
- road width
- traffic levels
- type of development proposed
- accessibility to York City Centre by foot or bicycle
- level of public transport provision

iv) **Cycle Parking**

All long stay cycle parking (i.e. that provided for residents or employees as opposed to shoppers, users of leisure facilities, etc) should be **both covered and secure** where this is practical and possible. In the case of cycle parking standards where the number of spaces per employee is not specified under that particular use class, the Council will negotiate with the applicant for a target of 25% of the required cycle parking provision to be covered and secure.

v) **New Build/Change of use**

The parking standards apply to both new build and change of use applications. In some cases where change of use is sought, the appropriate standard will be physically impossible. In these cases the individual application will be considered in accordance with the criteria outlined in (iii) above to determine whether provision below the stated standard is acceptable, with commuted payments being paid in lieu of parking spaces where appropriate.

vi) **Car Parking for people with mobility problems**

Car parking spaces should be designed in accordance with the supplementary guidance set out in the '**York Access Design Guide**'.

Parking bays should be located adjacent to the most accessible entrances. Bays should be indicated by signs, road markings and include dropped kerbs where necessary. The route from the parking bay should be adequately lit with signage suitable for the visually impaired. In the case of shopping, leisure and recreational developments a proportion of the designated bays should be marked out for the use of parents with young children.

The numbers of designated spaces that should be provided are:

Target standard for the development	Employment Premises	Shopping, Leisure and Recreational facilities
Between 10 and 200 spaces	5% of total spaces with a minimum of 1 space	6% of total spaces with a minimum of 3 spaces
Over 200 spaces	4% of total spaces	7% of total spaces

**SHOPS, FINANCIAL AND PROFESSIONAL SERVICES (A1/A2)**  
**- YORK CITY CENTRE AND DISTRICT CENTRES**

Zone	Car Parking Spaces per sq ft (sq m)	Operational Requirement *	Commuted Payments #	Minimum Cycle Parking Spaces per sq ft (sq m)
York City Centre Foot streets	1:750 (1:70)	None	Compulsory	1:600 (1:55) ##
Rest of York City Centre and District Centres	1:750 (1:70)	**	Negotiable	1:600 (1:55)

**SHOPS (A1) - REST OF DISTRICT**

Shop Type	Car Parking Spaces Per sq ft (sq m)	Operational Requirement *	Commuted Payments	Minimum Cycle Parking Spaces per sq ft (sq m)
Shops < 2500 sq m	Staff - 1:1100 (1:100) Customers - 1:320 (1:30)	**	Negotiable	1:400 (1:36)
Shops > 2500 sq m	Staff - 1:1100 (1:100) Customers - 1:110 (1:10)	**	Negotiable	1:400 (1:36)
DIY Stores	Staff - 1:1100 (1:100) Customers - 1:160 (1:15)	**	Negotiable	1:600 (1:55)
Retail Warehousing	Staff - 1:1100 (1:100) Customers - 1:270 (1:25)	**	Negotiable	1:850 (1:80)
Garden Centres [Net retail floorspace]	Staff - 1:1100 (1:100) Customers - 1:270 (1:25)	**	Negotiable	1:850 (1:80)

**FINANCIAL AND PROFESSIONAL SERVICES (A2) - REST OF DISTRICT**

Zone	Car Parking Spaces per Sq ft (sq m)	Operational Requirement	Commuted Payments	Minimum Cycle Parking Spaces per sq ft (sq m)
Rest of District	1:750 (1:70)	None	Negotiable (for any under provision in car parking)	1:600 (1:55)

**FOOD AND DRINK (A3)**

Zone	Car Parking Standard	Operational Requirement *	Commuted Payments	Minimum Cycle Parking Standard
York City Centre Foot streets	1 per 15 sq m customer floor space	None	Compulsory	1 per 10 sq m customer floorspace ##
Rest of York City Centre and District Centres	1 per 10 sq m customer floorspace	**	Negotiable	1 per 10 sq m customer floorspace
Rest of District	1 per 5 sq m customer floorspace	None	Negotiable (for any under provision in car parking)	1 per 10 sq m customer floorspace

**BUSINESS (B1)**

Zone	Car Parking Spaces per sq ft (sq m)	Operational Requirement - Car Parking Spaces per sq ft (sq m) *	Commuted Payments #	Minimum Cycle Parking Spaces per sq ft (sq m)
York City Centre Foot streets	1:500 (1:45)	None	Compulsory	1:660 (1:60) ##
Rest of York City Centre and District Centres	1:500 (1:45)	1:2200 (1:200)	Compulsory - based on <b>difference</b> between operational requirement and the car parking standard	1:660 (1:60)
Built-up Area	1:500 (1:45)	N/A	Negotiable (for any under provision in car parking)	1:660 (1:60)
Outside Built- up Area	1:330 (1:30)	N/A	as above	1:660 (1:60)

**GENERAL INDUSTRIAL AND WAREHOUSING (B2, B8)**

Use Class	Car Parking Spaces per sq ft (sq m)	Operational Requirement - Car Parking Spaces per sq ft (sq m)	Minimum Cycle Parking Spaces per sq ft (sq m)
B2	1:800 (1:75)	1:5500 (1:500)	1:800 (1:75)
B8	1:3200 (1:300) + 1:500 (1:45) office space	1:2700 (1:250)	1:3200 (1:300) + 1:500 (1:60) office space

**HOTELS, GUEST HOUSES (C1) - YORK CITY CENTRE FOOTSTREETS**

Car Parking Standard	Operational Requirement	Commuted Payments	Minimum Cycle Parking Standard ##
Guests - 1 space per 4 bedrooms + 1 coach space per 100 bedrooms	None	Negotiable (for any under provision in car parking)	1 space per 10 bedrooms

NB:

- 1) Foot streets access limitations will apply
- 2) any public bars or restaurants and conference facilities will be assessed separately as per standards for A3 and D1 uses

**HOTELS, GUEST HOUSES (C1) - YORK CITY CENTRE AND DISTRICT CENTRES**

Size of Facility	Car Parking Standard	Operational Requirement	Commuted Payments	Minimum Cycle Parking Standard ##
20 bedrooms or more	Guests - 1 space per 4 bedrooms + 1 coach space per 100 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 10 bedrooms
< 20 bedrooms	Guests - 1 space per 4 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 2 bedrooms

NB: any public bars or restaurants and conference facilities will be assessed separately as per standards for A3 and D1 uses

**HOTELS, GUEST HOUSES (C1) - REST OF DISTRICT**

Size of Facility	Car Parking Standard	Operational Requirement	Commuted Payments	Minimum Cycle Parking Standard
20 bedrooms or more	Guests - 1 space per 2 bedrooms + 1 coach space per 100 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 10 bedrooms
< 20 bedrooms	Guests - 1 space per 2 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 2 bedrooms

NB: any public bars or restaurants and conference facilities will be assessed separately as per standards for A3 and D1 uses



**DWELLINGHOUSES (C3) - CAR PARKING - WITHIN THE CURTILAGE OF EACH DWELLING OR WITHIN COMMUNAL PARKING COURTS**

Zone	Type of dwelling	Car Parking Standard
York City Centre Foot streets	All types	0
Rest of York City Centre, District Centres and Rest of District	1 or 2 bedrooms	1 per dwelling (can include garage)
	3 or more bedrooms	2 per dwelling (can include garage)

NB: in addition, outside the Foot streets and York City Centre, a visitor parking standard equal to 1 space per 4 dwellings will be required. This can be provided on street.

**DWELLINGHOUSES (C3) - CYCLE PARKING**

Type of Dwelling	Minimum Cycle Parking Standard ##
Affordable housing or other dwellings without garage	1 covered space per 1/2 bedroom dwelling, 2 spaces per 3-bed dwelling and above.
Dwelling with garage	As above with spaces possibly accommodated in garage depending on garage size.
Flats above shop	<b>Preferred:</b> 1 covered space / flat <b>Alternative:</b> 1 locking ring in secure access yard
Moored houseboats	1 secure space per boat

**RESIDENTIAL (C1/C2/C3) - SPECIAL CATEGORIES**

Type of Use	Zone	Car Parking Standard	Minimum Cycle Parking Standard
Multiple Occupation / Bed sits	York City Centre Foot streets	None	1 per unit ##
	Rest of York City Centre and District Centres	1 per 3 units	1 per unit
	Rest of District	1 per 2 units	1 per unit
Student Accommodation	York City Centre Foot streets	None	1 per unit ##
	Rest of York City Centre, District Centres and Rest of District	1 per 5 units + 2 spaces if resident warden	1 per unit
Sheltered Housing	York City Centre Foot streets	None	1 per 2 staff ##
	Rest of York City Centre, District Centres and Rest of District	1 per 4 units + 2 spaces if resident warden + 1 space per 2 non residential staff	1 per 2 staff

**EDUCATION (D1)**

Type	Car Parking Standard [Zero in Foot streets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
<b>All D1 Education uses</b>	2 spaces per 3 staff	Facilities for contract buses and visitors to set down off street	2 spaces per 3 staff
Crèche / Nursery School (staff as above)	Visitors - 1 space per 9 children	As above	1 space per 9 children
Primary and Secondary Schools (staff as above)	Visitors - 1 space per 45 pupils Students - 1 space per 7 pupils aged 17+	As above	1 space per 45 pupils 1 space per 10 pupils (5-11 yrs) 1 space per 3 pupils (12+ yrs)

Sixth Form Colleges / Colleges of Further Education ( <b>staff as above</b> )	Students / Visitors - 1 space per 7 students (F.T.E.)	As above	1 space per 3 students (F.T.E)
---	---	----------	-----------------------------------

**MEDICAL (C2 / D1)**

Type	Car Parking Standard [Zero in Foot streets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
Hospitals	Staff - 1 space per 4 other staff  Visitors - 1 space per 2 beds	1 car parking space per Doctor	1 space per 2 other staff  1 space per 3 beds
Health Centres / Medical Surgeries	Staff - 1 space per 4 other staff  Patients - 2 spaces per consulting room	1 car parking space per professional staff	1 space per 4 other staff  2 spaces per consulting room

**NON-RESIDENTIAL INSTITUTIONS (D1)**

Type	Car Parking Standard [Zero in Foot streets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
Community Centres; Libraries; Museums; Art Galleries;	1 space per 200 sq ft (1 per 20 sq m)	Space for mobile library van if required	1 space per 300 sq ft (1per 30 sq m)
Conference Centres	1 space per 100 sq ft (1 per 10 sq m)	1 coach space per 50 seats	1 space per 300 sq ft (1 per 30 sq m)
Places of Worship	1 space per 8 sq m	None	1 space per 8 sq m

**LEISURE - e.g. CINEMAS, BINGO, BOWLING ALLEYS, CONCERT HALLS,  
NIGHTCLUBS (D2)**

Zone	Car Parking Standard	Operational Requirement *	Commuted Payments #	Minimum Cycle Parking Standard
York City Centre Foot streets	1 space per 6 seats or 12 sq m of public floorspace	None	Compulsory	1 space per 5 seats or 10 sq m of public floorspace ##
Rest of York City Centre and District Centres	1 space per 6 seats or 12 sq m of public floorspace	**	Negotiable	1 space per 5 seats or 10 sq m of public floorspace
Rest of District	1 space per 4 seats or 8 sq m of public floorspace	Space for coaches to set down as appropriate	Negotiable	1 space per 5 seats or 10 sq m of public floorspace

**SPORTS / RECREATION e.g. STADIA, SPORTS FACILITIES, SPORTS CENTRES  
(D2)**

Type	Car Parking Standards [Zero in Foot streets]	Commuted Payments	Minimum Cycle Parking Standard
------	---	----------------------	-----------------------------------

All indoor or outdoor sports / recreation facilities under this category	1 space per 2 staff + 1 space per 2 players + 1 space per 5 spectator seats + coach spaces as appropriate	Negotiable	1 space per 3 staff + 1 space per 2 players + 1 space per 5 spectators
Swimming Pools / Ice Rink (staff and spectators as above)	Users - 1 space per 10 sq m of pool / rink	Negotiable	Users - 1 space per 5 sq m of pool / rink
Health Clubs / Gymnasiums (staff and spectators as above)	Users - 1 space per 10 sq m of public floorspace	Negotiable	Users - 1 space per 5 sq m of public floorspace
Golf Courses (staff and spectators as above)	Players - 3 spaces per hole  [social facilities to be assessed separately]	Negotiable	Players - 1 space per two holes
Marinas (staff as above)	Users - 1 space per 1.5 berths	n/a	Users - 1 space per 2 berths
Caravan / Camping Sites (staff as above)	Users - 1 space per pitch Visitors: 1 space per 10 pitches	n/a	1 space per pitch  1 space per 15 pitches

**SUI GENERIS**

Type	Car Parking Standard [Zero in Footstreets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
Garage/Service stations/Car repair workshops/Petrol filling stations	Staff: 1 space per 2 staff Sales: 1 space per 4 cars displayed Servicing: 2 spaces per servicing bay  [Retailing: to be assessed separately]	1 space per breakdown or towing vehicle; 1 space per petrol pump; + 5 spaces for each car wash	1 space per 3 staff

## Annex 8:

### 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.

City Development  
City of York Council  
9 St Leonards Place  
York  
YO1 7ET  
Tel (01904) 551466  
Email: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

