

# Consultation statement

City of York

# LDF

Local  
Development  
Framework

Core Strategy  
Submission (Publication)  
Consultation Statement  
Regulation 30(1)(d)

September 2011/amended 2012



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## **A. Introduction**

A.1 In accordance with the requirements of Regulation 30(d) of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, this statement sets out:

- i. which bodies and persons the local planning authority invited to make representations as part of the Issues and Options and Preferred Options consultations (regulation 25);
- ii. how those bodies and persons were invited to make representations;
- iii. a summary of the main issues raised by the representations made; and
- iv. how any representations made have been taken into account.

A.2 The Statement follows on from, and should be read alongside, the Consultation Statements published for the Core Strategy Issues and Options and Preferred Options consultations:

- Core Strategy Issues and Options Consultation Statement Summer 2006 (July 2007);
- Core Strategy Preferred Options Consultation Summary (July 2009); and
- Core Strategy Preferred Options Consultation Statement and Schedule of Responses (February 2011).

## **B. Who was invited to make representations<sup>1</sup>**

B.1 A list of those consulted on the Issues and Options is set out in Annex 1.

B.2 A list of those consulted on the Preferred Options is set out in Annex 2.

## **C. How people were invited to make representations<sup>2</sup>**

C.1 Annex 3 sets out how people were consulted on both of the Core Strategy Issues and Options documents.

C.2 Annex 4 sets out how people were consulted as part of the Core Strategy Preferred Options consultation.

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<sup>1</sup> Regulation. 30(d) (i)

<sup>2</sup> Regulation 30(d) (ii)

## **D. Main Issues raised and how these have been taken into account<sup>3</sup>**

- D.1 This section outlines the main issues raised by consultees as part of all consultation undertaken on the Core Strategy to date. It also provides a response to those main issues setting out how they have been taken into account in producing the Core Strategy Submission (Publication). The issues and responses have been grouped under the relevant sections of the Submission (Publication) document to enable them to be read alongside the Submission (Publication) approach to each topic.
- D.2 The purpose of this section is to identify the main strategic issues raised under each topic area. A fuller summary of comments has been provided for each consultation stage and can be found in the documents listed in paragraph A.2. Alternatively, copies of individual responses can be viewed in full at the Council Offices at 9 St Leonard's Place. Please contact the Integrated Strategy Unit on 01904 551464 for further information.

## **0 General Issues and Key Diagram**

### **Summary of main issues raised**

- 0.1 The document should be written in plain English, with reduced jargon.
- 0.2 The early drafts of the document concentrated too much on the city centre and failed to acknowledge that York is more than just its city centre.
- 0.3 The Core Strategy needs to demonstrate how the other Development Plan Documents (DPDs) fit with it.
- 0.4 There is a need for clearer linkages throughout the document.
- 0.5 The Submission document should be more succinct, with less descriptive material, giving a clear message about how the area will change.
- 0.6 Support the fact that there are only 17 policies in the Preferred Options document.
- 0.7 The document should give additional recognition of cross boundary issues.
- 0.8 Much of the evidence base reflects the pre-recession situation and further work is required to reflect the current economic climate.

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<sup>3</sup> Regulation 30(d) (iii) & (iv)

- 0.9 There is a need to identify necessary infrastructure and demonstrate, with input from key partners, that policies have been subject to viability testing and there is reasonable prospect of delivery in the required timescales.

### **Key Diagram**

Many comments on the Key Diagram related to specific sites or designations. However, the following comments related to strategic issues in relation to the Key Diagram.

- 0.10 Potential housing sites should not be shown as green belt on the Key Diagram, as it pre-empts decisions made in the Allocations DPD.
- 0.11 The Key Diagram does not exclude sufficient land from the Green Belt to meet future development needs.

### **How issues have been taken into account**

- 0.1 Officers have attempted to draft the document in 'plain English', cutting out jargon where possible. However, given the nature of the Local Development Framework documentation, some use of acronyms is inevitable.
- 0.2 It is important that the Core Strategy gives appropriate consideration to York's City Centre given its significance to the wider City's character and economy. It must also provide the strategic 'hook' to the forthcoming City Centre Area Action Plan. The document focuses on a broad range of issues, with coverage at neighbourhood and citywide level, some more specific to the City Centre, some to rural areas or villages. The Submission (Publication) document strikes a balance between ensuring the City (including the City Centre) continues to thrive and encourage economic growth, whilst protecting its historic and natural character, including the rural areas of York, beyond the built up areas.
- 0.3 The 'About the Plan' section describes the role of the Core Strategy in terms of lying at the heart of the Plan by driving forward the spatial planning framework for the City.
- 0.4 Where appropriate, there is a box entitled 'Policy Links' – this indicates where there would be a direct linkage between the section in question and other sections of the document.
- 0.5 York has not had an adopted development plan for more than 50 years. Together, the Core Strategy Spatial Strategy and Strategic Policies have, for the first time, to set the context for future change in the City over the next 20 years. The format and content of the sections has been amended in the Submission (Publication) document to make them more succinct, with Strategic Objectives, Targets, Policy and Explanation (The Preferred Options document included more information on context / issues / consultation

- comments and questions). Overall, the format of the Submission (Publication) gives clearer headline messages upfront in each section.
- 0.6 The Core Strategy Submission (Publication) document has 25 policies, although this is due to a number of new sections in the Submission (Publication), to cover new or key issues.
- 0.7 The need to consider issues wider than York's administrative boundaries has been taken into account in many elements of the evidence base which inform the Core Strategy, for example in connection with commuting. The Core Strategy Submission (Publication) document vision has been strengthened to recognise that York should take a lead role at the centre of a wide functional sub area stretching beyond its immediate boundaries.
- 0.8 Given the extensive and wide ranging information which forms the evidence base to the LDF, some of it will have been commissioned and undertaken prior to the recession. The main elements directly influenced by the recession are likely to be housing (including affordable housing), employment and retail – in each of these cases, further work has been undertaken to present an up to date position in light of the recession.
- 0.9 This issue is addressed in section 23 (Delivery and Monitoring), where against each policy, local and national indicators, key delivery partners, methods of implementation and SA objectives are outlined.
- 0.10 The Key Diagram is an indicative plan – indicating the general extent of the Green Belt, rather than having specific boundaries, such as boundaries along fields or roads. It indicates the general location / extent of strategic allocations and major development opportunities, but does not include smaller development sites, which would come forward through the Allocations DPD. The production timescale of the Core Strategy must precede the Allocations DPD and other DPD's as the Core Strategy sets out the strategic framework to guide other DPD's.
- 0.11 This also relates to 0.10 above. The City's approach to accommodating future growth is not set out in the key diagram alone. The Key Diagram sets out strategic development sites, including Areas of Search, which will accommodate a large proportion of the City's development requirements over the plan period. However, smaller allocations, predominantly on brownfield sites, within the built up extent of the City will provide a major part of the remainder of the development requirements of the City over the plan period (and windfalls will also contribute towards the requirements). These smaller allocations will be identified in the Allocations DPD, rather than the Core Strategy and its Key Diagram.



# 1 Background

## Summary of main issues raised

- 1.1 Comments were made requesting more detail on particular issues covered in the document – for example: historical events, biodiversity issues, higher education results, the office market, wider community and leisure issues, the opportunity for rivers, floodplains and strays to be utilised for recreation and biodiversity, measures to protect from flooding, more discussion on the operation of transport interchanges and alternatives to the private car and the roles of villages.
- 1.2 Some respondents felt that the Core Strategy needed to recognise the importance of connections between York and Leeds and links with York's sub-region.
- 1.3 It was suggested that sustaining a 25% growth rate to 2029 will be challenging and that York cannot expand boundlessly without damage to its special character and an Environmental Capacity Study should be undertaken, which would determine more realistic growth provision, particularly in terms of housing levels. There was also concern that the proposed growth would be detrimental to the needs of York residents.
- 1.4 Changes to the Green Belt boundaries would be required to accommodate projected growth levels.
- 1.5 The section should mention other elements of the historic environment which contribute to the City's character – such as the legacy of the chocolate and railway industry.
- 1.6 The discussion on eco-footprint is too one sided and pessimistic and should also consider the enhanced human productivity which comes from the consumption of resources.
- 1.7 The doubling of the economy by 2026, recommended by the unadopted Futures Report would be very damaging to the character of the City due to a large in-commuting workforce, or massive increase in resident employees.
- 1.8 Some respondents suggested that the LDF should support the level, type and mix of housing set out in the Regional Spatial Strategy (RSS), whilst others objected to the housing growth rates in RSS.
- 1.9 The shift from flats to family houses was supported by a number of respondents.
- 1.10 It was suggested that too much emphasis is placed on the expansion of the University of York, at the expense of other establishments, such as York St John University.

- 1.11 There are concerns about 'studentification' in certain parts of the city. It was also suggested that further work on student housing is undertaken to ensure student housing is fully catered for.
- 1.12 It was suggested that local air quality needs to be raised as a specific issue and a holistic approach to emission control needs to be taken across the city, through a Low Emission Strategy.
- 1.13 The LDF should not specify a site for a waste incinerator although it may need to identify a site for large scale composting facilities.

### **How issues have been taken into account**

- 1.1 Whilst some of these issues have been indicated though the Background section, many are more directly covered in the relevant sections of the document.
- 1.2 The Core Strategy Submission (Publication) recognises York's important connections with Leeds, particularly in relation to economic growth. To represent this in the background section, Figure 1.3 of the Submission (Publication) Core Strategy shows York in the regional context, showing linkages to Leeds, Hull and other main towns and cities. The extent of influence of Leeds City Region is also shown. Strategic issues relating to the role of York in the Leeds City region are dealt with in the Spatial Strategy and through other strategic policies, including CS3 'York Central', CS4 'Former British Sugar/Manor School', CS6 'Scale and Distribution of new housing' and CS15 'Sustainable Economic Growth'.
- 1.3 The Council recognises the special character of York and, in developing a future strategy for growth, has undertaken various supporting / evidence base studies which, in developing the Core Strategy Submission (Publication) have collectively appraised the impact of levels and locations of growth. These include the Sustainability Appraisal, Heritage Topic Paper/Impact Appraisal and Transport Assessment. Each provides a view of the special character and significances of the historic environment and an appraisal of the potential impacts of the policy approach contained in the Core Strategy Submission (Publication). They also assess factors which impact on existing residents such as congestion and air quality.
- 1.4 In order to accommodate the potential need for additional housing and employment land in the plan period, the Core Strategy Submission (Publication) proposes changes to the current draft green belt, to accommodate Areas of Search for housing and employment growth. This will ensure that the majority of land is kept open.
- 1.5 This section provides a short summary of the special character and significances of York, which are set out in full in a Heritage Topic Paper,

which accompanies the Core Strategy Submission (Publication). These specific issues have been addressed in paragraph 1.18 of the Core Strategy Submission (Publication).

- 1.6 The section on Climate Change in the Submission (Publication) Core Strategy explains how York's eco-footprint compares to the UK average. It gives a balanced view of the current situation, and suggests how it can be improved - for example through the location of development, sustainable design and construction, promotion of 'green' jobs, sustainable waste management, and maximising the use of renewable resources. The Council feel that lowering York's eco-footprint is a positive objective.
- 1.7 Whilst it is accepted that the Futures Report is considered as an indication of the potential future economic growth of the city, the Council is promoting the creation of approx 1,000 new jobs per annum, which is supported by the Employment Land Review Stages 1 & 2. This approach was broadly supported in recent work undertaken by Arup, which, in light of the current recession, concluded that approx 960 new jobs per annum was a realistic average for the plan period. This would be considerably less than the level of growth recommended in the Futures Report. The issue of in-commuting is an important one, and is discussed as part of the Appraisal work detailed in para 1.3 above.
- 1.8 The RSS was written pre-recession, therefore, the Council commissioned Arup to consider the level of population and household growth that should form the basis for future housing provision in York. More detail on this is within the Summary of Main Issues Raised to Section 8 (Housing Growth and Distribution). Reflecting the conclusions of the evidence base, it was considered appropriate to include a housing target of an overall average of 800 dwellings per annum, between 2011 and 2031, lower than the RSS figure of 850 dwellings per annum.
- 1.9 This continues to be the approach of the Core Strategy Submission (Publication), with Policy CS7 seeking to deliver an overall mix of 70% houses and 30% flats.
- 1.10 Paragraph 1.43 of the Core Strategy Submission (Publication) outlines not only the University of York, but also other higher education establishments and the importance they collectively have in contributing to making York a nationally and internationally renowned centre for further and higher education. This is expanded upon in Section 12 (Education, Skills and Training).
- 1.11 Paragraph 1.31 of the Core Strategy Submission (Publication) considers the concerns about studentification, identifying the wards with the highest proportions of student households and the impact they can have on the

locality. It also outlines that appropriate action to reduce the issues are pursued through the LDF. Policy CS7 notes that in balancing York's housing market, control must be exerted over the sub-division of smaller properties (such as for student housing), and further alternative provision made - this is supported both by enabling higher density development in the most accessible locations, to provide homes for younger people (CS7), and by ensuring that Higher Education institutions provide additional 'on site' student accommodation to accommodate future expansion (CS13). The issues are also being considered through a technical paper entitled 'Houses in Multiple Occupation'.

- 1.12 Paragraph 1.23 of the Core Strategy Submission (Publication) outlines the issue of air quality and the Council's obligation to review and assess local air quality and declare Air Quality Management Areas. This is expanded upon in Section 16 (Air Quality) and specifically in paragraph 16.2, which outlines that the Council is currently preparing a Low Emission Strategy for the City. This will aim to accelerate the uptake of low emission vehicles and technology to help improve local air quality and health, in order to help achieve the Council's vision to become the UK's first low emission city. Additionally, the planning elements of the Low Emission Strategy will be incorporated in the Low Emission Strategy SPD.
- 1.13 Paragraph 1.52 of the Core Strategy Submission (Publication) acknowledges the various strategies in place to help meet York's waste and recycling needs. Within Section 20 (Sustainable Waste Management), paragraph 20.14 refers to the preferred location for the waste incinerator being Allerton Quarry (within North Yorkshire, but outside York's jurisdiction). In terms of reference to large scale composting facilities, Harewood Whin Waste Management Facility is considered in Section 20, which currently has a waste composting facility, but could be subject to potential expansion in the future.

## **2 Vision**

### **Summary of main issues raised**

- 2.1 The majority of respondents agreed that the LDF should deliver the Sustainable Community Strategy (SCS) vision but that it should be more focussed on spatial planning and more locally distinctive to strongly emphasise York's unique character.
- 2.2 Most respondents agreed that the Vision Statement and four themes are appropriate for York, although it was felt by some that an extra theme "A World Class Centre for Education" should be added. In addition, it was considered that the ambitions of all educational institutions in the city need to

be recognised and supported, including ongoing development of York College.

- 2.3 It was suggested that the Vision should expand on links between tourism and the historic city and some respondents felt that the vision should promote architectural and urban design excellence and excellent public spaces to assist the economic image of the city.

### **How issues have been taken into account**

- 2.1 The LDF Vision is influenced by several key factors including the Sustainable Community Strategy (SCS), the main issues, challenges and opportunities facing York, the UK Sustainable Development Strategy, the Climate Change Framework and Action Plan and the York – New City Beautiful Economic Vision. Of these, the most obvious influence is the SCS as the key themes are taken from here. However, these are significantly expanded on to reflect the local distinctiveness of York and to focus on spatial planning.
- 2.2 Whilst issues relating to education and training ran through the earlier stages of Core Strategy consultation, the subject was subsumed within the Prosperous and Thriving Economy theme, as these appeared directly linked. In response to consultation, the Core Strategy Submission (Publication) pulls out the theme of “A World Class Centre for Education and Learning for all” separately, and specifically supports the continued success of the City’s further and higher education institutions, including the development and redevelopment of their current sites.
- 2.3 Although the Vision has always recognised the significance of York’s historic environment, the link between this important asset and economic development has been emphasised in the Submission (Publication) by highlighting the need to not just protect the historic and built environment but to enhance the city’s physical appearance to increase investment, employment and wealth.

## **3 Spatial Strategy**

### **Summary of main issues raised**

- 3.1 Some respondents felt that additional factors should be considered when determining the future location of development, such as highway capacity, green belt boundary, access to a wider range of facilities and drainage. The majority of residents supported the approach to distributing development to the settlements which offer the best access to jobs and services, namely directing the majority of growth to within, or adjacent to York’s main urban area in preference to the further expansion of villages. Although it was also

recognised that growth in villages may sometimes be appropriate to support local services and provide for affordable housing need. Respondents recognised that access to services may vary between settlements, but many also felt that development could enable the provision of new services where needed.

- 3.2 Respondents considered the most significant detailed influence on the spatial strategy to be the preservation of the historic character and setting of York. Respondents also suggested a number of additional influences that should be considered, for example; the need to define green infrastructure, the need to consider archaeological deposits, the protection and enhancement of existing communities.
- 3.3 It was considered by some that the spatial strategy should highlight the scale of new development needed and the amount of land required.
- 3.4 Some respondents felt that urban extensions would be preferable to village expansion provided that it meets sustainability objectives and supports an identified need for development.

#### **How issues have been taken into account**

- 3.1 The Spatial Principles were developed to guide the approach to York's future growth. They are based on the main strategic factors such as the settlement hierarchy, areas of constraint and the sequential approach to development. Away from urban areas, the Council feel that development should be focused in or near to centres where employment, housing, services and other facilities can be provided close together, to help ensure they are well served by public transport and provide improved opportunities for access by walking and cycling. The settlement hierarchy therefore ranks settlements according to their size and range of services and facilities, their possible capacity for growth and the function of the settlement. In addition, and in recognition of the difficulties in accessing housing in some of York's smaller settlements, the Core Strategy Submission (Publication) supports the provision of exception sites as a means of providing affordable housing in rural areas (policy CS10).
- 3.2 These issues are covered in depth through the Core Strategy Submission (Publication) and Spatial Principle 2 specifically notes that development will be required to ensure that York's special historic and built environment including the City's character and setting is preserved and enhanced.
- 3.3 These issues are covered in their respective sections on housing growth, employment and retail and the Core Strategy should be read as a whole.
- 3.4 A range of means are proposed for dealing with development that includes the delivery of Major Development Opportunities, brownfield or infill within

the most sustainable villages and the expansion of York to meet future housing need - areas of search have been identified. This approach, which is set out in detail in Spatial Principle 3, recognises the roles and opportunities presented by development in the villages whilst at the same time ensuring a strategic focus of development that focuses the majority of development on York, reinforces thriving communities, and ensures the delivery of critical infrastructure. See also 3.1 above.

## **4 Green Belt**

### **Summary of main issues raised**

- 4.1 The majority of respondents considered the primary purpose of the Green Belt to be preserving the historic character and setting of the York; this was supported by respondents who felt that although there are five main Green Belt purposes in PPG2, in York's case, the 'preservation of the setting and special character of historic towns' is the primary purpose of the Green Belt. Some felt that the approach to setting Green Belt boundaries needs to recognise the essential role that revising the Green Belt boundary will play in enabling York to grow in a way that preserves its special character and setting and ensures sustainable development.
- 4.2 Many felt that the lifespan of the Green Belt should be until 2029, although some highlighted that it should reflect the revised Regional Spatial Strategy (RSS) timescale and should last until at least 2030. Some considered a lifespan of 30-40 to be appropriate.
- 4.3 Some respondents felt that the Core Strategy should protect all the Green Belt land identified in the existing York draft Local Plan. Others felt that Green Belt land that bordered conservation areas should be given additional protection as they make a special contribution to preserving the historic setting of the city. Respondents were keen that a permanent boundary for York be established but were also keen that existing boundaries were reviewed. Respondents argued that the boundary should not be too tightly drawn; that they should exclude the areas of land that it is not necessary to keep permanently open and should then be an absolute constraint on any future development. The majority (60%) of respondents felt that it was inappropriate to develop sites for housing or employment in the draft Green Belt. However, 67% agreed that if land in the draft Green Belt had to be identified for housing, sites A and B would be most suitable, and 58% agreed that site C would be most suitable for industrial and distribution employment.

## **How issues have been taken into account**

- 4.1 The Core Strategy Submission (Publication) maintains the primary purpose of York's Green Belt, which is to preserve the historic character and setting of York. This is set out in Policy CS1: 'The Role of York's Green Belt'.
- 4.2 York's Core Strategy Submission (Publication) runs until 2031, ensuring a long term green belt boundary, and representing a plan which endures at least as long as the RSS.
- 4.3 Although establishing the principle, purpose and general extent of the green belt, the Core Strategy does not define specific boundaries; these will be established through work on the Allocations DPD. However, in order to accommodate the potential need for additional housing and employment land in the plan period, the Core Strategy proposes changes to the current draft green belt, to accommodate Areas of Search for housing and employment growth. This will ensure that the majority of land is kept open. It is important to note that Green Belt designation represents the highest form of protection of land, as its purpose is to maintain openness, regardless of quality.

## **5 York City Centre**

### **Summary of main issues raised**

- 5.1 It was felt that the approach should be positive about developing the city centre's role as the primary focus for retail, leisure, tourism and office development. It should provide a stronger hook for the Area Action Plan and provide more detail on the scale and type of development proposed for the city centre.
- 5.2 Respondents stated that the historic environment and public realm need to be viewed as a resource to deliver wider economic and social benefits for the centre. The approach should focus on enhancing and improving the public realm, particularly public spaces, open space, traditional gateway streets and the footstreets.
- 5.3 A number of respondents were cautious about the amount of new employment development that could be supported in the city centre. For example, respondents to one of the questionnaires were least likely to agree that new office development should be focused in the city centre. It was also suggested that due to the historic nature of the centre, sites on the edge of the urban area would offer more potential.
- 5.4 There was some debate as to how the approach should seek to improve the evening economy and maximise tourism and cultural opportunities. Some



highlighted the need to support a mix of uses, particularly in the evenings (i.e. not just food and drink venues but also wider social, cultural and educational activities), and to make more use of existing assets such as the river and tourist venues. Conversely, it was suggested that the city centre could be preserved as a tourist and cultural destination with other economic activities and residential moved out of the centre.

- 5.5 It was considered by some that the policy should emphasise the importance of linking the city centre and York Central highlighting the future role the latter will have in supporting the city centre, particularly through the provision of retail and employment.
- 5.6 Improving transport, access and air quality were raised as key issues for the city centre. Specific projects suggested included extending the footstreets, development of a bus station, improving parking and arrangements for deliveries, as well as wider principles of considering accessibility for all users and reducing the physical and environmental impact of traffic.

#### **How issues have been taken into account**

- 5.1 National Policy requires (PPS4) that the city centre should be the focus for the uses identified in Spatial Principle 1. It is within this context that the objectives and targets for the City Centre are set. The expanded Policy CS2 sets a stronger strategic context for the AAP, identifying the four key elements that the AAP will need to address, namely: the levels and types of development to be delivered; the 'areas of change' that should be the focus for city centre enhancements; the accessibility and movement issues that need to be addressed; and a set of overall principles that should guide the AAP approach.
- 5.2 One of the key principles set out in the revised policy on the City Centre responds to comments made, emphasising the need to preserve and enhance the historic character and quality of place recognising that this will create a prestigious and desirable location for businesses. This section draws strongly on the conclusions of York New City Beautiful: Towards an Economic Vision (2010) which focuses on quality of place as being essential to economic competitiveness because it influences where people choose to live and work. Policy CS2 also sets out how the AAP will seek to improve the specific elements mentioned by respondents both through the overall principles and the eight 'areas of change'.
- 5.3 It is recognised that the opportunities for large scale new employment development in the City Centre are constrained by the limited availability of large development sites and the historic nature of the centre. However, in accordance with the sequential approach set out in National Policy (PPS4), the City Centre continues to be the primary focus for future office

development. Within the current City Centre boundary, Hungate is identified as a key site for office development. A significant amount of office development is proposed as part of a new central business district on York Central which will become part of the expanded city centre.

- 5.4 Maintaining a diversity of uses is critical to maintaining the health of the City Centre. Whilst a thriving tourism industry is a key element of the City Centre economy, the mix of retail (both multiples and independent stores) and other uses is also important. For example, residential uses help to support the evening economy and provide activity after shops and attractions have closed, adding to the safety and attractiveness of the centre. The City Centre is also the most accessible location for the majority of York residents and therefore it is important that it continues to provide for the full range of resident's needs to facilitate sustainable travel. In response to comments on the evening economy, Policy CS2 seeks to further diversify the current functions of the City Centre by providing more for families and older people and by encouraging activities to stay open later in the evening.
- 5.5 York Central has been identified as one of the eight 'areas of change' in the expanded Policy CS2 in recognition of the need to deliver improved access and movement between the new city centre uses proposed on the site and the wider City Centre.
- 5.6 Policy CS2 identifies accessibility and movement as a key element that should be addressed through the AAP. This draws on the city-wide strategic issues of congestion, accessibility, safety and air quality identified in the Vision under the Leading Environmentally Friendly City theme. Whilst Policy CS2 identifies the key principles of improving public transport and prioritising pedestrian and cycle movement, the AAP, informed by the Local Transport Plan 3 and the emerging City Centre Movement and Accessibility Framework, will identify specific City Centre transport and accessibility schemes.

## **6 York Northwest**

### **Summary of main issues raised**

- 6.1 Respondents stated that the area offered major opportunities for a sustainable, low carbon development in the City, and was important for the overall economic prosperity of the city, sub region and region. However, there was concern that the proposals seemed to show a lack of ambition for the area.
- 6.2 Respondents supported the proposed mix of uses for the two sites and there was particular support from questionnaire respondents to the development of

a new office quarter at York Central. However, some other potential uses were also suggested including culture, leisure and tourism opportunities near the Railway Museum; employment uses on British Sugar; reducing the amount of employment on York Central to allow for more housing and leisure; a conferencing/evening venue; the new community stadium; and allocating areas of York Northwest (YNW) as green space or parkland to continue York's green wedge theme.

- 6.3 Respondents expressed concerns about the delivery and viability of the sites citing infrastructure costs and issues (particularly with access); over optimistic rate of delivery; inappropriate levels, types and mix of development proposed (particularly levels of housing and employment); market conditions; and land assembly issues. It was suggested that further work on capacity, timescales and infrastructure needed to be undertaken and that the strategy should include contingencies for delayed or no delivery on YNW, suggestions included: looking for early wins on YNW; and allowing individual or grouped sites within YNW to come forward.
- 6.4 Integration with surrounding areas, particularly between York Central and the City Centre, was highlighted as a key consideration. It was suggested that the approach should consider how public realm and green infrastructure investment could improve links to the City Centre and clearly outline how the development would conserve and enhance the historic environment.
- 6.5 Respondents felt that the Core Strategy should allow a flexible approach to York Northwest allowing for it to be developed in the context of site specific policies, detailed master planning and viability testing. Whilst there is a need for a comprehensive approach to the area, it was felt that the section should outline the distinction between the two sites, specifically with regard to the appropriate uses for each site, the mix, the quantum of development and phasing.

#### **How issues have been taken into account**

- 6.1 The major opportunities offered by the two sites is recognised and the section in the Core Strategy Submission (Publication) has been strengthened by including a clear vision and refining the strategic objectives for the YNW corridor. These specifically make reference to the importance of the area economically to the City, the need for good connections to the wider region, and the aim to create exemplar sustainable new communities. It is considered that this, coupled with allocating the sites as Strategic Allocations, means that the ambitions for the area are now more clearly articulated through the Core Strategy.
- 6.2 Some of the uses suggested are now identified in the more detailed strategic policy for each allocation, including the new central business district and

cultural, leisure and tourism uses around the National Railway Museum. However, other uses that were suggested are not considered appropriate as they would substantially reduce the capacity of the sites to provide for sizeable amounts of housing and office development and would require further land to be identified for development outside the built up area. This would be in conflict with the overall spatial strategy, specifically Spatial Principle 1 which seeks to focus the majority of development within York's main urban area.

- 6.3 A substantial amount of work has been undertaken to date on both York Central and the Former British Sugar site and on the basis of this work, the Council considers both sites to be deliverable. The Core Strategy Submission (Publication) is supported by an Infrastructure Delivery Plan and a transport assessment which helps to demonstrate the delivery of the Strategy as a whole, and contingencies are provided by the built in flexibility of the overall supply of housing and employment land identified. The approach to the sites has been amended for the Submission (Publication) draft, with the sites being allocated through the Core Strategy rather than through the preparation of a single Area Action Plan (AAP). This decision was made in response to concerns about timescales and bringing the sites forward together, given complexities and timescales on the York Central site - as reported to the LDF Working Group on 4 January and 22 March 2010. Since then further work has been undertaken with regard to the York Central site to test appropriate levels of retail floorspace and to establish a revised figure for the residential element to take account of the latest information on the area of land that would be required for operational rail requirements and for alternative land uses such as employment, expansion of the National Railway Museum, retail and parking.
- 6.4 The wider point on the need for integration with existing communities is reflected in the strategic objectives for YNW. The specific point on integrating York Central with the City Centre is recognised and has been addressed in a number of ways in the Submission (Publication) Core Strategy. Firstly, the City Centre boundary will be extended to include those parts of the York Central site which will be developed for City Centre type uses (see Figure 6.1 of the Submission (Publication) Core Strategy). Secondly, the principles of development for York Central require that the detailed masterplanning for the sites should seek to improve and enhance connectivity and linkages. Finally, York Central has been identified as one of the eight 'areas of change' in Policy CS2 on the City Centre highlighting the need to improve connections between the site (particularly the new central business district and urban quarter) and the wider city centre. Regarding the historic environment, the strategic objective on integrating the new communities into existing communities has been expanded to include

specific reference to ensuring the city's heritage assets are preserved and enhanced.

- 6.5 The Core Strategy approach to YNW has been amended in the Submission (Publication) draft, with each site now being identified as a Strategic Allocation within the context of a wider YNW corridor. This enables the Core Strategy to set out the proposed approach to each site and be specific about the levels and mix of uses that would be appropriate whilst ensuring that the area as a whole is considered in a strategic and comprehensive manner. The Core Strategy remains focused on the strategic vision and objectives for the area, detailed development will be progressed and developed through the preparation of Supplementary Planning Documents and master planning for each site.

## **7 York's Special Historic and Built Environment**

### **Summary of main issues raised**

- 7.1 Overall, respondents supported the LDF's approach to restating the Council's duty to preserve and enhance historic areas, and seek a higher standard of design across the City, recognising the need for different approaches to development within the city centre and elsewhere.
- 7.2 Whilst the majority of respondents supported the use of CABE's urban design principles, it was felt that these needed to be supplemented by other York specific principles which ensure that the key aim is to only allow development where it reinforces York's local character. Some respondents considered the CABE principles to be overly prescriptive.
- 7.3 The production of a Local List was strongly supported by respondents who considered it very important to have a better understanding of the character of buildings and places in suburban and village locations which do not currently benefit from statutory protection. It was recommended that the Local List be adopted as an SPD, as well as Conservation Area Appraisals, Parish Plan and Village Design Statements.
- 7.4 Several comments were made about future growth and development and the impact that it may have on the historic character of York. A primary concern was that the level of growth discussed in the Core Strategy could impact negatively on the historic environment. Other respondents felt that the design policy should not rule out tall buildings or contemporary architecture in parts of the city where it could be accommodated e.g. York Central.

## **How issues have been taken into account**

- 7.1 The Core Strategy Submission (Publication) continues to focus on preserving and enhancing historic areas. Policy CS5, specifically identifies assets which are of strategic importance to the special character and setting of York and sets out key design principles to guide development proposals. The latter includes a requirement to respond to and reflect local character and form.
- 7.2 During the preparation of the Core Strategy, York-specific design principles have been established, as set out in Policy CS5 of the Submission (Publication) document. Whilst these take account of the original CABE principles, they are locally focussed, identifying the assets that are significant to York's character.
- 7.3 The LDF target is to consult and agree on a Local List for York in accordance with the City of York Heritage Strategy. Policy CS5 supports the production of a Local List for important heritage assets, to ensure that future development is based on a thorough understanding of local character and context. The intention is to adopt the List as an SPD. The policy also supports the production of Conservation Area Appraisals, Parish Plans and Village Design Statements.
- 7.4 A key element of Spatial Principle 2 is to ensure that York's special historic and built environment including the City's character and setting is preserved and enhanced. Further detail on how this can be achieved in individual developments is provided in Policy CS5 of the Submission (Publication) document, which identifies a range of principles that need to be satisfied when considering new developments. These relate to the urban grain; urban structure; the character and appearance of landscape; density and mix; scale; massing; and the texture, colour, pattern and durability of materials used. This will ensure that any new development will not have a damaging impact on the historic character of the city. In terms of the development of tall or contemporary buildings in York, the policy recognises that high quality standards of contemporary design should be promoted where they respect and complement the existing townscape.

## **8 Housing Growth and Distribution**

### **Summary of main issues raised**

- 8.1 There were mixed views on the housing targets. Whilst the majority of respondents to the questionnaires thought that the targets of 880/850 homes a year were too high (57% of respondents) and we should build to a lower

target (almost half of those responding supported a figure of 630 or less a year), over two fifths of respondents supported these targets.

- 8.2 Lower housing figures were supported because it was considered that forecasts should be based on need rather than demand and there were concerns about impact on the Green Belt; negative effects on what is special about the city, such as its walkability, access to green space and unique streets and views and the historic environment, protecting green infrastructure and reducing the city's ecofootprint. Higher targets, such as the Regional Spatial Strategy target of 850 a year were supported because of conformity with the RSS, because evidence shows need is actually much higher, and because it helps to provide flexibility and ensure the permanency of the Green Belt, as well as providing a robust future mix/affordability level for York
- 8.3 Many respondents thought that windfalls should be included in the plan, although some objected to this as being contrary to PPS3. It was suggested that windfalls can be part of York's solution to housing growth and land supply by providing flexibility.
- 8.4 In terms of the location of future housing there was concern that the approach was over-reliant on brownfield and committed sites which are unlikely to deliver and that the areas of search had not been properly tested, which could lead to a shortage of sites. Some argued that this would add to the risk that urban extensions would be brought forward in the short term, given that they had been removed from the Green Belt. Others argued that the areas of search should be brought forward earlier to help deliver priority housing needs or that additional greenfield land releases should be considered to accommodate growth and allow greater flexibility.

### **How issues have been taken into account**

- 8.1 In 2010 and 2011, Arup were commissioned to consider the level of population and household growth that should form the basis of future housing provision in York. The review considered the following elements:
- the evidence base for the RSS;
  - the latest evidence in terms of ONS population and CLG household projections;
  - the effect of the recession on the RSS estimates and on population and household projections (as all of these predate the recession);
  - the observed effect of trends in the housing market in terms of housing completions, house prices, affordability and housing capacity; and
  - the effect of the economy and economic growth on housing and migration.

Reflecting the conclusions of the evidence base, it is therefore considered appropriate for Policy CS6 of the Submission (Publication) Core Strategy to include housing targets of an overall average of 800 dwellings a year between 2011 and 2031.

- 8.2 It is considered that the approach to housing growth in the Core Strategy Submission (Publication) provides an appropriate balance between addressing housing needs (including assisting in providing for a balanced housing market) and safeguarding York's special historic and natural environment. Development would take place within the context of the vision and objectives of the whole plan.
- 8.3 PPS3 states that windfalls should not be included in the first 10 years of housing supply and therefore a full allowance for windfalls is not included in the supply of housing in York over the 20 year plan period. However, it is considered appropriate to include a reduced allowance for windfalls to reflect historic rates of completions on very small windfall sites (less than 0.2ha) and changes of use or conversions of larger properties. Both of these sources are too small to be picked up in the Strategic Housing Land Availability Assessment (SHLAA), but nevertheless are characteristic of the types of sites that have come forward in York in the past. Other larger windfalls are also expected to continue to come forward within the plan period and these would provide additional flexibility to the delivery of the housing target as well as potentially pushing back the date from which Areas of Search would be considered for development.
- 8.4 The SHLAA carried out a comprehensive assessment of potential housing sites in terms of their suitability, availability and achievability. Whilst the SHLAA does not allocate sites it provides a sound trajectory for assumptions about how and where the housing targets could be achieved. Urban extensions may be required towards the end of the plan period to meet the housing targets. Areas of Search have been identified by applying the components that underpin Spatial Principles 1 and 2 as well as considering the future transport network and landscape appraisal and sustainability appraisal. Policy CS6 of the Submission (Publication) Core Strategy ensures that these areas will only be brought forward for development through the Allocations DPD if there is insufficient brownfield land and other suitable sites within the main urban area, large villages and villages to maintain a 10 year supply of housing land. Additional flexibility will be provided from larger windfalls.



## **9 Aiding Choice in the Housing Market**

### **Summary of main issues raised**

- 9.1 There was recognition that the needs of various groups in the city cannot be met with a 'one size fits all' approach, and that different groups (including older people, students, families with children) need housing which helps accommodate their specific needs and lifestyles. Furthermore, housing schemes should be diverse and adaptable, to provide for people's changing needs throughout their lifetimes. Some felt that specific allocations should be identified to provide for older people (including bungalows/sheltered housing) and students.
- 9.2 In general, there was support to promote net development densities which reflect their location, setting and help redress the imbalance between flatted development and family housing, and that (in spite of more recent changes to PPS3) a minimum housing density should be established. Some felt this should not be prescribed in the Core Strategy, but left for the Allocations document/site specific negotiation.
- 9.3 Common themes relating to Gypsy, Traveller and Showmen's site shortages included evidencing need through appropriate appraisals, urgently providing more allocated sites and reducing the number of unauthorised encampments.

### **How issues have been taken into account**

- 9.1 The supporting evidence base (including the Strategic Housing Market Assessment, Housing Strategy and Older Persons Housing Strategy), and in-house analysis of past housing provision, support an approach which prioritises housing development and promotes the provision of new specialist housing schemes within major housing developments. All new residential development will be built to the Lifetime Homes standard, to ensure adaptability and to meet the needs of the wider housing market, including families. Issues relating to student housing will be addressed both through the control of concentrations of HMOs and the provision of additional 'on-site' student accommodation to accommodate future expansion.
- 9.2 All new housing will be built to a minimum net density of 30 dwellings/ha. In considering the function and qualities of different zones within the Authority, the SHMA identified differences between the City Centre, Urban areas, Suburbs and Rural areas – each has been afforded its own minimum net housing density, and the Allocations DPD will set out specific on-site mix/type standards for identified sites. With regards to concerns around flatted development Policy CS7 of the Core Strategy Submission (Publication) provides for delivering an overall mix of 70% houses and 30%

flats. It is expected that higher density development (in the most accessible locations) would provide housing opportunities specifically for younger people entering the housing market.

- 9.3 The Allocations DPD/AAP will identify sites to accommodate at least 36 additional Gypsy and Traveller sites, and a further 13 permanent plots for Showpeople; these quanta are established by an up to date evidence base. Section 9 of the Core Strategy Submission (Publication) also sets out planning criteria to determine the appropriateness of future allocations and/or windfalls.

## **10 Affordable Housing**

### **Summary of main issues raised**

- 10.1 There was widespread acknowledgement of the difficulties for those trying to enter York's housing market, principally due to unaffordable house prices. Respondents supported a review of the Local Plan affordable housing policy and targets (which were widely criticised). During early stages of consultation, several comments pointed to the need to determine whether proposed affordable housing targets were viable. Subsequent comments (following commission of Viability Appraisal at Preferred Options) questioned the deliverability of affordable housing against a target of 43%, suggesting the target should only be aspirational.
- 10.2 The specifics of how to implement an affordable housing policy (thresholds, tenures and S106 contributions) were also raised. Most support was for a negotiable mix of social rent and discount for sale, noting the potential from smaller schemes to also contribute at reduced rates. There was general backing for use of off-site contributions, but wholesale objection to the expectation of financial contributions from commercial development. Additional comments were received relating to the development of publicly funded affordable housing.
- 10.3 There was widespread support for the use of exception sites to improve affordability in rural areas.

### **How issues have been taken into account**

- 10.1 It is acknowledged that planning policy alone cannot address affordability; however a significant proportion of affordable units provided have been delivered as a result of negotiation within the development process. Section 10 of the Submission (Publication) Core Strategy addresses the proposed approach to affordable housing, and relates future delivery to the Dynamic Viability Model, which annually updates the affordable housing target, with reference to site size and location.

- 10.2 Tenure split, size and type will be determined in relation to the current Strategic Housing Market Assessment. Off-site contributions for affordable housing will be acceptable on sites of less than 5 homes. To maximise affordable housing, and to help meet the long term target of 50%, the Council will seek public subsidy on eligible sites.
- 10.3 Planning permission will be granted for schemes of 100% affordable housing on eligible sites.

## **11 Community Facilities**

### **Summary of main issues raised**

- 11.1 Several respondents felt that too many topic areas were covered in the policy under the heading 'access to services' and considered that the section could be split into several policies, to cover community facilities, the universities, planning obligations and healthcare.
- 11.2 Access to community facilities and healthcare services was raised by many respondents as a key issue. It was felt that access should be sustainable and by means other than the private car. It was suggested that accessibility requirements for new facilities should be set out.
- 11.3 With regard to key priorities for delivery, there was support for a new city swimming pool and community stadium, alongside a strong message of support for retaining and enhancing local shopping facilities.
- 11.4 Many respondents also considered it important to protect existing community facilities whilst ensuring that areas have good facilities to cope with the impacts of any new development. It was suggested that the approach to community facilities should consider how facilities to support new development can address the needs of existing communities.
- 11.5 Respondents had various ideas for the types of community facilities that are needed in the city, including a showground, an ice rink and an arts centre. It was felt by respondents that new facilities should be based on identified community need.

### **How issues have been taken into account**

- 11.1 It is agreed that many of the topics previously covered under 'access to services' would benefit from their own section or policy. Therefore, the Submission (Publication) document has a new section on education and has split community facilities and healthcare into two policies, there is also a section on developer contributions.

- 11.2 Through the policies in the Submission (Publication) Core Strategy new development will be required to minimise car journeys as far as possible. Accessibility criteria have been set out in the transport section and new targets regarding accessibility have been included in the community facilities section. Reference is also made in the community facilities policy (CS11) that new residential development should be in locations with good accessibility to a range of community facilities and frequent public transport. Furthermore, new facilities should be in locations that are well served and linked by public transport and accessible by walking and cycling.
- 11.3 There is a commitment to facilitating the development of city wide and large scale built sport facilities including a swimming pool and community stadium. Reference has also been added to the community facilities policy (CS11) to support the provision of new small scale retail facilities in local centres and neighbourhood shopping parades.
- 11.4 The importance of service provision keeping pace with new development is acknowledged so that existing and future communities have satisfactory access to community facilities. The Submission (Publication) policy (CS11) recognises that alongside new provision, existing services must be protected as much as possible and that these existing services are fit for purpose. There is also reference to refusing proposals which fail to protect existing community facilities or involve the loss of facilities unless it can be demonstrated the use is no longer, or cannot be made, commercially viable or satisfactory alternative provision can be made.
- 11.5 The Core Strategy is a strategic document; therefore it is not appropriate to have detailed policies. The community facilities section of the Submission (Publication) is sufficiently flexible that any type of community facility could be delivered should a gap in provision be identified. Policy CS11 sets out the approach to ensuring that community facilities are provided in the most effective and accessible way.

## **12 Education, Skills and Training**

### **Summary of main issues raised**

- 12.1 Whilst there was support for reference in the document to York as a world-class centre for education there were concerns that this did not get picked up adequately in the four key themes under which the policies were set out. It was suggested that a new key theme for world class education be introduced to the vision. There was also support for the educational elements of the previous 'access to services' section to be covered in its own policy.

- 12.2 It was noted by some respondents that the approach to education should acknowledge all of the city's further and higher educational institutions.
- 12.3 Respondents agreed that ensuring there is sufficient education provision is important and that emphasis should be on meeting the schooling needs arising from new developments.
- 12.4 Several respondents considered that the Core Strategy should address the housing impacts of students. Some felt that it should be the responsibility of the universities to provide affordable accommodation for a greater percentage of their students and where possible provide on campus accommodation.
- 12.5 There was strong support for increasing levels of training and development. It was suggested that planning agreements could be used to secure this. The construction phase of developments was considered to have opportunities for training and development through apprenticeships and work experience.

#### **How issues have been taken into account**

- 12.1 Following the inclusion of a new education theme in the Vision a new section has also been added to the Submission (Publication) draft, covering policies on education and skills and training. This ensures a robust approach to education and acknowledges the important roles that further and higher education institutions play in the city. The submission (Publication) document has also split the previous 'access to services' section into community facilities and healthcare policies, with education matters being covered in its new section.
- 12.2 To reflect the important roles that all further and higher education institutions play in the city the new policy on education, skills and training names all further and higher education institutions. These are also shown on the key diagram.
- 12.3 Meeting the educational needs arising from new developments is important, as such, the LDF will facilitate the delivery of preschool, primary and secondary school education to meet identified need. This will include new provision to support the York Northwest Strategic Allocations and other Major Development Opportunities, alongside any need arising from new housing sites.
- 12.4 It is recognised that increases in higher education student numbers through future expansion are matched by increases in need for student accommodation. A policy requirement has been added for higher education institutions to address the need for any additional student accommodation (Policy CS13). Provision will be expected to be made on campus where

possible and in locations with good public transport, walking and cycling links to the institutions they are intended to serve.

- 12.5 The Submission (Publication) document includes a new policy on targeted recruitment and training linked to the development process (Policy CS14). Building linkages between developers, contractors and jobseekers via the construction of major developments the LDF will create economic and social benefits for local communities. The number of apprenticeships starts has decreased in the city which the Council's 14-19 Plan (2009) seeks to reverse. It is recognised that the LDF has a role to play in achieving this. Targeted recruitment and training will be secured by Section 106 agreements to ensure, where feasible and viable, training opportunities are provided and labour is sourced locally.

## **13 Sustainable Economic Growth**

### **Summary of main issues raised**

- 13.1 There were mixed views on the level of employment growth. There was a balance between the number of respondents who agreed with the proposed level of job growth of approximately 1000 jobs a year and the number of respondents who felt it should be lower. A small proportion thought it should be higher. Some respondents felt that further work should be undertaken to assess the impact of the recession and changing market conditions on York.
- 13.2 Some respondents felt that the specific types of employment needed to be highlighted more. Specifically realising the predicted growth of the University, Science City and knowledge based industry. Some considered the hospitality and tourism industry to be particularly significant for York and should have more emphasis. A number of respondents felt that the definition of 'jobs' is too limited and it should reflect more non-B Class jobs such as hotels and restaurants. Whilst some respondents felt that the city needed to provide a greater number of 'high-end' jobs to retain students, others felt that more non-graduate jobs in traditional industries should be encouraged. Overall, it was considered that the Core Strategy needs to review the types of jobs York wishes to encourage, it should emphasise more entrepreneurship and start-up businesses and recognise that some new technical and service sector jobs will not adequately replace jobs lost in the manufacturing sector.
- 13.3 Respondents made comments about the factors used to determine appropriate locations for new employment. Generally respondents agreed that locations near good public transport are good but that public transport infrastructure in York needs to be improved. On the same theme, respondents agreed that the majority of employment sites should be within

the main urban area of York. In contrast, some respondents felt that due to the historic value of the city centre, it might be more appropriate to develop satellite employment parks on the periphery of the urban area.

- 13.4 Several comments were made about specific sites for employment. Many of the strategic sites were identified as potentially having a significant impact on the strategic road network.
- 13.5 Concerns were raised that by identifying Heslington East as the only location for research and development (R&D), it would conflict with the planning permission which restricts the site to university uses.
- 13.6 Some respondents expressed support for a more flexible approach to the reuse of employment sites for other uses, where they no longer met the market demand for employment. However, some respondents raised concerns about losing employment land to other uses, arguing that it was important to retain current employment land in employment use.
- 13.7 Several comments were made about tourism and culture. Generally, respondents felt that more emphasis needed to be placed on this sector with improvements being made to the day and night time economy. It was recognised that business tourism should be referenced along with the need for a new high quality conference venue and more high quality hotels in the city centre. Some respondents argued that the council should prioritise residents over visitors, whilst others felt that improvements to cultural provision would benefit both residents and visitors.

#### **How issues have been taken into account**

- 13.1 The Employment Land Review (2009) assessed future employment growth for York and their findings concluded that job growth equating to around 1,000 jobs per annum was likely for York. In 2011, consultants were commissioned to evaluate previous projections in the context of the global financial crisis. Their findings concluded that around 960 additional jobs per annum was a realistic average figure for the LDF period. Although the conclusions of the latter report are based on slightly lower employment levels compared with the previous figures, they suggest a larger margin of choice be adopted when converting employment numbers into a land requirement for these sectors which results in a position very similar in land requirements to the earlier study. Consequently, the 'up to 1000 jobs a year' target remains in the Submission (Publication) Core Strategy.
- 13.2 The Core Strategy Submission (Publication) targets specifically recognise the need to identify sufficient land for Science City uses and the need to maintain or increase further and higher education jobs. Policy CS16 does place more of an emphasis on B-class uses as these have been specifically

identified through the Employment Land Review as requiring a specific amount of floorspace which cannot be provided for within existing sites/premises. This has necessitated consideration of an Area of Search for employment growth. Non-B-Class uses such as tourism and retail usually create jobs within existing retail areas or the City Centre. In terms of the structure of York's economy, the Core Strategy recognises the value of sectors such as tourism, retail and construction as well as emphasising the renewed focus nationally on the importance of the manufacturing and export sectors.

- 13.3 The Core Strategy Submission (Publication) identifies specific strategic sites and areas of the city where certain types of employment uses will be suitable. This generally focuses office development in central areas, easily accessible by public transport or existing business parks. This provides a balance of city centre and non-city centre sites, while making the best use of previously developed land.
- 13.4 Due to York's compact and historic nature coupled with the abundance of rivers and railway lines, traffic congestion is significant problem. Whilst many of the strategic sites have been identified by respondents as having the potential to further exacerbate these problems, technical work undertaken to support planning applications and masterplanning work for these sites has concluded that the economic and social benefits of developing these sites outweighs the potential impact on the road network. Furthermore, as part of the comprehensive development of these sites, mitigation measures will be implemented to limit the impacts. By concentrating employment development in certain locations it will help to provide a critical mass for public transport.
- 13.5 The concerns relating to Heslington East have been addressed as Policy CS16 'Employment Land' now refers more widely to the city's educational establishments including the Heslington East campus.
- 13.6 Existing employment land and buildings will continue to be protected where they are needed to meet the future supply of employment land in either quantitative or qualitative terms. This is based on the findings of the employment land review which recognised that the broad quantity of well-functioning employment sites should be retained and monitored, at least in the short to medium term.
- 13.7 The city centre will provide the main focus for tourism and associated business tourism for York. The emerging City Centre Area Action Plan identifies several areas of change, including the Barbican site. This site is recognised as being suitable for a large events venue providing a large conference facility. The city centre policy (CS2) also places great emphasis



on the importance of creating a strong evening economy by diversifying the current functions of the city centre to provide more for families and older people and encouraging activities to stay open later in the evening.

## **14 Retail**

### **Summary of main issues raised<sup>4</sup>**

- 14.1 Retailing in the city centre is important for the city's economy and for both residents and visitors.
- 14.2 There was a mixed response as to whether we should pursue a policy of retail growth, with some supporting an increased market share for the city to enable it to compete effectively in the sub-region, whilst others objected to retail growth, rejecting the need to strengthen York's sub-regional shopping role and highlighting concerns about impacts on the city connected to its historic character and traffic constraints. It was argued that York should focus on unique character, protection of the diversity of shops, providing for local need (for example for a large department store) and qualitative aspects more than growth per se.
- 14.3 Of those who supported retail growth in York, a number felt that the city centre, and extensions to it, (including the Stonebow Area and Castle Piccadilly) should be the priority location for new retail development and its viability should not be undermined by out of centre proposals. In contrast, others argued that growth should be directed to out of centre retail locations including York Central, Monks Cross and Clifton Moor.
- 14.4 Overall, there were mixed views about future retail on York Central. Concerns were raised regarding competition with the city centre as it was felt that the two retail areas could not be fully integrated creating dual centres for both retailing and tourism. As a result a number of respondents welcomed the cautious approach to York Central, the requirement to undertake further retail impact work and the aspiration to create better access to and from the central shopping area, the station and York Central.
- 14.5 With regard to the hierarchy of centres, some respondents felt that we should identify more District Centres including Clifton Moor and Monks Cross as well as many of the smaller centres within villages and neighbourhood parades.

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<sup>4</sup> At the meeting on 25<sup>th</sup> October 2010 Members of the LDF Working Group requested that a specific consultation be undertaken on the proposed approach to retail. Consultation with key stakeholders took place in December 2010 and January 2011. These comments have been included in the summary of main issues raised and therefore some relate to the approach that has been developed since Preferred Options – specifically regarding York Central and Market Share.

- 14.6 There was support for more food stores in the city centre and the provision of local convenience shops in existing district and local shopping centres, areas where there is an identified deficiency, and to support large new developments, rather than more large supermarkets.

**How issues have been taken into account**

- 14.1 Agree, the objective of the approach to retail in the Submission (Publication) document is to deliver new shopping provision to support the vitality and viability of the city centre and to meet local shopping needs. This relates well to the overall Core Strategy Submission (Publication) vision to strengthen the city centre's role as a sub-regional shopping and entertainment centre and national policy which states that retail, leisure and tourism uses should be focused in existing centres.
- 14.2 The findings of the Retail Study (2008) indicate a clear need for additional retail floorspace in York due to future capacity projections for supportable additional floor space; a decline in York City Centre's market share and missing elements in York's shopping offer. In light of this evidence base, it is considered appropriate for the Core Strategy Submission (Publication) to pursue a policy of retail growth. However, the approach no longer includes an objective to increase York's market share to a set target of 34% and is instead based on the need for York City Centre to remain vital and viable and to provide for local need rather than its relative performance against other centres. By focusing development and investment on the City Centre the market share will in turn increase as York becomes more competitive with competing retail destinations. Section 14 recognises that the health of the City Centre is based on providing an attractive and vibrant retail destination within a high quality urban environment of considerable historic and architectural heritage. There is a good range of major mainstream multiple retailers, as well as numerous special interest, independent local shops that contribute greatly to the distinct character of the Centre. A key focus of the policy approach is to support this through the retail growth identified (Policy CS17).
- 14.3 National policy (PPS4) identifies existing centres as the sequentially preferable location for retail. Therefore the City Centre remains the priority location for new retail growth in the Submission (Publication) Core Strategy. Castle Piccadilly and the Stonebow Area have been identified as appropriate for comparison retail for the first half of the plan period (to 2020) and will form extensions to the Central Shopping Area. Due to the historic nature of the City Centre and the constrained nature of the central shopping area it is not possible to accommodate all available capacity in the City Centre. There is a need to consider how much further capacity could be accommodated in the York area without having an unacceptable impact on

the City Centre. York Central is out of centre, but is identified in the Retail Study (2008) as the next preferable location for future retail development due to its proximity to the City Centre and the railway station and the opportunities for enhanced linkages with the Central Shopping Area. Further assessments, as set out in the York Retail Topic Paper (2010), indicate that it could be appropriate to accommodate between 20,000 and 25,000 sq m net comparison floorspace on York Central without having an unacceptable level of impact on the vitality and viability of the City Centre. This will only be considered post 2020 and following the implementation of retail development at Castle Piccadilly Major Development Opportunity and the Stonebow Area. This would also be subject to further detailed impact testing at the time of an application. Retail growth is not being proposed at any other out of centre locations, any proposals for out of centre retail development will need to be considered in light of the sequential approach and the impact on existing centres and retail allocations.

- 14.4 As highlighted by some of the respondents, the approach to York Central is intended to recognise that potential impact on the City Centre needs to be carefully considered. For this reason Policy CS17 is phased to ensure that retail development is prioritised in the Central Shopping Area. It also requires further detailed impact testing to be undertaken before phase 2 of the policy is implemented. The need to develop improved access, movement and integration between York Central and the wider City Centre is also a key part of the York Central Policy (CS3) and the City Centre policy (CS2) which identifies the area as one of the key 'Areas of change'.
- 14.5 York's current retail hierarchy remains unchanged in the Submission (Publication) Core Strategy approach, with no further District Centres being identified. The Retail Study concluded that it was not appropriate to add further centres to York's retail hierarchy, specifically existing out of centre retail locations. Reflecting the evidence base and national policy (PPS4) on comparison retail it is therefore not considered appropriate that any other retail locations should be formally designated as District Centres. However, the policy (CS17) recognises the role played by smaller centres in providing accessible local convenience retail to meet people's day to day needs, with a new local centre proposed on British Sugar.
- 14.6 These comments are reflected in the Submission (Publication) policy approach to convenience retail (CS17iii) which states that convenience retail development will be directed to the City Centre, Acomb and Haxby District Centres and smaller centres (within other large villages, villages and small villages as well as neighbourhood centres) at an appropriate scale. Any retail proposals will be considered in light of up to date capacity figures and, in accordance with PPS4, will be subject to a sequential assessment and an assessment of impact.

## **15 Sustainable Transport**

### **Summary of main issues raised**

- 15.1 There was overall support from respondents for promoting accessible locations for development and prioritising the enhancement of alternative forms of travel such as walking, cycling and public transport, in order to reduce the use of the car and therefore tackle congestion and air quality issues. Although some felt that the approach did not go far enough to achieve this successfully as highlighted in the issues below.
- 15.2 Some felt that the approach should consider transport issues wider than the city centre, looking at cross-city links as well as improved regional connections, particularly to Hull and the East Riding.
- 15.3 Respondents considered that the approach should include more radical proposals to significantly reduce traffic levels, rather than just reducing the level of growth, to reduce CO<sub>2</sub> emissions and meet legal air quality limits. This should include the use of low emission vehicles, the development of low emission infrastructure and supporting a Low Emission Strategy.
- 15.4 Using demand management mechanisms such as controlling parking was supported by some respondents. However, others were critical of demand management stating that it was contrary to national policy and that the control of parking would not affect through-traffic. Some highlighted the cost and availability of parking as a problem, particularly for businesses, the evening economy and the viability of new developments such as York Central. It was suggested that instead we should restrict car access and road priority into the city centre and give priority to public transport, walking, cycling and disabled access. Alternatively tolls, congestion charging and car share schemes were suggested, as well as the development of a freight transshipment centre.
- 15.5 Respondents suggested a wide range of measures to improve public transport, walking and cycling in the City.
- 15.6 It was felt that the approach should include more information outlining how improvements will be delivered and funded and consider contingencies if schemes do not come forward, as part of an Infrastructure Plan. Particular concerns were raised regarding development that relies on critical infrastructure improvements to the ring road, rail improvements and new rail stations which will be very expensive and for which funding sources and delivery mechanisms have not been identified.
- 15.7 Mixed views were expressed regarding road schemes, in particular those that related to the outer ring road. Whilst some supported proposed road

schemes such as the dualling of the A1237, others raised concerns about costs and/or felt that short term reductions in congestion are likely to be lost to long term increases in car use and increased emissions.

- 15.8 Some felt that more consideration needed to be given to whether transport that ensues from proposed developments can be accommodated on the network. The approach should show which spatial strategy options perform best in relation to transport infrastructure as part of the audit trail in the Sustainability Appraisal. There has been no assessment of how the proposed transport measures might impact upon the character and setting of York.

#### **How issues have been taken into account**

- 15.1 These principles are maintained in the Submission (Publication) Core Strategy. The strategic objectives for transport seek to provide quality alternatives to the car and support and implement changes in travel behaviour. Key tenants of the policy approach to meet these objectives is to locate new development where it can be accessed by public transport, walking and cycling and through the LTP3 to implement low cost infrastructure and service improvements such as demand management and sustainable travel promotion to encourage smarter travel choices (Policy CS18).
- 15.2 Providing strategic links is a theme which has emerged through the LTP3 process and refers to the need to have good connections between population and employment centres. It is recognised that it is essential for York to be well linked to its surrounding area and beyond. This theme has been included as a strategic objective for transport in the Submission (Publication) Core Strategy and the policy approach seeks to meet the objective through a number of strategic infrastructure improvements. This relates to city-wide links and links to the wider area particularly through improvements to park and ride and the outer ring road.
- 15.3 The approach in the Submission (Publication) document seeks to balance what transport improvements are achievable with ensuring that the transport resulting from development growth can be accommodated in an acceptable way. In general, more sustainable travel will be encouraged through the measures outlined in Policy CS18 and in some locations this may result in a reduction in current traffic levels and address areas with air quality issues – for example through schemes to promote movement and accessibility in the city centre as a result of the emerging City Centre Movement and Accessibility Framework. However, the targets for Section 15: Transport focus on measuring a reduction in the overall levels of traffic growth (or increase in delays) because at a strategic city-wide level traffic levels are still

likely to increase. Air quality improvements will be measured through the targets set out in Section 16: Air Quality on meeting legal air quality limits and revoking Air Quality Management Areas. Policy CS19 on Air Quality will help to implement the Council's Low Emission Strategy which aims to increase the take up of low emission vehicles and technology.

- 15.4 Implementing demand management measures as a part of encouraging behavioural change continues to be an important element of the Core Strategy Submission (Publication) approach to sustainable transport, reflecting one of the key themes of the Local Transport Plan 3. Whilst the cost and availability of parking may be raised as a concern, it is considered essential to continue to restrict city centre parking, alongside positive measures (such as improvements to bus services and improving the pedestrian environment) to encourage behavioural change and improve overall city centre accessibility, as well as having a positive impact on the centre's historic character. Other potential approaches to city centre accessibility are being considered as part of work on the City Centre Area Action Plan, and this could include restricting access on certain routes and readdressing road priorities. Tolls, congestion charging and freight transshipment are not currently being pursued.
- 15.5 The proposals set out in Policy CS18, supported by detail in Local Transport Plan 3 and future Supplementary Planning Documents, is intended to provide a package of measures that delivers the strategic objectives for transport. Through the various consultation stages on the Core Strategy, respondents have suggested a range of improvements to public transport, walking and cycling in the City. Many of these are included in the approach where they can be funded, have a reasonable chance of being delivered and they fit with the transport objectives. A number are not being taken forward because they did not meet these criteria, or they are not being taken forward at this time, for example tram-train or new railway stations, due to a lack of funding or detailed assessments. However, Policy CS18 identifies the need to allocate or reserve land for schemes such as these that may be longer term ambitions, to ensure that future opportunities are not prejudiced by development in the short term.
- 15.6 The Topic Paper on Transport Implications of the LDF (2011) provides an analysis of the implications for transport arising from the proposed growth assumptions set out in the Core Strategy Submission (Publication) and the infrastructure that will be required to mitigate its impacts on the transport network. The Paper also considers likely costs, phasing and deliverability. This has been used to inform an Infrastructure Delivery Plan that has been prepared to support the Submission (Publication) Core Strategy.

- 15.7 A number of proposed road schemes are included in Policy CS18 ii. The Topic Paper on Transport Implications of the LDF (2011) specifically considers the costs and benefits of different interventions on the outer ring road (A1237) in its annexes. This concludes that the level of intervention proposed in Policy CS18 would achieve benefits in mitigating traffic impacts whilst remaining deliverable in terms of costs and likely sources of funding. It recognises that this is a balance and identifies that with higher level interventions such as full dualling there is significant risk that additional trips will be generated by the improved route which would have considerable air quality and greenhouse gas emissions.
- 15.8 As set out in para 15.6 above, the Topic Paper on Transport Implications of the LDF (2011) provides an analysis of the implications for transport arising from the proposed growth assumptions set out in the Core Strategy Submission (Publication) and the infrastructure that will be required to mitigate its impacts on the transport network. Work undertaken for the Preferred Options considered the potential spatial strategy approaches to the potential urban extensions and assessed their impact on the future transport network (Preferred Options Topic Paper 3: Transport (2009), Halcrow for CYC). A Heritage Topic Paper and Heritage Impact Appraisal (2011) has been prepared to support the Core Strategy. The Impact Appraisal tests the potential impacts of all Core Strategy policy statements, including those on transport, on York's special historic character.

## **16 Air Quality<sup>5</sup>**

### **Summary of main issues raised**

- 16.1 It was considered by some respondents that air quality had not adequately been addressed at a strategic level, given that development on the scale discussed in the LDF should consider the overall impact on air quality, particularly its effect on human health. Respondents commented that air quality needs to be raised in the Core Strategy as a specific issue and challenge in its own right. It was suggested that to achieve a real improvement in air quality, a holistic approach to emission control needs to be taken across the City.
- 16.2 Stronger, more effective action is required to meet the legal requirements of air quality according to some respondents. It was suggested that the approach to air quality should support the preparation of a Low Emission

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<sup>5</sup> It should be noted that air quality issues that relate to transport are discussed under Section 15 'Sustainable Transport'. This section focuses on overarching issues raised with regard to air quality.

Strategy for the City. An objective to reduce the total emissions of oxides of nitrogen should be considered and this should be sufficiently rigorous to stem growing incidences of poor air quality.

- 16.3 Some respondents felt there is a need for the Core Strategy to address the difference between carbon reduction and air quality as well as the potential conflicts between the two issues.

### **How issues have been taken into account**

- 16.1 A new section covering air quality has been added to the Submission (Publication) Core Strategy. This section focuses on strategic air quality issues, more specific air quality issues are covered in the relevant section such as transport. Policy CS19 will reduce emissions to air and improve air quality within existing Air Quality Management Areas and across the City of York Council area as a whole. To protect human health by improving local air quality and contribute towards York becoming the UK's first low emission city development will only be permitted if the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts and reduce further human exposure to poor air quality.
- 16.2 A strategic objective of the LDF (Section 16) is for it to play a key role in helping to deliver improvements to air quality and the implementation of a Low Emission Strategy by supporting measures to help reduce the emissions of nitrogen dioxide (NO<sub>2</sub>), particulate (PM<sub>10</sub>) and carbon dioxide (CO<sub>2</sub>). It is considered that the inclusion of a new section on air quality demonstrates the Council's commitment to addressing poor quality and meeting legal requirements. The strategic approach to air quality is now set out in the new section which requires all minor and major planning applications to identify and assess potential air quality impacts through an assessment undertaken in accordance with the local emission assessment methodology. Targets have been included in the new section to achieve national annual mean NO<sub>2</sub> and PM<sub>10</sub> legal requirements at all relevant locations in the City.
- 16.3 The links between carbon reduction and air quality are highlighted in the new air quality section (Section 16) and also in Section 18 'Sustainable Design and Construction'. It is also made clear that air quality should be recognised as a potential constraint to combustion based renewable energy technologies e.g. biomass.



## **17 Green Infrastructure**

### **Summary of main issues raised**

- 17.1 Green infrastructure was approached in many different ways by respondents – many focussing on specific local issues. On the whole, respondents felt that all green issues should be given equal priority; some felt that green corridors should not be prioritised.
- 17.2 Respondents supported the protection of designated nature conservation sites although it was emphasised that there should not be any additional designations without strong justification. They also emphasised the need to carry out a Biodiversity Action Plan and outlined that the Core Strategy should include a policy that will help deliver BAP targets.
- 17.3 It was considered by the majority of respondents that improving the quality of existing open spaces and increasing the overall amount of open space in York should be considered equally. Many respondents identified specific sites and areas that would benefit from Green Infrastructure enhancement whilst others identified types of space which should be protected and enhanced.
- 17.4 Some responses highlighted that the Council should consider adopting SPDs on the inclusion of green infrastructure, green space standards in new development and using landscape character to underpin and guide decisions on development.
- 17.5 Many comments were made about the role of Green Infrastructure and several of these highlighted that more needs to be included in the core strategy about the wider benefits such as mitigating climate change, flood risk, absorption of pollution, investment and tourism.
- 17.6 Several comments were made regarding the standards established for Green Infrastructure. Some respondents felt that specific standards such as the Woodland Trust's Access to Woodland Standard should be used whilst others identified potential difficulties using such strict standards.
- 17.7 Several issues and concerns were raised about the potential funding of future Green Infrastructure. Some felt it was unfair to add this cost to existing developer contributions whilst others felt that the Core Strategy needed to specifically set out how the financial implications of Green Infrastructure will be addressed.

### **How issues have been taken into account**

- 17.1 The different aspects of Green Infrastructure have been addressed equally in the Submission (Publication) Core Strategy. All mapped Green

Infrastructure assets are considered as strategic as they form a network of sites and corridors throughout the city; these have been used to help shape the spatial strategy for York as set out in Spatial Principle 2 (iv).

- 17.2 In 2011, a Biodiversity Audit and Action Plan was completed for York. This identifies all the sites in York that are significant for nature conservation; ranging from European to local sites. Through the Audit, existing and new sites were assessed and designated as Sites of Importance for Nature Conservation (SINCs). This robust assessment justifies the designation and subsequent identification in the Core Strategy. As set out in Policy CS20, the Council will adopt a Green Infrastructure Strategy as part of the LDF, this will address, amongst other things, the findings of the Biodiversity Audit and Action Plan.
- 17.3 The Open Space, Sport and Recreation Study (2008) provides the evidence for the Core Strategy – this identified both deficiencies in the quantity and quality of open space in York. These have been considered equally in the Submission (Publication) Core Strategy, with Policy CS20 requiring the protection and enhancement of existing open spaces and the provision of new open space where a deficiency has been identified. Due to the strategic nature of the Core Strategy, it does not identify specific areas that need green infrastructure enhancement, however, it is envisaged that a Green Infrastructure Strategy, in the form of an SPD will pull together the findings of several existing evidence base documents and will identify priorities for York.
- 17.4 As set out in Policy CS20 the Council will adopt a Green Infrastructure Strategy, in the form of an SPD. This will provide further guidance and detail on the priorities for York for each Green Infrastructure type.
- 17.5 The functions and benefits of Green Infrastructure are very significant and these have been emphasised in the explanation text which supports Policy CS20 of the Submission (Publication) Core Strategy. It is recognised that by supporting the multifunctional benefits of Green Infrastructure, the city will offer great environmental, social and economic opportunities. The work undertaken with Leeds City Region highlights the benefits of Green Infrastructure from a wider sub-regional perspective, which have then been applied on the local level to emphasise what's important for York.
- 17.6 The targets used to measure the success of the Core Strategy Green Infrastructure policy have been derived from the evidence base documents undertaken to support the Core Strategy. These are locally derived and therefore specific to York. It was thought that these would be more relevant and achievable for York compared to the national Accessible Natural Green Space standards (ANGSt) and the Woodland Trust standards.

- 17.7 The funding of future Green Infrastructure maintenance and enhancements will come from a range of sources. Sections 22 and 23 of the Submission (Publication) Core Strategy on Infrastructure and Delivery highlights some of these. More specific detail will be set out in the emerging Green Infrastructure Strategy (SPD) and the further planning document on developer contributions.

## **18 Sustainable Design and Construction**

### **Summary of main issues raised**

- 18.1 Energy efficient design and construction was a key area of debate. It was suggested by respondents that York's LDF should seek a higher standard of design through the introduction of targets and minimum design standards – whilst also encouraging developers to do more than the minimum. Environmental assessment methods such as BREEAM and Code for Sustainable Homes were suggested as appropriate approaches, although it was argued that any approach should not duplicate codes and guidance enforced through building regulations. Conversely, others felt that a blanket requirement was unreasonable and fails to take account of individual site circumstances and constraints outside the developer's control. Some argued that the requirements should be flexible as sustainable design is a rapidly evolving area.
- 18.2 In relation to renewable energy, most forms were supported; however some questioned the suitability of different types and appropriate scales. For example some felt that solar panels should be encouraged on every building including listed ones whereas others questioned the price of photovoltaics. Some respondents suggested York should not have any wind turbines whereas others considered small rooftop turbines were appropriate, some felt that wind farm development was appropriate because the RSS had established a capacity for wind farms however a constraints mapping approach should be adopted to find appropriate sites. It was also suggested by some that combined heat and power (CHP) should be further encouraged through the Core Strategy, however others felt that CHP should not be a preferred technology as it will not help with reducing York's carbon footprint.
- 18.3 There was a mix of views by respondents on whether the LDF should encourage developments to meet 10% of their energy needs through onsite generation. 81% of respondents to the Festival of Ideas Questionnaire thought that the LDF should set a more ambitious target and require more than 10% to be generated from renewable energy. Some other respondents felt that the test should be whether 10% would be viable with the need for a robust evidence base to provide greater understanding of local feasibility and

potential to enable the LDF to set York specific targets. Other respondents indicated that it was unnecessary to have separate standards as it would be covered by BREEAM or the Code for Sustainable Homes. Several respondents indicated that the most appropriate renewable energy requirement was for 10% to be produced on-site up to 2012 rising to 15% by 2015 and 20% by 2020.

- 18.4 In relation to stand alone renewable energy generator sites some respondents indicated that they should be given priority as long as they do not compromise the openness of the greenbelt, the integrity of the internationally and nationally designated areas and features, be located in areas of flood risk and the historic character and setting of York is preserved.
- 18.5 It was suggested by respondents that the policy should include firm details on how climate change will be tackled, referring to the legally binding targets in the Climate Change Act. An overarching policy on climate change was also suggested by some respondents as a possible approach in order to deliver greater production of renewable energy and increased levels of energy efficiency.
- 18.6 Many respondents felt that the main priority should be to reduce consumption of energy, especially that used by businesses, homes and transport.

#### **How issues have been taken into account**

- 18.1 PPS1 advises that environmental assessment methods such as BREEAM and Code for Sustainable Homes are used to rate the environmental performance of new and renovated buildings. It is proposed nationally that all new housing should be zero carbon by 2016 in accordance with the Building a Green Future Policy Statement (2007). This will be achieved by the Code for Sustainable Homes and changes to the Building Regulations. In the case of non-residential buildings the government have recently confirmed that the target for commercial buildings should be zero carbon by 2019, this could be achieved through BREEAM. In light of this Policy CS21 includes appropriate minimum requirements for residential and non-residential schemes. Applying these standards to all developments is essential to achieve national targets and to reduce York's eco and carbon footprints. All applicants will be required to submit a Sustainability Statement as part of the planning application process to demonstrate that the development will be of a high standard of sustainable design and construction, this will also enable the applicant to respond to individual site characteristics or any environmental constraints.
- 18.2 Section 18 of the Submission (Publication) Core Strategy identifies the diverse range of technologies that could be employed to meet York's

renewable energy targets. It is recognised, as suggested by a number of respondents, that they will not all be appropriate in every circumstance – for example air quality issues in some areas is a potential constraint to the introduction of combustion technologies. The approach is supported by the findings of the Renewable Energy Study (AEA, 2011) which concluded that York has technically available potential for all of the technologies reviewed. The Study also provided guidance on the spatial locations that might be appropriate factoring in York's constraints. The technologies which have the best potential in terms of generation potential are: large and medium wind; biomass CHP; biomass for district heating; biomass for single building heating; and ground and air source heat pumps (in future domestic developments). However solar photovoltaics, solar thermal and small/micro wind have a lower level of identified generation potential.

- 18.3 Since Preferred Options, the Council have commissioned the Renewable Energy Study (AEA, 2011), which considered in more detail which renewable energy targets would be appropriate for York. The Study indicates that based on a medium level of renewable energy development in York, a carbon dioxide reduction target of around 10% from renewable energy should be achievable. In light of this evidence base, it is considered appropriate for the Core Strategy approach on renewable energy to continue to pursue a policy of major developments meeting at least 10% of their energy needs through on-site generation.
- 18.4 Policy CS21 of the Core Strategy Submission (Publication) recognises that renewable energy proposals should not compromise the strategic objectives of the spatial strategy by requiring that proposals must be in accordance with Spatial Principles 1, 2 and 3.
- 18.5 Section 18, on Sustainable Design and Construction, recognises the importance of the Climate Change Act. To help drive forward actions to reduce CO<sub>2</sub> emissions the Council have produced a Climate Change Framework and Action Plan (2010) for York, and the LDF will play a key role in helping to deliver the Framework and Action plan through contributing to a reduction of York's carbon and eco-footprint and helping the city to adapt to and mitigate against climate change. Policy CS21 envisages that this will be achieved through the application of the Energy Hierarchy by ensuring York's renewable energy/low carbon potential is realised and high standards of sustainable design and construction are adopted. Climate change is an integral part of policy and in fact at the heart of the whole Core Strategy relating to a wide range of policy areas. Therefore a specific climate change policy is not considered appropriate.
- 18.6 It is agreed that one of the priorities should be to reduce consumption of energy. This is reflected in Policy CS21 which makes reference to the

application of the Energy Hierarchy. The primary aim of the Hierarchy is to reduce the need for energy followed by being more energy efficient, then using renewable energy.

## **19 Flood Risk**

### **Summary of main issues raised**

- 19.1 There was widespread recognition that flood risk should be a key factor in determining the location of future development and new development should be directed to areas at low risk of flooding. In connection to this it was also highlighted by respondents that there is a need for the Sequential Test to be undertaken to direct development to low flood risk areas. A number of people argued that no development or only minimal development should be allowed in floodplains - 70% of respondents to the Festival of Ideas Questionnaire thought we should only permit development in low flood risk areas. There were mixed views on how allocation of new sites should be undertaken, some respondents thought this should be done through the Strategic Flood Risk Assessment (SFRA) others argued it should not be the sole driver for directing development within the City.
- 19.2 Views were given on how York's LDF should seek to balance flood risk and sustainability issues. Responses were split between prioritising sustainable locations including the need to mitigate potential flood risk and only identifying sites in non-high flood risk areas, regardless of site sustainability. The balance between flood risk and sustainability relates to the use of the Exception Test. Some respondents did not agree to the Exception Test for Zone 3a. It was also suggested that commercial pressure for inappropriate developments in the floodplain should be resisted. Others felt that the flood risk policy should specifically state that account will be taken of the PPS25 Sequential and Exception Tests when identifying sites for development.
- 19.3 It was suggested that the flood risk chapter needs to recognise flooding from all sources including pluvial flooding.
- 19.4 There were mixed views over the 30% reduction in run-off rates for brownfield development target. Some people thought it should read 'at least' 30%, others thought it should be 20% and some respondents thought flexibility should be built into the target to reflect instances when 30% was not possible. There was support for the target of ensuring no alteration in run-off rates on all Greenfield developments. However it was suggested that this could be strengthened further by a requirement for long-term storage.
- 19.5 It was suggested by some respondents there was a need to recognise wider issues such as the threat of climate change and in response to this ensure

there are adequate flood defences, drainage systems in place, managing flood risk elsewhere through encouraging the flooding of open spaces by sustainable land management and avoiding risk to people. It was recommended that one way of doing this would be through the production of a Sustainable Design and Construction SPD. It was indicated that this could address issues of flood resilience, resistance and construction techniques for new developments along with the adoption of Sustainable Drainage Systems (SUDs).

### **How issues have been taken into account**

- 19.1 Policy CS22 in the Submission (Publication) Core Strategy seeks to ensure that new development is not subject to flood risk. In accordance with PPS25, the Core Strategy approach seeks to direct development to the lowest areas of flood risk (CS22 and SP2). A 'Sequential Test' approach will be taken to development, informed by York's Strategic Flood Risk Assessment (SFRA). Using York's SFRA 'Flood Risk Vulnerability and Flood Zone Compatibility Classifications' table and the associated SFRA Flood Maps a Sequential Test can be carried out for any proposed development site.
- 19.2 Whilst seeking to direct new development to the lowest flood risk areas through the application of the Sequential Test, the flood risk section of the Submission (Publication) Core Strategy also recognises the need to balance wider sustainability issues with flood risk, for example where a highly accessible brownfield development site lies within a high flood risk zone. This is likely to apply to some parts of York's existing built up areas. Both PPS25 and York's SFRA strongly indicate that only once the Sequential Test has been passed can the Exception Test be undertaken. The York's SFRA 'Flood Risk Vulnerability and Flood Zone Compatibility Classifications' table indicates when an Exception maybe appropriate and is a key tool in applying Policy CS22. Rather than referring to PPS25, Policy CS22 refers to York's SFRA which is locally specific and therefore provides the most appropriate mechanism for assessing flood risk issues in York.
- 19.3 There is a commitment in Section 19 of the Submission (Publication) Core Strategy to ensuring that new development is not subject to flooding, does not contribute to flooding and is designed in a way that takes account of both existing and future flood risk. This includes all types of flooding, including the risk posed by pluvial occurrences.
- 19.4 Based on the findings of York's Strategic Flood Risk Assessment (SFRA), the requirements of the Building Regulations (Part H.3) and advice from the Environment Agency, it is considered appropriate for the Submission draft flood risk policy (CS22) to seek a reduction of at least 30% in run-off rates

for brownfield development. Although there is recognition that there may be circumstances where this is not technically feasible or financially viable. As supported by respondents, greenfield developments must demonstrate no alteration in run off rates and the requirement to take account of any additional volume of run-off through the provision of long-term storage has been included in Policy CS22.

- 19.5 The need for a Sustainable Design and Construction SPD has been recognised and this is a key element of Policy CS22. The policy indicates that the implications of climate change will be taken into account in the design and construction of new development and that retrofitting for flood prevention and Sustainable Drainage Systems (SUDs) within the existing built environment will be explored. It is proposed that the SPD will address issues of flood resilience and resistance along with SUDS adoption.

## **20 Sustainable Waste Management**

### **Summary of main issues raised**

- 20.1 The use of the Waste Hierarchy was an approach welcomed by many respondents. Some respondents suggested that the policy should go further and zero waste should be considered. In line with this, other respondents suggested that there needs to be a much more detailed strategy for waste prevention and re-use. Community composting schemes were also seen as important and capacity for the treatment of green waste was thought to be limited with the need for long-term solutions to be reached. This was also the case for hazardous waste, as respondents indicated that only a limited service is provided and new facilities are needed. The improvement of recycling at businesses and homes across York, including flats and terraced houses was specifically welcomed, along with the need for the council to collect more dry recyclables. Overall it was emphasised that all waste streams need to be considered through the Waste Hierarchy.
- 20.2 In relation to waste targets there was a clear view from respondents that local recycling targets should be stronger and exceed government targets. It was also suggested that York should have its own waste target in the Core Strategy. However there was concern at the preferred options stage that projected waste targets may be over-estimated due to changes in the economy and advances in technology. It was suggested that this may undermine any economic case for an Energy from Waste (EfW) plant. Other respondents felt that if the population projections and targets for economic growth and housing provision were accepted then the waste generation forecasts cannot be correct and more facilities will be required.



- 20.3 A number of respondents commented on the location of waste management facilities. As a first principle it was considered that the Core Strategy should encourage the extension and redevelopment of existing waste plants first rather than creating new ones, both Harewood Whin and Hessay were highlighted as providing a strategic role. If new waste sites are required through the plan period there was support for policies which encourage the co-location of waste processing, avoiding environmentally sensitive areas, preventing environmental impacts such as noise, dust, litter and not allowing a deterioration of air quality or human health. More generally respondents felt that avoiding flood risk areas through sites being subject to the SFRA and PPS25 Exception Test, preventing impact on York's green belt and reduction in the transportation of waste specifically on strategic roads were also key considerations in deciding upon the location of new waste facilities.
- 20.4 Respondents felt it was important for the Core Strategy approach to waste to be in conformity with North Yorkshire County Council's waste documents, specifically regarding the joint Waste Private Finance Initiative (PFI). It was considered that the technologies being suggested as part of the PFI need to be thought about carefully, as the Council does not want to be burdened with out of date technology that is expensive to run. It was also suggested that the LDF needs to reflect the requirement for facilities to recycle waste and bulk and transfer non-recyclable waste once the PFI becomes operational.
- 20.5 Several waste disposal methods were considered by respondents. A number of people were against incineration and Energy from Waste (EfW) plants and thought that new technologies should be explored including small-scale Mechanical Biological Treatment (MBT) plants. Other respondents were opposed to the PFI and felt that York should aim towards treating all of its own waste within the authority area, either through landfill, recycling or re-use. It was also felt by some that the waste chapter fails to recognise the continuing role of landfill within the overall strategy. It was suggested that the longer-term requirement for landfill capacity should be explicitly set out either in the targets or the policy. Anaerobic digestion was seen as a safe alternative for food waste and it was recommended that this be considered as this method can also generate renewable energy.

#### **How issues have been taken into account**

- 20.1 The application of the Waste Hierarchy forms a key part of the Core Strategy Submission (Publication) approach to waste. The objective, targets and policy set out in Section 20 all indicate that York's LDF will promote sustainable waste management by encouraging waste prevention, reuse, recycling, composting and energy recovery through the use of the Waste Hierarchy and effectively manage all of York's waste streams and their associated waste arisings. This relates well to national planning policy

(PPS10) which states that to help deliver sustainable development planning strategies should drive waste management up the Waste Hierarchy. Working jointly with North Yorkshire County Council on the Waste PFI initiative, safeguarding existing waste sites, setting out a criteria for new waste sites and promoting on-site management of waste are all key parts of the policy to enable movement of all waste streams up the hierarchy. The Core Strategy sets out the strategic approach to planning for waste, more detail on specific waste management schemes and services is set out in the Council's Waste Management Strategy.

- 20.2 Rather than setting out specific targets in the Core Strategy, it is considered more appropriate to measure progress directly against the targets set out in the Waste Strategy for England (2007) and York's Waste Management Strategy to ensure that the targets remain up to date. The targets for municipal waste are based upon a zero growth rate for existing domestic developments and the Core Strategy housing target of 800 new homes per annum.
- 20.3 Reflecting many of the factors raised by respondents and the guidance set out in PPS10, Policy CS23 sets out a criteria based approach to considering the location of new waste facilities. The approach gives priority to: existing waste sites; established and proposed industrial estates (particularly where there is the potential to co-locate with complementary activities); previously developed land; and redundant agricultural buildings. Locations must also be in conformity with Spatial Principle 2, ensuring that York's special historic and built environment including the City's character and setting is preserved and enhanced; sustainable modes of transport are used; flood risk is appropriately managed; and York's nature conservation areas are protected.
- 20.4 As set out in Policy CS23, the City of York Council and North Yorkshire County Council will work jointly and co-ordinate their waste plans in light of the Inter-Authority Agreement to secure a waste facility to divert biodegradable municipal waste from landfill. AmeyCespa have been selected as the preferred bidder for the Waste PFI project and they will propose the most appropriate sites and technologies through a planning application. It is also outlined through the PFI Final Business Case contract that Waste Transfer Stations maybe required as part of this project, this is recognised in paragraph 20.15 of the waste section, indicating that an assessment of any potential sites would be undertaken through an appropriate DPD.
- 20.5 Using a range of waste disposal methods, including many of those highlighted by respondents, is considered the most appropriate way to reach the waste targets set out in the Core Strategy. This is reflected in the range of methods that are included in the Submission (Publication) waste policy

(CS23). The Submission (Publication) approach also recognises that even after the waste PFI facilities become operational the sub-region will still require landfill capacity to deal with waste which cannot be re-used, recycled or composted and is not suitable for treatment within the new facilities (paragraph 20.18). Landfilling at York's Harewood Whin site will therefore continue to play an important role in the overall management of waste in York and North Yorkshire.

## **21 Minerals**

### **Summary of main issues raised**

- 21.1 Respondents raised concern over the mineral apportionment requirements set out in the Regional Spatial Strategy as it was suggested that these were predicated on excessive levels of economic growth. The need to reflect the policies, proposals and apportionments in the second phase of the Sand and Gravel Study was also highlighted. There were mixed views on mineral extraction in York. Extraction based on local demand and need was favoured by some with priority given to supplying the local market, whilst another respondent felt that extraction should only be allowed when there was a national shortfall. The need to identify mineral reserves including Coal Bed Methane opportunities in York and showing subsequent Mineral Safeguarding Areas was highlighted by several respondents.
- 21.2 Respondents emphasised that any extraction must be closely controlled and should only be permitted where there would be minimal impact on the surrounding area, natural environment and local communities. In identifying suitable mineral sites it was highlighted that this must take into account the need to avoid the primary road network and any site would need to be subject to the rigours of PPS25 Sequential Test and be informed by the Council's Strategic Flood Risk Assessment (SFRA).
- 21.3 There was support for the principle of reducing the dependency on primary extraction and it was suggested that this could be achieved by making sure all developments demonstrate good practice in the use, re-use, recycling and disposal of construction materials.
- 21.4 The management and restoration of mineral sites was another key issue raised by respondents. It was argued that more substance was needed, particularly on the management of extraction sites including the need to safeguard quarries which are considered to have potential to provide materials for the repair of historic buildings and structures within the area. It was also suggested that a re-instatement plan was needed to enhance the sites for the benefit of the public after mineral production has ceased.

### **How issues have been taken into account**

- 21.1 Regional guidelines for aggregates in England are published by central government and provide a basis for the identification of requirements for aggregate minerals at the national and regional levels. To form a basis for more local planning purposes, these regional guidelines are further divided (apportioned) to the relevant sub-regions within the Yorkshire and Humber Region. The traditional sub-regions for apportionment purposes have been North Yorkshire (including North Yorkshire, City Of York and the Yorkshire Dales and North York Moors National Parks), West Yorkshire, South Yorkshire and Humberside. The 2003 apportionments have been incorporated into the Regional Spatial Strategy for Yorkshire and the Humber for 2008 (RSS), taking into account the advice of the Regional Aggregates Working Party (YHRAWP). The 2003 sub regional apportionments do not identify York as needing to produce aggregates in the period 2001-2016. The most recent figures are identified in the 'Regional Guidelines for Aggregate Supply in England 2005-2020', published in June 2009 however these revised 2009 guidelines have yet to be apportioned to a sub-regional level. It is expected that this will be done in line with the Yorkshire and Humber Sand and Gravel Study. In light of this, Minerals Policy CS24 has therefore stipulated at this stage that only if a proven need exists will sites be identified for mineral extraction and this will be in line with agreed apportionments. Further information is now available on the potential for coalbed methane extraction in York. Whilst previously not deemed accessible or viable to extract, extraction is becoming increasingly widespread in other areas. Policy CS24 therefore seeks to safeguard these resources, to meet potential future requirements.
- 21.2 Respondents concerns are addressed in Policy CS24, which states that future sites for mineral extraction will only be considered where they do not adversely affect the amenities enjoyed by existing or future occupiers and users of nearby dwellings and buildings; and where they do not compromise Spatial Principle 2. The latter means that future locations would be assessed in terms of their accessibility and impact on congestion, pollution and air quality and levels of flood risk. The local policy approach will be applied alongside national planning policy (MPS1) which requires working practices which prevent or reduce as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals.
- 21.3 Reducing the consumption of non-renewable mineral resources is a key aspect of the Submission (Publication) approach to minerals, reflected in the strategic objective, targets and policy CS24. In line with national guidance (MPS1) and reflecting comments from respondents, Policy CS24 requires

developers to demonstrate good practice in the use, reuse, recycling and disposal of construction materials.

- 21.4 Where a potential resource has been identified – in York this is mainly sand and gravel and coalbed methane - Policy CS24 requires that it is safeguarded and future mineral extraction is not prejudiced by development. Policy CS24 recognises that the restoration of mineral sites is a key element of their management. If sites need to be identified in the future, the policy ensures that once extraction has ceased, high standards of restoration are achieved. These standards would be set out in further detail on a site by site basis as areas are identified through an appropriate DPD.

## **22 Infrastructure and Developer Contributions**

### **Summary of main issues raised**

- 22.1 Respondents stated that the importance of appropriate infrastructure being in place to support new development and growth should be strengthened. They also believed that infrastructure capacity should be a key consideration in formulating the spatial strategy and that the Core Strategy should be supported by an Infrastructure Delivery Plan (IDP).
- 22.2 In addition to those identified in the section, it was considered by respondents that the approach should seek contributions for strengthening links between development and learning and skills; land contamination; renewable energy schemes; low emission improvement schemes; and air quality mitigation schemes.
- 22.3 A number of respondents expressed concern about the introduction of a tariff or the Community Infrastructure Levy (CIL) in York. Some felt that they would not effectively mitigate the immediate local impacts of a specific development. They were also not considered appropriate for certain types of infrastructure such as site specific drainage feasibility studies. Others argued that CIL will cause delays or general inertia in delivering infrastructure whilst waiting for funding to become available and may result in developers not bringing land forward until the levy is removed or infrastructure has already been paid for by other developments. Some suggested that planning obligations should continue to be used to collect developer contributions.
- 22.4 Those who supported the use of standard tariffs or CIL argued that would provide clarity and certainty for developers, enabling them to establish land values and delivery on a much clearer basis. It would remove the current unfairness of smaller developments not contributing to infrastructure provision.

- 22.5 Respondents considered that the approach should combine CIL with the continued use of planning obligations. This would meet concerns about mitigating impacts in the immediate locality of the development (certain developer contributions should be retained to be spent in local areas) and retain the flexibility to negotiate obligations regarding specific sites. It was argued that a combination of mechanisms is required as many infrastructure providers have different investment procedures and different legislation for implementing schemes.
- 22.6 Respondents stated that the approach to contributions should be informed by viability appraisal and should be prepared in consultation with developers. A flexible approach to contributions should be adopted to ensure that individual developments do not become unviable and so that specific investment projects are not put at risk. Payments should be due on completion of development rather than overburdening developers with costs on commencement.

#### **How issues have been taken into account**

- 22.1 The section has been strengthened through the addition of a specific objective and a target which seek to ensure that all new development is supported by appropriate infrastructure provision. An Infrastructure Delivery Plan (IDP) has been prepared to support the Submission (Publication) Core Strategy. This demonstrates that the strategy is deliverable by showing that the physical, social and green infrastructure essential to achieving the strategy can be provided and that potential risks to delivery have been considered, with contingencies identified. A key element of the IDP was to identify whether there were any critical pieces of infrastructure that would be unlikely to be deliverable, for example due to physical or financial constraints. If this was found to be the case then it would have necessitated a reconsideration of the spatial strategy approach.
- 22.2 To address the gaps identified the following types of infrastructure have been added to the list in Section 22: targeted recruitment and training; land contamination; renewable energy schemes; and low emission improvement measures. Air quality has not been added as this was considered to be covered by the transport infrastructure types listed and the reference to low emissions. It is worth noting that the list is not intended to be exhaustive and will not preclude contributions being sought for other types of infrastructure across the plan period.
- 22.3 If CIL were to be considered an appropriate approach for York, then it is anticipated that planning obligations would also continue to be used to provide for any site specific infrastructure needs. In addition, changes to CIL to be introduced through the Localism Bill will require a proportion of CIL

revenues to be passed on to, and spent in, the community where the development takes place. A key aspect in setting the levy would be to set it at an appropriate rate that did not undermine development viability. CIL would only ever be one element of potential funding for new infrastructure, intended to plug gaps in infrastructure funding. The IDP demonstrates that critical infrastructure can be delivered with developer contributions forming only part of the funding source. For this reason, it is not considered likely that the introduction of CIL would prevent developers bringing forward land or impact on the ability to deliver key pieces of infrastructure.

- 22.4 Agree that these would be some of the benefits of introducing CIL. Changes to legislation on planning obligations means that it will be increasingly difficult to pool contributions from different sites through any mechanism other than CIL. For this reason, it will not be practicable to introduce a standard tariff based on planning obligations.
- 22.5 Agree that it would be appropriate to combine CIL with the continued use of planning obligations to address site specific issues (see comments in paragraph 22.3 above). The detailed approach to developer contributions will be set out in a further planning document.
- 22.6 Section 22 recognises that contributions should not prejudice development coming forward which supports the LDF Vision and Objectives. The future approach to planning obligations (S106), both timings and costs, would be informed by considerations of site viability and subject to negotiations if it is claimed that a development is unable to support the costs of contributions. CIL rates and instalments/payment deadlines would be based on comprehensive viability assessment work and would be subject to consultation with the public and key stakeholders. Once in place, exemptions from CIL can only take place in exceptional circumstances, this is severely limited by the Regulations.

## **23 Delivery and Monitoring**

### **Summary of main issues raised**

- 23.1 Respondents considered that the Core Strategy should include a more explicit delivery and monitoring framework for private investment and regeneration.
- 23.2 Respondents felt that involvement of the business community is vital in the understanding of the deliverability of sites. It was advised that the Monitoring and Review Section should promote more working together between policy makers and key stakeholders and stakeholders / delivery

partners role should be made clear in each of the key themes for delivery of the Vision.

### **How issues have been taken into account**

- 23.1 Section 23 on Delivery and Monitoring has been expanded in the Submission (Publication) Core Strategy to provide more detail on the key delivery partners, essential infrastructure, monitoring and risks and contingencies. Private sector investment is recognised as a critical element of delivery of the vision and objectives of the Core Strategy.
- 23.2 The Council is committed to involving the business community and stakeholders in the delivery of the objectives and themes within the Core Strategy, as outlined in paragraph 23.1 and following paragraphs of the Submission (Publication) document and will continue to work with them throughout the development process. Additionally, the Council recognises the importance infrastructure providers play in the implementation of essential infrastructure and will continue to work closely with such providers, as indicated in paragraphs 23.6 to 23.9. Table 23.1 also sets out the key delivery partners for each policy.

## **24 Sustainability Appraisal (SA)**

### **Summary of main issues raised**

- 24.1 The majority of consultation responses were in connection with the historic environment. The prevailing comments from each stage of the Core Strategy analysis have been strengthening the evidence base to understand more fully the aspects which make York unique and the environmental capacity of the city. This comment was stated for both the written policy and in order to undertake a meaningful SA analysis of the policies. It was considered that there was a lack of suitable evidence base and baseline data on which to base sustainability appraisal.
- 24.2 Respondents considered that the SA analysis was flawed in identifying 'sustainable locations' for development given the lack of evidence base for analysis. Comments were submitted regarding the impact of development on the character and setting of the historic city, its villages and the city centre. Concerns were raised over the link between employment growth and housing with suggestions that further analysis was needed to understand the cumulative effect this would have on the character and setting of York. With respect to retail development, respondents generally agreed with the SA that the development of retail outside of the city centre may affect the vitality and viability of the city centre in the future and would need to be complementary in its offer to minimise this effect.



- 24.3 Respondents submitted comments on the SA analysis of the Greenbelt policy as it was deemed to not have interpreted the national guidance in the correct way. Respondent argued that the role of GB is to help preserve the character and setting of the city primarily rather than other issues as outlined in the SA such as biodiversity and preventing coalescence. Some respondents also felt that constraining development through a tight greenbelt is an inevitable consequence of designating Greenbelt but that a conflict may arise with identifying sufficient land to meet future housing and employment needs and that this would need to be resolved.
- 24.4 Sustainable design and construction concerns were raised with regards to the SAs support for stating legislation in the relevant policy as this may change in the future. Furthermore, issues were raised with regards to a potential conflict between eco-friendly technological installations, such as renewable energy, and the setting of the city centre in particular. Some respondents did welcome good quality sustainable design however, stating that this could prove positive for culture and tourism, which would be positive for the historic environment and the economy. Respondents also supported the SA for welcoming techniques to manage resources effectively.
- 24.5 Some respondents raised concerns that the SA was difficult to understand in part due to its technical nature and the symbols used to summarise the effects against framework.

#### **How issues have been taken into account**

- 24.1 A Heritage Impact Appraisal (HIA) has been undertaken for the Core Strategy. This document has two parts to meet the concerns raised through consultation for the sustainability appraisal. The first part provides a comprehensive understanding of why York is unique by looking at York's special character through 'Themes' and 'Factors' as well as the city's 'Principle Characteristics'. The second part of this document is an impact assessment of the policies against the vulnerabilities identified in part one. The SA has used this assessment to understand and summarise the implications of each policy against objective EN2: Conserve and enhance the historic environment and cultural heritage of York and preserve the character and setting of the historic city as well as to inform the baseline of data for this objective. This has helped to satisfy concerns relating to the provision of a robust evidence base on which to base analysis of how the policies affect the character and setting of the city and its' heritage assets. This document includes a detailed consideration for how quantitative development of housing, employment land and retail sites in various locations, as specified by the policies, will effect the character and setting of the city.

- 24.2 In determining the most sustainable locations and spatial hierarchy for development, an approach was adopted which looked at various socio-economic and environmental indicators to determine which locations would be suitable for growth. A short SA analysis was carried out for each potential location, which included sensitivity testing, to understand the level of development that would be suitable, if applicable. Topic Paper 1: 'Approach to Spatial Strategy' sets out the sustainability analysis in detail in section 3.
- 24.3 'The Approach to the Greenbelt' (2003) forms part of the evidence base for the Sustainability Appraisal. In determining the effects on the greenbelt, this document has been used to understand how development will impact on areas which have been designated as important within the evidence base. Furthermore, the SA has used PPG2: Green belts (particularly paragraphs 1.5 and 1.6) to ensure the analysis reflects the purpose of the Green belt and how this is applicable to York. The SA has tried to ensure that references to the purpose and use set out by the national guidance are more explicit to respond to the consultation comments regarding interpretation of the policy.
- 24.4 The SA has continued to support the inclusion of design and construction standards within the Core Strategy as it remains satisfied that the policy and its justification are resolute in achieving the standards throughout the plan period. Concerns raised during the consultation regarding the potential conflict between the historic environment and sustainable design and construction methods, particularly renewable energy, have been satisfied by the HIA. Further analysis to corroborate this view will also take place alongside the emerging City Centre Area Action Plan.
- 24.5 As the SA process has emerged it has tried to ensure that the analysis is understandable and accessible for all audiences. The full SA document tries to capture the process in a comprehensive technical way whilst a non-technical summary has been produced to capture the main results emerging from the analysis. Enhancing this document has also formed part of meeting the SEA Directive.

## **Further Information**

**For detailed information relating to each stage of consultation undertaken please see the following documents:**

### **Core Strategy Issues and Options Consultation Statement Summer 2006 (July 2007)**

The purpose of this report was to summarise the initial Core Strategy Issues and Options consultation, which the City of York Council undertook in Summer 2006. The responses from this initial consultation in combination with new technical work have been used to develop further options on which the Council consulted on at Issue and Options 2 in 2007.

### **Core Strategy Preferred Options Consultation Summary (July 2009)**

This report summarises both Core Strategy Issues and Options consultations, which the Council undertook in Summer 2006 and Autumn 2007. The responses from these consultations combined with new technical work helped to inform the Core Strategy Preferred Options.

### **Core Strategy Preferred Options Consultation Statement and Schedule of Responses (February 2011)**

The document provides a summary of the responses received to the Core Strategy Preferred Options consultation, which the Council undertook in summer 2009. This report outlines the different consultation documents that were produced; sets out who was consulted; outlines the methods and techniques used during the consultation, and summarises the issues raised in the responses received. The responses from this consultation were used along with the Sustainability Appraisal and other emerging evidence base to prepare the Core Strategy Submission (Publication).

## **Annex 1: List of those consulted on the Issues and Options**

### **Statutory Consultation Bodies:**

- Deighton Parish Council
- Heworth Without Parish Council
- Department for Work & Pensions
- Department for Constitutional Affairs
- Department for Media, Culture & Sport
- Office of Government Commerce
- Hessay Parish Council
- Haxby Town Council
- Fulford Parish Council
- Elvington Parish Council
- British Telecom Group PLC
- Dunnington Parish Council
- Huntington Parish Council
- Copmanthorpe Parish Council
- Clifton Without Parish Council
- Bishopthorpe Parish Council
- Askham Richard Parish Council
- Askham Bryan Parish Council
- Acaster Malbis Parish Council
- Selby & York Primary Care Trust, now known as North Yorkshire and York Primary Care Trust.
- Heslington Parish Council
- English Heritage Yorkshire & The Humber Region
- British Gas East Yorkshire District (Consulted during I & O 1 only)
- Earswick Parish Council
- Rufforth Parish Council
- Yorkshire Water
- York Health Services NHS Acute Trust
- Tees, East & North Yorkshire Ambulance Service NHS Trust
- City of York Council
- York Consortium of Drainage Boards
- Network Rail London North Eastern
- Wiggington Parish Council
- Wheldrake Parish Council
- Upper Poppleton Parish Council
- Strensall & Towthorpe Parish Council
- Holtby Parish Council
- Skelton Parish Council
- Powergen Retail Ltd
- Rawcliffe Parish Council
- Nether Poppleton Parish Council
- Murton Parish Council
- Kexby Parish Council
- DEFRA
- Ministry of Defence (consulted during I & O1 only)
- D E Operations North (Catterick Office) (consulted during I & O 2 only)
- Home Office
- Department of Trade & Industry
- Transco Plc
- Naburn Parish Council
- Stockton on the Forest Parish Council
- Yorkshire & Humber Assembly
- Escrick Parish Council
- Thorganby Parish Council
- Murton Parish Council
- Colton Parish Council
- Shipton Parish Council
- Huby Parish Council
- North Yorkshire County Council
- East Riding of Yorkshire Council
- Selby District Council

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- Harrogate Borough Council
- Hambleton District Council
- Acaster Selby & Appleton Roebuck Parish Council
- Yorkshire Forward
- Bilborough Parish Council
- Kyle & Upper Ouse Internal Drainage Board
- Appleton Roebuck & Copmanthorpe Internal Drainage Board
- Ouse & Derwent Internal Drainage Board
- Foss Internal Drainage Board
- Acaster Internal Drainage Board
- Marston Moor Internal Drainage Board
- Highways Agency
- Yorkshire Forward (York)
- Natural England North Yorkshire Team
- Environment Agency
- New Earswick Parish Council
- Osbaldwick Parish Council
- Ryedale District Council
- Government Office Yorkshire & Humber
- East Cottigwith Parish Council
- Countryside Agency now known as Natural England
- Sutton upon Derwent Parish Council
- Overton Parish Council
- Newton on Derwent Parish Council
- Stillingfleet Parish Council
- Catton Parish Council
- Stamford Bridge Parish Council
- Gate Helmsley & Upper Helmsley Parish Council
- Warthill Parish Council
- Sheriff Hutton Parish Council
- Harton Parish Council
- Flaxton Parish Council
- Copmanthorpe Parish Council
- Long Marston Parish Council
- Moor Monkton Parish Council
- Lillings Ambo Parish Council
- Claxton & Sandhutton Parish Council
- Sutton-on-the-Forest Parish Council
- Science City York
- First Stop Tourism Partnership  
Now known as Visit York

### **General Consultation Bodies:**

- York Science Park
- York Council for Voluntary Service
- Business Link York & North Yorkshire
- National Farmers Union
- Institute of Directors Yorkshire
- York Centre for Safer Communities
- York Racial Equality Network
- York-Heworth Congregation of Jehovah's Witnesses
- York Guild of Building
- Churches Together in York
- Disabled Persons Advisory Group
- CBI
- Yorkshire Business Pride (City Centre Partnership)
- York & North Yorkshire Chamber of Commerce
- York Mosque
- British Chemical Distributors & Traders Association
- Help the Aged
- York England
- Commission for Racial Equality

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- York Centre for Safer Communities
- Royal Institute of Chartered Surveyors
- CABE
- York Minster
- Patients Forum
- Forestry Commission
- Centre for Ecology & Hydrology (consulted during I & O 1 only)
- Disability Rights Commission
- Equal Opportunities Commission (consulted during I & O 1 only)
- York Diocesan Office
- Disabled Persons Transport Advisory Committee (consulted during I & O 1 only)
- British Geological Survey
- Community Rangers
- Housing Corporation
- English Partnerships
- York Hospitals NHS Trust

### **Other Locally Identified Groups:**

- York Conservation Trust
- Environment Forum
- York@Large
- Lifelong Learning Partnership
- Without Walls Board
- Raymond Barnes
- O'Neill Associates
- DTZ Debenham Thorpe
- Scarcroft Residents Association
- David Chapman Associates
- Crease Strickland Parkins
- Bramhall Blenkarn Ltd
- Hogg Builders (York) Ltd
- Home Builders Federation
- South Parade Society
- Barrett Homes Ltd (York Division) (consulted during I & O 1 only)
- Barrett Developments PLC (consulted during I & O 2 only)
- Tang Hall and Heworth Residents
- Shepherd Design Group
- Woodlands Residents Association
- Inclusive City
- Skelton Village Trust
- Farming & Wildlife Advisory Group
- Persimmon Homes (Yorkshire)
- York Residential Landlords Association
- Haxby & Wiggington Youth & Community Association
- Leeman Road Millennium Green Trust
- Joseph Rowntree Housing Trust
- University of York
- National Railway Museum
- York Museums Trust
- Federation of Small Businesses
- York Student Union
- Heslington East Community Forum
- Sandringham Residents Association
- Economic Development Unit
- Walmgate Community Association
- Wheatlands Community Woodland
- Heworth Planning Panel
- Yorkshire Rural Community Council
- Age Concern
- Joseph Rowntree Foundation
- Economic Development Board
- York District Sports Federation
- Passenger Transport Network

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- National Federation of Bus Users Group
- Youth Forum
- York Tourism Bureau
- British Waterways Board (Naburn)
- York & District Citizens Advice Bureau
- Sustrans
- York & District Trade Council
- Healthy City Board
- Safer York Partnership
- Yorkshire Local Councils Association
- River Foss Society
- Micklegate Planning Panel
- York Homeless Forum
- Hull Road Planning Panel
- Community Regeneration York (consulted during I & O 1 only)
- Conservation Area Advisory Panel
- Friends of St Nicholas Fields
- Friends of the Earth (York and Ryedale)
- Fishergate Planning Panel
- Ramblers Association York Group
- Dringhouses and Woodthorpe Planning Panel
- River Ouse Action Group
- RSPB (York)
- York Access Group
- York Archaeological Forum
- York Archaeological Trust
- York Architectural and Archaeological Society
- York Civic Trust
- Greenpeace (York)
- York Environment Forum
- Nunnery Residents Association (consulted during I & O 1 only)
- York Practice Based Commissioning
- York St John College
- Older People's Assembly
- York Open Planning Forum
- Talkabout Panel
- Yorkshire Wildlife Trust
- Guildhall Planning Panel
- Mental Health Forum
- York Natural Environment Panel
- Heslington Village Trust
- York District Sports Federation
- CPRE (York and Selby District)
- York Property Forum
- North Yorkshire Police
- Acomb Planning Panel
- Clifton Planning Panel
- North Yorkshire Fire & Rescue Service
- Meadlands Residents Association
- Fulford Residents Association
- Greenwood Residents Association
- Grosvenor Residents Association
- The Groves Residents Association (consulted during I & O 1 only)
- Groves Neighborhood Association
- Kingsway West Residents Association
- Knapton Lane Residents Association
- York Cycle Campaign
- Lindsey Residents Association
- Dringhouses West Community Association
- Millgates Residents Association (consulted during I & O 1 only)
- Muncaster Residents Association
- Navigation Residents Association
- Nunnery Residents Association
- Park Grove Residents Association

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- Poppleton Ward Residents Association
- St Georges Place Residents Association
- Leeman Road Community Association
- Cambridge Street Residents Association
- St Paul's Square Residents Association
- York Natural Environment Trust
- York Tomorrow
- Yorkshire Planning Aid
- Federation of Residents and Community Associations
- Acomb Green Residents Association
- Bell Farm Residents Association
- Foxwood Residents Association
- BAGNARA
- Dunnington Residents Association
- Carr Residents Association
- Chapelfields Residents Association
- Clementhorpe Community Association
- Clifton Residents Association
- Copmanthorpe Residents Association
- Cornlands Residents Association
- Dodsworth Area Residents Association
- York Georgian Society
- Bishophill Action Group
- York Ornithological Club
- North Yorkshire Forum for Voluntary Organisations
- Gypsy & Traveler Law Reform Coalition (consulted during I & O 1 only)
- Friend's, Families and Travellers (consulted during I & O 2 only)
- York TV
- GNER
- BBC Radio York
- North Yorkshire Learning & Skills Council
- Planning Sub-Committee of Huntington Parish Council (consulted during I & O 1 only)
- York People First 2000
- Sport England
- Yorkshire Naturalists Union
- Active York
- York Practice Based Commissioning Group (consulted during I & O 1 only)
- York College - Further & Higher Education
- RTPi Yorkshire
- RIBA Yorkshire
- Yorkshire MESMAC
- National Centre of Early Music
- York Traveller's Trust
- Holgate Planning Panel (consulted during I & O 1 only)
- Energy Efficiency Advice Centre
- York Blind and Partially Sighted Society
- Older People's Assembly
- Bootham Planning Panel (consulted during I & O 1 only)
- Walmgate Planning Panel (consulted during I & O 1 only)
- Campaign for Real Ale
- Bishophill Planning Panel (consulted during I & O 1 only)
- Beckfield Planning Panel (consulted during I & O 1 only)
- Knavesmire Planning Panel (consulted during I & O 1 only)
- Westfield Planning Panel (consulted during I & O 1 only)
- Connexions
- The Coal Authority
- The Gypsy Council



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- Include Us In - York Council for Voluntary Service
- Higher York Joint Student Union
- The College of Law
- Health & Safety Executive
- Askham Grange
- Civil Aviation Authority
- Freight Transport Association
- Road Haulage Association
- The Crown Estate Office
- National Playing Fields Associations
- Royal Mail Property Holdings / Group Property
- Monks Cross Shopping Centre
- Trustees for Monks Cross Shopping Centre (consulted during I & O 2 only)
- Askham Bryan College
- York & Selby Carers Centre
- Learning Difficulties Forum
- Transport 2000
- McArthur Glen Designer Outlet
- Boots plc
- Marks & Spencer plc
- Theatre Royal
- Shelter
- Mulberry Hall
- Yorkshire MESMAC
- National Trust
- Institute of Citizenship
- First York
- Land Securities Properties Ltd
- York Racecourse Committee
- Purey Cust Nuffield Hospital
- Stockholm Environment Institute
- Yorkshire Housing
- Garden History Society
- Society for the Preservation of Ancient Buildings
- 20th Century Society
- York Coalition of Disabled People
- Norwich Union Life
- Tuke Housing Association
- Family Housing Association (York) Ltd
- Lions Club
- York Ainsty Rotary Club
- St Sampson's Centre
- Spurriergate Centre
- Newsquest (York) Ltd
- Nestle Rowntree Division
- York Air Museum
- Adams Hydraulics Ltd
- Playing Fields Association (York & North Yorkshire)
- Future Prospects
- Ancient Monuments Society
- Job Centre Plus
- Older Citizens Advocacy York
- Council for British Archaeology
- The Georgian Group
- Victorian Society
- York Women's Aid

**Additional Groups / Organisations:**

- United Co-operatives Ltd
- The Barton Willmore Planning Partnership Anglia
- Indigo Planning
- Places for People
- Barton Willmore
- York City Centre Churches
- Carter Jonas LLP
- T H Hobson Ltd (consulted during I & O 1 only)
- George Wimpey North Yorkshire Ltd
- Stewart Ross Associates
- Drivers Jonas (consulted during I & O 1 only)
- Terence O'Rourke
- Rapleys
- Tribal MJP
- Action Access A1079
- Geraldeve
- York Housing Association Ltd
- York Carers Together
- Oakgate Group Plc
- York and District Trade Union Council
- Knight Frank
- Tesco Stores Limited
- O'Neil, Beechey, O'Neil Architects
- The Retreat Ltd
- Conservation Areas Advisory Panel
- Npower Renewables
- WM Morrison Supermarkets PLC
- King Sturge
- GVA Grimley LLP
- Vangarde
- Colliers CRE
- York Central Landowners Group
- York Green Party
- Clifton Moor Business Association
- Bovis Homes Ltd
- A J M Regeneration Ltd
- White Young Green Planning
- Walton & Co
- NorthCountry Homes Group Ltd
- Plot of Gold Ltd
- The British Wind Energy Association
- The Showmen's Guild of Great Britain
- Storeys:ssp Ltd
- Shirethorn Ltd
- George Wimpey Strategic Land
- Countryside Properties (Northern) Ltd
- The Theatres Trust
- Minster's Rail Campaign
- England & Lyle
- Smiths Gore
- The Inland Waterways Association Ouse-Ure Corridor Section
- Paul & Company
- Hallam Land Management Ltd
- Local Dialogue LLP
- Northern Planning
- T H Hobson Ltd
- W A Fairhurst & Partners
- I D Planning
- Faber Maunsell
- McCarthy & Stone Ltd
- The Land & Development Practice

- King Sturge LLP
- York Hospitality Association
- The Helmsley Group Ltd
- Spawforth Associates
- The Development Planning Partnership
- Home Housing Association
- National Grid (consulted during I & O 2 only)
- Taylor Wimpy PLC (consulted during I & O 2 only)
- Asda Stores Ltd (consulted during I & O 2 only)
- York Minstermen (consulted during I & O 2 only)
- Planning Prospects Ltd (consulted during I & O 2 only)
- Blakett, Hart & Pratt LLP (consulted during I & O 2 only)
- Wilton Developments Ltd (consulted during I & O 2 only)
- WR Dunn & Co. Ltd (consulted during I & O 2 only)
- Commercial Estates Group (consulted during I & O 2 only)
- UK Coal Mining Ltd (consulted during I & O 2 only)
- Cadbury Trebor Bassett Ltd (consulted during I & O 2 only)
- York Residents Against Incineration (consulted during I & O 2 only)
- Land securities PLC (consulted during I & O 2 only)
- P&O Estates Shepherd Homes Ltd (consulted during I & O 2 only)
- Church Commissioners for England (consulted during I & O 2 only)
- Associated British Foods Plc (consulted during I & O 2 only)
- 3Ps People Promoting Participation (consulted during I & O 2 only)
- North Minster Properties Ltd (consulted during I & O 2 only)
- Redrow Homes (Yorkshire) Ltd (consulted during I & O 2 only)
- Landmatch Ltd (consulted during I & O 2 only)
- The Castle Area Campaign Group (consulted during I & O 2 only)
- The Wilberforce Trust (consulted during I & O 2 only)
- Opus Land Ltd (consulted during I & O 2 only)
- Trustees of Mrs G M Ward Trust (consulted during I & O 2 only)
- GHT Developments Ltd (consulted during I & O 2 only)
- Melrose PLC (consulted during I & O 2 only)
- National Offender Management service
- Miller Homes Ltd
- Wimpey Homes
- Constructive Individuals
- RSPB Northern England Region
- Chris Thomas Ltd Outdoor Advertising Consultants
- Cass Associates
- York Professional Initiative
- Pre-School Learning Alliance
- Tower Estates (York) Ltd
- The War Memorial Trust
- The North Yorkshire County Branch of the Royal British Legion
- Gordons LLP
- Artisreal UK (Consultants)
- The Woodland Trust
- Beck Developments
- Cygnet Planning
- Carers Together
- Lives Unlimited

- LHL Architects
- Costco Wholesale UK Ltd
- Loxley Homes
- York and North Yorkshire partnership unit
- LXB Properties Ltd
- CgMs
- Erinaceous
- Cunnane Town Planning LLP
- Fusion Online
- Dales Planning Services
- Portfor Homes Ltd
- Andrew Martin Associates
- FRD Ltd
- **Also consulted were 52 individuals who had requested to be included on the LDF database during the Issues and Options 1 consultation, and 108 during Issues and Options 2. There were also a number of MPs and MEPs who requested to be consulted.**

## **Annex 2: List of those consulted on the Preferred Options**

### **Specific Consultation Bodies**

Government Office Yorkshire & Humber  
Acaster Malbis Parish Council  
Acaster Selby & Appleton Roebuck Parish Council  
Askham Bryan Parish Council  
Askham Richard Parish Council  
Bilborough Parish Council  
Bishopthorpe Parish Council  
BT Group plc  
Catton Parish Council  
Claxton & Sandhutton Parish Council  
Clifton Without Parish Council  
Colton Parish Council  
Copmanthorpe Parish Council  
DE Operations North (Catterick Office)  
DEFRA  
Deighton Parish Council  
Department for Constitutional Affairs  
Department for Media, Culture & Sport  
Department for Work & Pensions  
Department of Trade & Industry  
Dunnington Parish Council  
Earswick Parish Council  
East Cottigwith Parish Council  
East Riding of Yorkshire Council  
Elvington Parish Council  
English Heritage Yorkshire and the Humber Region  
Environment Agency  
Escrick Parish Council  
Flaxton Parish Council  
Fulford Parish Council  
Gate Helmsley & Upper Helmsley Parish Council  
Government Office Yorkshire & Humber  
Hambleton District Council  
Harrogate Borough Council  
Harton Parish Council  
Haxby Town Council  
Heslington Parish Council  
Hessay Parish Council  
Heworth Without Parish Council  
Highways Agency  
Holtby Parish Council  
Home Office  
Huby Parish Council  
Huntington Parish Council  
Kexby Parish Council  
Kyle & Upper Ouse Internal Drainage Board  
Lillings Ambo Parish Council  
Local Government Yorkshire and Humber  
Long Marston Parish Council  
Moor Monkton Parish Council  
Murton Parish Council  
Naburn Parish Council  
National Grid  
Natural England  
Nether Poppleton Parish Council  
Network Rail  
New Earswick Parish Council  
Newton on Derwent Parish Council  
North Yorkshire & York PCT  
North Yorkshire County Council  
Northern Gas Networks  
Office of Government Commerce  
Osbalwick Parish Council  
Overton Parish Council  
Powergen Retail Ltd  
Rawcliffe Parish Council  
Rufforth with Knapton Parish Council  
Ryedale District Council  
Selby District Council  
Sheriff Hutton Parish Council  
Shipton Parish Council  
Skelton Parish Council  
Stamford Bridge Parish Council  
Stillingfleet Parish Council  
Stockton on the Forest Parish Council  
Strensall & Towthorpe Parish Council  
Sutton upon Derwent Parish Council  
Sutton-on-the-Forest Parish Council  
The Coal Authority Planning & Local Authority Liaison Department  
Thorganby Parish Council  
Upper Poppleton Parish Council  
Warthill Parish Council  
Wheldrake Parish Council  
Wiggington Parish Council  
York Consortium of Drainage Boards  
York Health Services NHS Acute Trust  
Yorkshire Ambulance Service NHS Trust

Yorkshire Forward

Yorkshire Water - Land Property & Planning

## General Consultation Bodies

British Geological Survey

Business Link York & North Yorkshire

CABE

CBI

Churches Together in York

Commission for Racial Equality

Community Rangers

Disability Rights Commission

Disabled Persons Advisory Group

Equality and Human Rights Commission

Forestry Commission

Help the Aged

Housing Corporation

Institute of Directors Yorkshire

National Farmers Union

National Museum of Science & Industry

North Yorkshire & York Primary Care Trust

Patients Forum

Royal Institute of Chartered Surveyors

Safer York Partnership

Science City York

The War Memorial Trust

Visit York (formerly York Tourism Partnership)

York & North Yorkshire Chamber of Commerce

York City Centre Partnership Ltd

York Council for Voluntary Service

York Diocesan Office

York England

York Guild of Building

York Hospitals NHS Trust

York Minster

York Mosque

York Racial Equality Network

York Science Park

York-Heworth Congregation of Jehovah's Witnesses

Yorkshire Business Pride (City Centre Partnership)

## Other Groups/Organisations

20th Century Society

3Ps People Promoting Participation

5 LLP

A J M Regeneration Ltd

Acomb Green Residents Association

Acomb Planning Panel

Acomb Residents

Action Access A1079

Active York

Adams Hydraulics Ltd

Age Concern

All Saints RC School

Alliance Planning

Ancient Monuments Society

Andrew Martin Associates

Arriva Yorkshire

ASDA Stores Ltd

Ashtenne Asset Management Ltd

Ashtenne Industrial Fund LLP

Askham Bryan College

Askham Grange

Associated British Foods plc

Atisreal UK (Consultants)

BAGNARA

Bang Hair

Barratt Developments PLC

Barratt Homes (York) Ltd

Barry Crux and Company

BBC Radio York

Beck Developments

Bell Farm Residents Association

Belvoir Farm Partners

Bettys Café Tea Rooms

Bio-Rad Laboratories Limited

Bishop of Selby (Diocese of York)

Bishophill Action Group

Blackett, Hart & Pratt LLP

Boots plc

Bovis Homes Ltd

Bramhall Blenkarn Architects Ltd

Bright Street Sub Post Office

British Waterways (Yorkshire Office)

Browns of York

BTCV (York)

Buccluch Property

Cadbury Trebor Bassett Ltd

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Cambridge Street Residents Association  
Camerons Megastores  
Campaign for Better Transport (Formerly Transport 2000)  
Campaign for Real Ale  
Carers Together  
Carl Bro  
Carr Junior Council  
Cass Associates  
CB Richard Ellis  
CE Electric UK  
CEMEX  
Centros  
CgMs  
Chapelfields Residents Association  
Chris Thomas Ltd Outdoor Advertising Consultants  
Christmas Angels  
Church Commissioners for England  
Civil Aviation Authority  
Clementhorpe Community Association  
Clifton Moor Business Association  
Clifton Planning Panel  
Clifton Residents Association  
Colliers CRE  
Commercial Development Projects Limited  
Commercial Estates Group  
Company of Merchant Adventurers of the City of York  
Composite Energy Ltd  
Confederation of Passenger Transport (Yorkshire)  
Connexions  
Conservation Area Advisory Panel  
Constructive Individuals  
Copmanthorpe Residents Association  
Cornlands Residents Association  
Costco Wholesale UK Ltd  
Council for British Archaeology  
Countryside Properties (Northern) Ltd  
CPP Group Plc  
CPRE (York and Selby District)  
Craftsmen in Wood  
Crease Strickland Parkins  
CRED Ltd (Carbon Reduction)  
Crockey Hill Properties Limited  
Crosby Homes  
CSSC Properties Ltd  
CTC North Yorkshire  
Cunnane Town Planning LLP  
CYC Mansion House  
Cyclists Touring Club (York Section)  
Dacre Son & Hartley  
Dales Planning Services  
David Chapman Associates2488  
Diocese of Ripon and Leeds  
Disabled Peoples Forum  
Dobbies Garden Centres PLC  
Dodsworth Area Residents Association  
DPDS Consulting Group  
Dringhouses and Woodthorpe Planning Panel  
Dringhouses West Community Association  
DTZ  
Dunnington Residents Association  
DWA Architects  
Economic Development Board  
Elvington Park Ltd  
Energy Efficiency Advice Centre  
England & Lyle  
Entec UK Ltd  
Environment Forum  
Erinaceous  
Euro Car Parks Ltd  
Evans of Leeds Ltd  
EWS  
F & B Simpson D Kay and J Exton  
Faber Maunsell  
Family Housing Association (York) Ltd  
Family Mediation  
Farming & Wildlife Advisory Group  
Federation of Residents and Community Associations  
Federation of Small Businesses  
Fenwick Ltd  
First York  
First/Keolis Transpennine Ltd  
FLP  
Foxwood Residents Association  
FRD Ltd  
Freight Transport Association  
Friends Families & Travellers  
Friends of St Nicholas Fields  
Friends of the Earth (York and Ryedale)  
Fulford Residents Association  
Fusion Online  
Future Prospects  
Garden History Society  
George Wimpey North Yorkshire Ltd  
George Wimpey Strategic Land  
George Wimpey West Yorkshire Ltd  
Geraldeve  
GHT Developments Ltd  
Gillygate Surgery

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Gordons LLP  
Grantside Ltd  
Green Land & Property Holding Ltd  
Greenwood Residents Association  
Grosvenor Residents Association  
Groves Neighbourhood Association  
Guildhall Planning Panel  
GVA Grimley LLP  
Halcrow Group Ltd  
Halifax Estates  
Hallam Land Management Ltd  
Hartley Planning Consultants  
Haxby & Wiggington Youth & Community Association  
Health & Safety Executive  
Healthy City Board  
Her Majesty's Courts Service  
Heslington East Community Forum  
Heslington Sports Field Management Committee  
Heslington Village Trust  
Heworth Planning Panel  
Higher York Joint Student Union  
Hogg Builders (York) Ltd  
Holgate Ward Labour Party  
Home Builders Federation  
Home Housing Association  
Howarth Timber Group  
Hull Road Planning Panel  
I D Planning  
Include Us In - York Council for Voluntary Service  
Inclusive City  
Indigo Planning Ltd  
Institute of Citizenship  
Jan Molyneux Planning  
Jarvis Plc  
Jennifer Hubbard Planning Consultant  
Job Centre Plus  
Joseph Rowntree Foundation  
Joseph Rowntree Housing Trust  
Kentmere House Gallery  
KeyLand Developments Ltd  
Kindom  
King Sturge LLP  
Kingsway West Residents Association  
Knapton Lane Residents Association  
Knight Frank  
La Salle UK Ventures  
Lambert Smith Hampton  
Land Securities Plc  
Land Securities Properties Ltd  
Landmatch Ltd  
Lands Improvement  
Langleys  
Lawrence Hannah & Skelton  
LEAF  
Leda Properties Ltd  
Leeds City Council  
Leeman Road Community Association  
Leeman Road Millennium Green Trust  
Leeman Stores  
LHL Architects  
Lidgett Grove Scout Group  
Lifelong Learning Partnership  
Lindsey Residents Association  
Lions Club  
Lister Haigh Ltd  
Lives Unlimited  
Local Dialogue LLP  
Loxley Homes  
LXB Properties Ltd  
Marks & Spencer plc  
Marsden Homes Ltd  
McArthur Glen Designer Outlet  
McCarthy & Stone Ltd  
Meadlands Residents Association  
Melrose PLC  
Mental Health Forum  
Metro  
Micklegate Planning Panel  
Miller Homes Ltd  
Minsters Rail Campaign  
Monks Cross Shopping Centre  
Mouchel  
Mulberry Hall  
Muncaster Residents Association  
Nathaniel Lichfield  
National Car Parks Ltd  
National Centre of Early Music  
National Express Group Plc  
National Federation of Bus Users  
National Grid Property Ltd  
National Offender Management Service  
National Playing Fields Associations  
National Rail Supplies Ltd  
National Railway Museum  
National Trust  
Natural England  
Navigation Residents Association  
Nestle UK Ltd



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Network Rail  
Newsquest (York) Ltd  
NMSI Planning & Development Unit  
North Yorkshire Fire & Rescue Service  
North Yorkshire Forum for Voluntary Organisations  
North Yorkshire Learning & Skills Council  
North Yorkshire Police Authority  
NorthCountry Homes Group Ltd  
Northern Affordable Homes Ltd  
Northern Planning  
Northern Rail  
Northminster Properties Ltd  
Norwich Union Life  
Novus Investments Ltd  
Npower Renewables  
Nunnery Residents Association  
NXEC  
Oakgates (York) Ltd  
Older Citizens Advocacy York  
Older People's Assembly  
O'Neil, Beechey, O'Neil Architects  
O'Neill Associates  
Opus Land Ltd  
Osbalwick Parish Council  
P & O Estates  
Park Grove Residents Association  
Parochial Church Council Church of the Holy Redeemer  
Passenger Transport Network  
Paul & Company  
Persimmon Homes Yorkshire Ltd  
Piccadilly Autos  
Pilcher Developments Ltd  
PLACE/Yorkshire Wildlife Trust  
Places for People  
Planning Prospects Ltd  
Playing Fields Association (York & North Yorkshire)  
Plot of Gold Ltd  
Poppleton Road Memorial Hall  
Poppleton Road Primary School  
Poppleton Ward Residents Association  
Portford Homes Ltd  
Positive Planet  
Potts Parry & Ives Chartered Architects  
Pre-School Learning Alliance  
Purey Cust Nuffield Hospital  
Quintain Estates & Development plc  
R S Cockerill (York) Ltd  
Railway Heritage Trust  
Ramblers Association (York Area)  
Rapleys  
Raymond Barnes Town Planning Consultant  
Redrow Homes (Yorkshire) Ltd  
REIT  
Residents of Runswick Avenue, Beckfield Lane & Wetherby Road  
RIBA Yorkshire  
River Foss Society  
Road Haulage Association  
Robinson Design Group  
Rollinson Planning Consultancy  
Royal Mail Group Plc  
Royal Mail Group Property  
RPS Planning & Development  
RSPB  
RSPB (York)  
RTPI Yorkshire  
Rushbond Group  
Safer York Partnership  
Sainsbury's Supermarket Ltd  
Sanderson Weatherall  
Sandringham Residents Association  
Savills  
Scarcroft Residents Association  
Science City York  
Scott Wilson  
Scottish Power  
Selby & York Primary Care Trust  
Shelter  
Shepherd Construction  
Shepherd Design Group  
Shepherd Homes Ltd  
Shirethorn Ltd  
Siemens Transportation Systems  
Signet Planning  
Skelton Consultancy  
Skelton Village Trust  
Smiths Gore  
Society for the Preservation of Ancient Buildings  
South Parade Society  
Spawforth Associates  
Speedy Wine  
Sport England  
Spurriergate Centre  
St Georges Place Residents Association  
St Paul's Church  
St Paul's Square Residents Association  
St Sampson's Centre  
Starbucks Coffee Company

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Stephenson & Son  
Stewart Ross Associates  
Stockholme Environment Institute  
Stone Soup  
Storeys:ssp Ltd  
Strutt and Parker  
Supersave Ltd  
Sustrans  
T H Hobson Ltd  
Talkabout Panel  
Tang Hall and Heworth Residents  
Tangerine  
Taylor Wimpey UK Ltd  
Terence O'Rourke  
Tesco Stores Limited  
The Barton Willmore Planning Partnership Anglia  
The British Wind Energy Association  
The Castle Area Campaign Group  
The College of Law  
The Co-operative Group  
The Crown Estate Office  
The Dataquest Partnership  
The Development Planning Partnership  
The Dragon Fireplace Company  
The General Store  
The Georgian Group  
The Grimston Bar Development Group  
The Gypsy Council  
The Helmsley Group Ltd  
The Inland Waterways Association Ouse-Ure Corridor Section  
The JTS Partnership  
The Land and Development Practice  
The Landowners Consortium  
The Moor Lane Consortium  
The North Yorkshire County Branch of the Royal British Legion  
The Retreat Ltd  
The Showmen's Guild of Great Britain  
The Theatres Trust  
The Wilberforce Trust  
The Woodland Trust  
Theatre Royal  
Tiger Developments  
Tilstons Newsagents  
Tom Adams Design Consultancy  
Top Line Travel of York Ltd  
Tower Estates (York) Ltd  
Tribal MJP  
Trustees for Monks Cross Shopping Park  
Trustees of Mrs G M Ward Trust  
Tuke Housing Association  
Tullivers  
Turley Associates  
UK Coal Mining Ltd  
United Co-operatives Ltd  
University of York  
Vangarde  
Veolia Transport UK Ltd  
Victorian Society  
Visit York  
Voluntary Sector Forum for Learning Difficulties  
W A Fairhurst & Partners  
W M Birch & Sons Ltd  
Walmgate Community Association  
Walton & Co  
Ware and Kay LLP  
Water Lane Ltd  
Welcome to Yorkshire  
Westgate Apartments  
Wheatlands Community Woodland  
White Young Green Planning  
Whizzgo  
Wilton Developments Ltd  
Wimpey Homes  
Without Walls Board  
WM Morrison Supermarkets PLC  
Woodlands Residents Association  
World Heritage Working Group  
WR Dunn & Co. Ltd.  
WSP Development and Transportation  
Wyevale Garden Centres  
York & District Citizens Advice Bureau  
York & District Trade Council  
York & North Yorkshire Business Environmental Forum  
York Access Group  
York Ainsty Rotary Club  
York Air Museum  
York and District Trades Union Council  
York and North Yorkshire Partnership Unit  
York Arc Light  
York Archaeological and Yorkshire Architectural Society  
York Archaeological Forum  
York Archaeological Trust  
York Autoport Garage  
York Blind & Partially Sighted Society  
York Business Park Developments Ltd  
York Carers Together  
York Central Landowners Group

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York City Centre Churches	York Racecourse Committee
York City Centre Ministry Team/York Workplace Chaplaincy/One Voice	York Railway Institute
York Civic Trust	York Railway Institute Angling Section
York Coalition of Disabled People	York Residential Landlords Association
York College	York Residents Against Incineration
York Conservation Trust	York St John University
York Cycle Campaign	York Student Union
York District Sports Federation	York Tomorrow
York Environment Forum	York Traveller's Trust
York Georgian Society	York TV
York Green Party	York Women's Aid
York Homeless Forum	York@Large
York Hospitality Association	Yorkshire & The Humber Strategic Health Authority
York Hospitals NHS Foundation Trust	Yorkshire Architectural and York Archaeological Society
York Housing Association Ltd	Yorkshire Coastliner
York in Transition	Yorkshire Footpath Trust
York Leisure Partnership	Yorkshire Housing
York Minstermen	Yorkshire Inland Branch of British Holiday & Home Parks Association
York Museums Trust	Yorkshire Local Councils Association
York Natural Environment Panel	Yorkshire MESMAC
York Natural Environment Trust	Yorkshire Naturalists Union
York Older People's Assembly	Yorkshire Philosophical Society
York Open Planning Forum	Yorkshire Planning Aid
York Ornithological Club	Yorkshire Rural Community Council
York People First 2000	Yorkshire Wildlife Trust
York Practice Based Commissioning Group	Yorwaste Ltd
York Professional Initiative	Youth Forum
York Property Forum	Youth Service - V & I Coordinator

**In addition 950 individuals from the LDF database were consulted, this includes those who had responded on previous consultations and those who had registered an interest in the LDF. Local MPs and MEPs were also formally consulted, as well as other CYC departments.**

## **Annex 3: How people were consulted on both of the Core Strategy Issues and Options Documents**

### **1. Consultation Documents**

- 1.1 A number of documents were produced as part of the consultations, to inform people about what the process involved, how they could respond, and also ways in which they could contact the City Development team.
- 1.2 For Issues and Options 1 the following documents were produced:
- Core Strategy Issues and Options document;
  - Executive Summary Issues and Options document;
  - Sustainability Statement;
  - Leaflet:
  - Poster; and
  - Comments Form.
- 1.3 As well as the issues and options document itself, it was considered appropriate to prepare additional supporting material in recognition of the different groups the Council were trying to involve. Therefore the Executive Summary was produced which sought to explain what the consultation process was about, but also asked key questions under the different topic areas. Furthermore, the leaflet and poster were designed to raise awareness of the consultation and the LDF in general. These were more widely distributed (as set out in paragraph 3.5) and provided a way of reaching the general public who might otherwise not get involved.
- 1.4 Similarly, for Issues and Options 2 the following documents were produced:
- Core Strategy Issues and Options 2 document;
  - Sustainability Statement;
  - Festival of Ideas 2 Questionnaire;
  - Flyer;
  - Poster; and
  - Comments Form.
- 1.5 Prior to consultation on Issues and Options 1 and 2, the documents were both subject to an initial Sustainability Appraisal. Sustainability Appraisal (SA) forms an integral part of the LDF and will be undertaken at key stages alongside the production of each Development Plan Document (DPD). The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into policy development. The Sustainability Statements for the Core Strategy Issues and Options 1 and 2 consider the key sustainability issues arising from both of the Issues and Options documents. They were published in June 2006 and August 2007 to support the Issues and Options consultations.

1.6 There were several ways in which people and organisations could comment on the Issues and Options documents. These were by:

- filling in the comments form;
- writing to the City Development team using the address found in the documents, posters and leaflets;
- emailing the City Development using the email address found in the documents, posters and leaflets; or
- using the electronic comments form which could be found on the Council's website;
- Completing the 'Festival of Ideas 2' Questionnaire (note: this was only available during Issues and Options 2).

## **2. Document Distribution / Publicity**

### **Issues and Options 1**

2.1 The packs were sent out to over 500 contacts. A list of all those consulted is set out in Appendix 1. Specific consultees received packs containing:

- Consultation Letter;
- Core Strategy Issues and Options document;
- Executive Summary Issues and Options document;
- Sustainability Statement;
- Leaflet; and
- Comments Form.

All other contacts in Appendix 1 received packs containing:

- Consultation Letter;
- Executive Summary Issues and Options document;
- Leaflet; and
- Comments Form.

### **Issues and Options 2**

2.2 The packs were sent to almost 600 contacts. A list of those consulted is set out in Appendix 1. Specific consultees received packs containing:

- Consultation Letter;
- Core Strategy Issues and Options document;
- Festival of Ideas 2 Questionnaire;
- Sustainability Statement; and
- Comments Form.

All other contacts in Appendix 1 received packs containing:

- Consultation Letter;

- Festival of Ideas 2 Questionnaire;
- Flyer; and
- Comments Form.

2.3 In addition to this all of the documents were made available to view on the Council's website, in the 15 City of York Council libraries (including the mobile library), and at the Council's receptions at the Guildhall and City Strategy.

2.4 The Festival of Ideas questionnaire, which was a joint questionnaire on the Core Strategy and the Sustainable Community Strategy was distributed to every household in the city (A copy of the questionnaire is set out in Appendix 2).

### **Wider Distribution**

2.5 At both stages posters and either leaflets or flyers were distributed to schools, places of worship, community and leisure centres, GP surgeries and major employers. They were asked to display them where they could be viewed by the public, employees and students, as appropriate. The posters and leaflets contained information about what the consultation process was about and how to obtain further information, and gave instructions on how comments could be made.

### **Media**

2.6 In addition to distributing the documentation, the Council sought to further publicise the consultation and give details on how and when comments could be made.

2.7 For the Issues and Options 1 consultation the Council published a press release, which resulted in two radio stations (Minster FM and BBC Radio York) requesting interviews. The consultation featured in five of the Council's 'Your Ward' newsletters. These are sent out to households within wards in York every 3 months. This newsletter enables the Council to contact residents with agendas for committee meetings, generic items, and other specific local issues and matters of interest. The consultation also featured within an internal newsletter called 'News and Jobs' which is published fortnightly and distributed to Council staff.

2.8 A press release was also issued for Issues and Options 2 and an article on the Festival of Ideas consultation appeared in 'Your City', a Council publication which is distributed to every household in the authority area.

## **3. Consultation Events**

3.1 Details on each event held as part of the consultations are outlined below. Timetables of all the events are set out in Appendix 3.

### **Exhibitions**

## **Issues and Options 1**

- 3.2 The Council organised exhibitions at three locations across the City. These exhibitions were advertised in both the radio interviews and also on the Council's website. These were:
- two exhibitions at supermarkets, one on 27 June 2006 – Askham Bar, and the other 30 June 2006 – Clifton Moor; and
  - two exhibitions in the City Centre, using the mobile exhibition unit in St Sampsons Square which took place on 20 and 21 June 2006.

## **Issues and Options 2**

- 3.3 For this round of consultation exhibitions were again advertised on the Council's website but also within the initial letter which was distributed to all consultees. The exhibitions included:
- City Summits held at the Park Inn – 16 October 2007 (one in the afternoon, one in the evening);
  - two exhibitions at supermarkets, one on 23 October 2007 – Clifton Moor and the other 24 October 2007 – Askham Bar. We also had an exhibition at a DIY superstore on 26 September 2007; and
  - three exhibitions in the City Centre, using the mobile exhibition unit on Parliament Street which took place on 4, 5 and 6 October 2007.
- 3.4 The City Summits were a joint consultation event undertaken as part of the 'Festival of Ideas 2'. It was a one day session which invited members of the public and interest groups to take part in an "ask the audience" style survey. The results of the survey are included in the summaries in Section 6.
- 3.5 For the exhibitions information on the Local Development Framework (LDF) and the key issues for the Core Strategy were set out on display boards and leaflets and other consultation material was made available for people to take away. Officers were also available to answer questions about the consultation.
- 3.6 In addition to wider consultation and awareness raising, the Council also carried out more targeted and in-depth consultation with certain groups, in the form of workshops, forums and meetings.

## **Workshops**

### **Issues and Options 1**

- 3.7 Five workshops were held over the consultation period, and formed a major part of the consultation process. The following topic areas were covered:
- Sustainable Forms of Transport held on the 28 June 2006;

- Economic Wellbeing through Sustainable Economic Growth held on the 3 July 2006;
- Community Development Needs held on the 6 July 2006;
- Sustainable Location of Development held on the 11 July 2006; and
- A Quality Environment and Sustainable Design held on the 19 July 2006.

3.8 Each workshop started with a presentation on the LDF and the Core Strategy, and then a short presentation was given on the issues and options surrounding the specific topic. A series of key questions were presented to encourage a debate. Key people from a variety of groups were invited to the workshops including individuals representing major retail, transport and business interests, people representing local interest groups and other interested individuals. The comments from these workshops have been incorporated into the overall summary of comments set out in section 6 of this report.

### **Issues and Options 2**

3.9 Two workshops were held as part of the consultation. The workshops were:

- Hard to reach groups/environment workshop held on the 18 October 2007; and
- Talkabout Panel workshop held on 30 October 2007.

3.10 The hard to reach groups/environment workshop was attended by 21 people. Invitees to the workshop were drawn from the hard to reach groups listed in para 5.11 of the Statement of Community Involvement. Attendees included representatives from the Older People's Assembly, York Council for Voluntary Service, York Homeless Forum, Age Concern and York Mental Health Forum. The workshop was also attended by representatives from environmental interest groups including Greenpeace, LA21 Citizen's Forum and Friends of the Earth.

3.11 The Talkabout Panel workshop was attended by 28 people. The Talkabout Panel is York's citizen's panel. Its 2,300 York residents are broadly representative of the city's population in terms of age, gender, social group and geographical area.

3.12 Both workshops were held in 'carousel' style. They began with a short presentation setting the context for the Issues and Options 2 document and then attendees spent 25 minutes at each of the four 'stations' covering the spatial strategy, the environment, housing and employment and location of development. The comments from both of these workshops have been incorporated into the overall summary of comments set out in section 6 of this report.



## **Forums**

### **Issues and Options 1**

- 3.13 Officers attended a number of local forums to discuss the key issues and options within the Core Strategy. In each case, Officers presented the key topics within the document and then discussed the issues and options.
- 3.14 The largest forum was held on the 14 June 2006 when the Council was invited to a joint meeting organised by the York Professional Initiative (YPI) and the York Property Forum (YPF). These groups promote themselves as 'The voice of York professionals' and come from a range of disciplines including financial, property, architecture, and marketing. For this particular forum, after the presentations, the members of the YPI and YPF were split into groups and the issues were discussed in detail. The comments from this forum have been incorporated into an overall summary of comments received as part of the consultation. The summary is set out in section 6 of this report.
- 3.15 In addition to the above, Officers attended the following local forums:
- The 'Inclusive York Forum' (12 June 2006), remit to champion issues of inclusiveness whilst promoting the active engagement of communities of interest.
  - The 'York Environment Forum' (13 June 2006), remit to advise, discuss and comment on policies and strategic issues that effect the environment and monitor the implementation of the Community Strategy as it effects the environment.
  - The 'York Open Planning Forum', (12 July 2006), community led forum which holds public meetings to discuss particular planning issues.

### **Issues and Options 2**

- 3.16 For the Issues and Options 2 consultation we again met with the 'York Environment Forum' (25 September 2007) to discuss the progress made so far and allow for any outstanding issues to be discussed.
- 3.17 Instead of attending the Inclusive York Forum we held a hard to reach groups workshop (see paragraph 4.9). At the time of the consultation it was not possible to attend the Open Planning Forum because it had been temporarily suspended.

## **Meetings**

### **Issues and Options 1**

- 3.18 Officers met with Network Rail on 7 July 2006. Originally a member of the Network Rail team was invited to the workshop on sustainable forms of transport, however several members of Network Rail were interested in attending the workshop. It was therefore decided that a separate meeting would be set up in which specific rail issues could be discussed.

- 3.19 Network Rail were keen to be informed of the LDF and the emerging Core Strategy document. They were also very keen to discuss some of the existing and emerging rail issues within York. These included rail improvements, the re-opening of existing lines and potential funding bids. The comments from this meeting have been incorporated into the overall summary of comments, which can be found in section 6 of this report.

### **Issues and Options 2**

- 3.20 Officers attended several ward committees during the Issues and Options 2 consultation. Officers did a short presentation on the second Issues and Options document and then took questions from local residents. The following committees were attended:

- Dringhouses and Woodthorpe – 1 October 2007
- Haxby and Wigginton – 1 October 2007
- Guildhall – 2 October 2007
- Clifton – 3 October 2007
- Westfield – 8 October 2007
- Hull Road – 9 October 2007
- Fishergate – 10 October 2007
- Micklegate – 11 October 2007
- Rural West – 17 October 2007
- Skelton, Rawcliffe and Clifton Without – 18 October 2007
- Derwent, Heworth Without and Osbaldwick – 29 October 2007
- Bishopthorpe and Wheldrake – 6 November 2007
- Heworth – 14 November 2007 (Ward Committee followed School Event)

### **Meetings with Specific Consultees**

- 3.21 As part of the ongoing discussion of Issues and Options, officers met with several specific consultees to discuss their responses to consultation to date and, more generally, to talk through some of the key issues. Where relevant comments from these meetings have been included in the summary in section 6 of this report. The following meetings took place:

- Natural England – 17 March 2008
- Yorkshire Forward – 4 February 2008
- Sport England – 8 February 2008
- Environment Agency – 22 February 2008
- English Heritage – 29 February 2008
- Internal Drainage Boards – 3 March 2008
- Highways Agency – 3 March 2008
- Yorkshire and the Humber Assembly – 4 March 2008
- Primary Care Trust, Ambulance Trust and Fire Service – 11 March 2008
- Yorkshire Water and Northern Gas Networks – 27 February 2008

## **Annex 4: How people were consulted on the Core Strategy Preferred Options**

### **1. Consultation Documents**

1.1 The following documents were made available as part of the consultation:

- 'Planning York's Future' leaflet questionnaire;
- Core Strategy Preferred Options document;
- Core Strategy Preferred Options Sustainability Appraisal, technical appendices and non-technical summary;
- Core Strategy Preferred Options Habitat Regulations Assessment;
- Comments Form; and
- Easy-Read Core Strategy summary.

1.2 Prior to consultation on the Preferred Options the main document was subject to a Sustainability Appraisal. Sustainability Appraisal (SA) forms an integral part of the Local Development Framework (LDF) and will be undertaken at key stages alongside the production of each Development Plan Document (DPD). The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into policy development. The Sustainability Appraisal for the Core Strategy Preferred Options considers the key sustainability issues arising from the proposed Core Strategy policies and objectives. This was published alongside the Preferred Options document.

1.3 There were several ways in which people and organisations could comment on the Preferred Options document. These were by:

- filling in the comments form;
- writing to the City Development team;
- emailing the City Development team;
- using the electronic comments form which could be found on the Council's website; or
- completing the 'Planning York's Future' leaflet questionnaire

### **2. Document Distribution/Publicity**

2.1 Information packs were sent out to those of the 2600 contacts currently on the LDF database who indicated that they wished to be informed of the progression of the Core Strategy. A list of all those consulted is provided in the 'Core Strategy Preferred Options Consultation Statement (2010)'. Specific consultees received information packs containing:

- Consultation letter;
- Core Strategy Preferred Options document;
- Sustainability Appraisal Non-Technical Summary;
- Leaflet questionnaire; and

- Comments Form.

2.2 All other contacts received information packs containing:

- Consultation letter; and
- Leaflet questionnaire.

2.3 In addition to this all of the documents listed above were available to view on the Council's website, in the 15 City of York Council libraries, and at the Council's receptions at the Guildhall and City Strategy (9 St Leonard's Place).

2.4 The 'Planning York's Future' leaflet questionnaire was distributed to every household in the city, approximately 90,000 households, as an insert in the 'Your City' publication (A copy of the leaflet is included in the 'Core Strategy Preferred Options Consultation Statement (2010)').

### **Media**

2.5 In addition to distributing the documentation, the Council sought to further publicise the consultation and give details on how and when comments could be made. At the start of the consultation the Council published a press release and the consultation featured in the 'Your City' circulation in June 2009 (with leaflet questionnaire). An article also appeared in The Evening Press on 17 July 2009 highlighting the involvement of the Chamber of Commerce and York Property Forum and publicising the consultation.

## **3. Consultation Events**

3.1 Details on each event held as part of the consultation are outlined below. A schedule of all the events is provided in the 'Core Strategy Preferred Options Consultation Statement (2010)'.

### **Exhibitions**

3.2 The Council organised a series of exhibitions at locations across the city. The exhibitions were staffed by officers and provided the opportunity for members of the public to find out about the consultation. Exhibitions were held at the following locations:

- City Centre – 31 July and 1 August 2009;
- Central Library – 4 August 2009;
- Designer Outlet – 19 August 2009;
- Monks Cross Shopping Park – 20 August 2009;
- York College – 17 September 2009;

3.3 Similarly exhibitions were held at a number of major employers in the city:

- City of York Council – 24 July 2009;
- Shepherd Building Group – 11 August 2009;
- Primary Care Trust – 14 August 2009; and

- Card Protection Plan ‘CPP’ – 26 August 2009.

### **Workshops**

3.4 The Council held four workshops over the consultation period:

- A one day conference event for interest groups, members of the Talkabout Panel (York’s citizen’s panel) and developers – 28 July 2009;
- A half day workshop with key stakeholders on affordable housing – 21 September 2009;
- An evening workshop with the York Professionals and York Business Forum – 28 September; and
- A half day workshop with the Inclusive York Forum – 8 October 2009.

3.5 Each workshop on the Core Strategy took a similar format, commencing with short presentations on the preferred approach to particular topics. These were followed by small group discussions based around a series of key questions to encourage a debate. The workshops were tailored to particular areas of the Core Strategy depending on the area of interest of the attendees. For example topics included the vision; options for delivering affordable housing; planning an attractive place for business; and planning for inclusive communities.

3.6 In total more than 160 people took part in the workshops, attendees ranged from individual residents and people from businesses in the city, to representatives from interest groups and developers.

### **LSP Board Meetings**

3.7 Officers did a presentation on the Core Strategy Preferred Options at the Without Walls Board on 14 July 2009 and attended most of the Local Strategic Partnership boards to make them aware of the relevance of the document to their areas of interest and the opportunity to comment. The boards attended included the Environment Partnership, the Economic Development Partnership, the Learning City Partnership, York at Large, the Inclusive York Forum and the YorOK Board.

### **Ward Committees**

3.8 The Core Strategy Preferred Options document was publicised at ward committees during June and July 2009. Officers attended or provided exhibitions at all ward committees. In addition, where requested, Officers did presentations and ‘question and answer sessions’ as part of the ward committee agenda. The latter included the Holgate, Haxby and Wigginton, Derwent, Heworth Without and Osbaldwick, and Heslington and Fulford ward committees.

### **Forums**

3.9 Officers attended a number of local forums to discuss the Core Strategy Preferred Options. Presentations and ‘question and answer sessions’ took place at meetings of the York Environment Forum, Open Planning Forum, York Independent Living Forum, York Archaeological Forum and Voluntary Sector Strategic Forum.

### **Meetings**

3.10 In addition to the events outlined above, a number of meetings were held as part of the consultation to enable more in-depth discussions with a range of groups, including the statutory consultees. These comprised:

- Meetings with key stakeholders including York Civic Trust, Natural England, English Heritage, Environment Agency, Government Office Yorkshire and Humber (GOYH), and Local Government Yorkshire and Humber (LGYH);
- A meeting with a focus group from the York Property Forum and York and North Yorkshire Chamber of Commerce; and
- Meetings with neighbouring local authorities including Leeds City Council, Ryedale District Council, and East Riding District Council.

## **Annex 5: Regional Correspondence**

Martin Grainger  
Environment and Development Services  
City of York Council  
9 St Leonard's Place  
YORK  
YO1 7ET

Our Ref: YH5343/311/3  
Your Ref:  
Date: 18 July 2006

Dear Mr Grainger

**City of York Local Development Framework  
Core Strategy Issues and Options Consultation**

Thank you for consulting the Government Office on the Core Strategy Issues and Options consultation document.

The attached comments are made with the aim of helping you prepare a document which is sound when it reaches submission stage and I hope you will find the comments helpful in this respect. The comments are without prejudice to anything we may say formally at a future stage,

We shall be happy to discuss the comments or any other issues with you when we meet on 25<sup>th</sup> July.

Yours sincerely

**RACHEL WIGGINTON**

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Senior Planning Officer  
Development Frameworks and Plans Team  
People & Communities Group

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## CITY OF YORK LDF CORE STRATEGY ISSUES AND OPTIONS CONSULTATION

### COMMENTS OF THE GOVERNMENT OFFICE FOR YORKSHIRE AND THE HUMBER

#### Section 3 A sustainable vision for York: Key Issues and Options

The authority would have to justify an LDF vision and objectives that are completely separate from those in the Community Strategy. The preferred vision for York's LDF should be developed in accordance with Government guidance, including PPS1 *Delivering Sustainable Development* and PPS12 *Local Development Frameworks* and it is important that the submitted DPD is sound in relation to the tests in PPS12.

- Test v requires DPDs to have regard to the authority's community strategy by setting out policies and proposals which deliver key components of that strategy so far as they are consistent with or in general conformity with higher level planning policy and relate to the use and development of land.
- Test vii provides the essential link between the Sustainability Appraisal and the selection of preferred strategies, policies and allocations.

#### Section 4 A sustainable spatial strategy for York

I am concerned that this key section does not really go beyond outlining the current strategy set out in the unadopted Local Plan. The local plan has not been prepared under the new planning system and a strategy based upon it is likely to raise soundness issues. The preferred options will need to be consistent with national planning policy and in general conformity with RSS, currently RPG12 until draft RSS is issued by the Secretary of State. You need to consider the following points in developing an acceptable spatial strategy:

- **Adequate timescale and long-term strategy**

Current PPG3 requires a ten year supply of land for housing. However, the LDF will need to reflect new PPS3 *Housing* (available as the consultation draft, final version expected later this year). If the approach to allocating and releasing land for housing in the final version is the same as in the draft of December 2005, the spatial strategy will need to cover a fifteen year time frame for housing land from adoption of the allocations DPD. Paragraph 12 of the draft requires LDFs to set out the housing trajectory to meet the level of provision over the plan period, including allocation of sufficient land for at least the first five years of the trajectory and a further ten years to be indicated in the Core Strategy. This would take you to 2024 if the allocations DPD is adopted in 2009.

It is important that Green Belt boundaries to be defined in this LDF are related to a time-scale which is longer than that for other aspects of the plan, in accordance with Government guidance in PPG2. The authority should be satisfied that Green Belt boundaries will not need to be altered at the end of the plan period.

- **Proper consideration and appraisal of alternative strategic options**

To satisfy PPS12 Soundness Test vii at submission, you will need to show a clear trail of options generation, appraisal and rejection and the role that Sustainability Appraisal has played in this process. You will also need to satisfy the Inspector that alternative options have been consulted on.

To achieve this I consider that you will need to consult upon alternative strategic options for the future development of the district at the Regulation 25 stage. From these alternatives it should be possible to move to a preferred strategic option at Regulation 26, supported by the evidence base, particularly the Sustainability Appraisal. It will be important that consultees at preferred options stage can see the overall and detailed performance of each option against Sustainability Appraisal objectives. Spatial diagrams of the preferred and discarded options would be helpful.

The alternative strategic options should address delivery of the growth required by RSS for the plan period and, whilst we would encourage you to make appropriate assumptions about urban capacity and windfalls, you may need to examine the possibility of urban extensions as part of this exercise.

Selection of the preferred option will need to take account of the sequential approaches in Government guidance in PPG3 and draft PPS3 and in PPG25 (and PPS25, when it is issued; final version expected later this year) in relation to development and flood risk:

- PPG25 requires authorities to consider sites at risk of flooding when preparing their local plan and to review planned allocations of land for development against the risk-based criteria in a sequential test. This can be combined with consideration of the sustainability of housing land allocations in accordance with paragraphs 30 and 31 of PPG3. Any reasons for variance from that test should be fully explained and justified.
- Draft PPS25 also advises authorities allocating land to apply a sequential test in areas at risk of river flooding. Departures from the sequential approach will only be justified in exceptional circumstances where it is necessary to meet the wider aims of sustainable development. The Exceptions Test should be applied at the earliest stage possible in planning and the planning authority's Strategic Flood Risk Assessment should be incorporated or reflected in the Sustainability Appraisal.

In York's case, you also need to consult on alternative scenarios for permanent Green Belt boundaries that will endure well beyond the end of the plan period, in accordance with advice in PPG2.

## **Section 5 Sustainable design and construction**

This section is very detailed for the core strategy. The core strategy should not contain excessive detail but should make broad spatial choices about what will happen where in the future and provide clear guidance for the preparation of subsidiary DPDs. It may be more appropriate to deal with this policy area in the development control DPD, making sure that the policies add to national and regional guidance.

## **Section 6 Housing**

This section does not address issues and options in relation to the location of future housing. My comments about the need for an adequate timescale and long-term strategy under Section 4 are relevant. In this context, it may be necessary to consider identifying strategic locations for longer term housing needs on the key diagram.

The LDF should be in general conformity with RSS. Draft RSS sets out housing figures for the District.

Housing policy will need to reflect new PPS3 *Housing* when it is issued. The draft addresses, amongst other things, housing market areas, LDF timescales, windfall development, affordable housing and housing densities.

Circular 01/2006 states that core strategies should set out criteria for the location of gypsy and traveller sites which will be used to guide the allocation of sites in the relevant DPD. These criteria will also be used to meet unexpected demand. We understand that a North Yorkshire-wide needs assessment is being carried out which should provide a basis for policy direction. The Core Strategy should indicate how the authority intends to incorporate any additional sites through an allocations DPD and to what timescale.

## **Section 7 Economy and employment**

The LDF should be in general conformity with RSS. The options should relate to draft RSS Policy Y1 , which refers to a need to:

- diversify and grow the York economy by encouraging the business and financial services sector, knowledge industries (including 'Science City'), leisure and retail services and the evening economy and developing its tourism sector and 'Tourism Gateway' function for the Region and the whole of Northern England;

- focus the majority of development in its city region on the City of York, whilst safeguarding its historic character and environmental capacity;
- in relation to regionally significant investment projects, develop the sub area economy with major new development and initiatives including Science City at York, York Central and further developing and expanding York University.

## **Section 8 Retail**

The preferred option should be consistent with national guidance in PPS6. It may be more appropriate to deal with some aspects of this policy area in other DPDs, making sure that the policies add to national and regional guidance.

## **Sections 9 Culture and Tourism, 10 Community Facilities and 11 Historic Environment**

Parts of these sections are very detailed for the core strategy. The core strategy should not contain excessive detail but should make broad spatial choices about what will happen where in the future and provide clear guidance for the preparation of subsidiary DPDs. It may be more appropriate to deal with aspects of these policy areas in other DPDs, making sure that the policies add to national and regional guidance.

## **Section 12 Natural Environment**

The Authority will need to consider the application of Appropriate Assessment (AA) under the Habitats Directive 92/43/EEC to the LDF, since there are European sites in and adjacent to the District. The purpose of the AA is to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of the site. It is the responsibility of the LPA to assess whether an Appropriate Assessment (AA) is necessary for DPDs and SPDs and to carry out the AA in the preparation of documents where it is required. Best practice will be to scope out whether an AA is required in the SA and undertake the assessment alongside the development of options.

It may also be more appropriate to deal with some aspects of this policy area in other DPDs, making sure that the policies add to national and regional guidance.

## **Section 13 Sustainable Transport**

The options for sustainable transport should be more clearly linked to the spatial strategy and the development of strategic development options. The LTP is an important part of the evidence base for the development of options.

The LDF should be integrated with other programmes and should, where possible, include spatial policies to be delivered by other agencies, provided there are clear mechanisms for implementation and monitoring.

### **Section 15 Waste and Minerals**

This is an area where there are significant cross-boundary issues with North Yorkshire. North Yorkshire County Council is producing DPDs for both waste and minerals and it is important that York's LDF shows how its policies and proposals relate to the policies and proposals in the North Yorkshire documents (PPS12 soundness test 6). You also need to make sure that you have carried out effective consultation on cross-boundary issues.

### **Section 16 Environmental Protection**

It may be more appropriate to deal with some aspects of this policy area in other DPDs, making sure that the policies add to national and regional guidance.

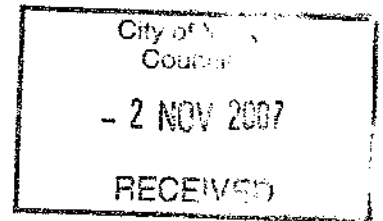
### **Section 17 Renewable Energy**

The preferred option should be in general conformity with RSS and reflect Government guidance in PPS22 in relation to renewable energy. Subject to the Secretary of State's consideration of RSS, the preferred option will need to reflect Policy ENV5 B (i) in draft RSS in respect of the North Yorkshire target. I would also draw attention to the Minister's recent statement highlighting the considerable importance that the Government attaches to the use of on-site renewables. As a carbon-neutral energy source, they will play a key role in tackling climate change by reducing overall emissions. For that reason, we expect all planning authorities to include policies in their development plans which require a percentage of the energy in new developments to come from on-site renewables.

Rachel Wigginton  
18 July 2006



GOVERNMENT OFFICE  
FOR YORKSHIRE AND THE HUMBER



REF (1)

Martin Grainger  
Principal Development Officer Forward Planning  
City Development and Transport  
9 St Leonard's Place  
York  
YO1 7ET

Rachel Wigginton  
Senior Planning Officer

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Date: 30 October 2007

Dear Martin

**CITY OF YORK LDF  
CORE STRATEGY ISSUES AND OPTIONS 2**

Thank you for consulting the Government Office on the above document. Our comments are attached. The comments are made without prejudice to anything we may say formally at any future stage.

The comments take account of the tests of soundness in PPS12. In this context, I would stress the importance of considering now how the issues and options will be developed into a preferred options document that will lead to the submission of a sound core strategy. I also suggest you look at the Planning Inspectorate's *Local Development Frameworks: Lessons Learnt Examining Local Development Documents* and the *PAS Core Strategy Guidance*, since these make it clearer what a sound core strategy should look like at submission.

I am happy to discuss these comments or any other issues with you, although it is, of course, for you to decide how best to proceed.

Yours sincerely,

Rachel Wigginton  
Senior Planning Officer





CITY OF YORK LDF  
 CORE STRATEGY ISSUES AND OPTIONS 2  
 GOYH COMMENTS OCTOBER 2007

KEY ISSUE	GOYH COMMENTS
<p><b>Section 1: A Spatial Vision for York</b></p> <p>Key Issues 1a and 1b</p> <p>Spatial Vision and Objectives</p> <p>1339 x 1340</p>	<p>It is important that the vision is articulated at the preferred options stage. The vision should not simply repeat the vision of the SCS but should build on it. It should be spatial and not limited to land-use matters, with an appreciation of the extent of joint and strategic working likely to be required. It should present a succinct and realistic word picture of how the LPA sees the District developing over the next 20 years or so in physical, economic, social and environmental terms. It should address the key issues identified through analysis of the evidence base. By reflecting locally distinctive issues, the vision will be realistic and specific to the area. The strategic objectives should be developed from the vision and provide the broad direction for more detailed strategy and policies.</p> <p>See PAS Core Strategy Guidance December 2006 pp 7-8.</p>
<p><b>Section 2: Spatial Strategy</b></p> <p>Para. 2.6</p> <p>Larger Villages</p> <p>1341</p>	<p>This states that six villages are identified as Local Service Centres in the emerging RSS. RSS (currently at Proposed Changes) does not go down to this level.</p>
<p>Key Issue 2a</p> <p>Spatial Options</p> <p>1342</p>	<p>The three options are very similar. The main point in relation to all the options is that the York main urban area should accommodate most future growth i.e. 80% or so based on current distribution. Any expansion of the villages should be addressed in this context.</p>
<p>Key Issue 2b</p> <p>Location of Development</p> <p>1343</p>	<p>These influences are all part of the evidence base that should inform the strategy. PPS12 paragraphs 4.8 to 4.11 sets out how an evidence base should be developed in the preparation of the DPD. The evidence base should be used to justify the selection of key issues and they must be shown to be genuine and relevant. The development of a spatial strategy requires the LPA to understand the interactions between different strands of the evidence base and to understand the implications of those interactions. LPAs should also make use of existing evidence collated by other Council departments and other agencies/stakeholders. In this context, all the identified influences are likely to be relevant in developing the preferred options, supported by the SA.</p>



<p>Para. 2.12 Nature Conservation 1344</p>	<p>Consideration should be given to the implications of the Habitats Directive 92/43/EEC, since there are European sites in the District. It is the responsibility of the LPA to assess whether an Appropriate Assessment (AA) is necessary and to carry out the AA in the preparation of a DPD where it is required.</p>
<p>Section 3: Housing and Employment Growth Key Issue 3a The Lifespan of York's Green Belt 1345</p>	<p>RSS Proposed Changes Policy YH9C states that the detailed boundaries of the Green Belt around York must take account of the levels of growth in RSS and also endure well beyond 2026 (the current RSS end-date). PPG2 para. 2.8 states that where detailed Green Belt boundaries have not yet been defined, it is necessary to establish boundaries that will endure. If boundaries are drawn excessively tightly around existing built-up areas it may not be possible to maintain the degree of permanence that Green Belts should have. This would devalue the concept of the Green Belt and reduce the value of local plans in making proper provision for necessary development in the future. Para. 2.12 states that when local planning authorities prepare new plans, any proposals affecting Green Belts should be related to a time-scale which is longer than that normally adopted for other aspects of the plan. They should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the plan period. In order to ensure protection of Green Belts within this longer timescale, this will in some cases mean safeguarding land between the urban area and the Green Belt which may be required to meet longer-term development needs.</p>
<p>Key Issue 3b Levels of Future Housing Growth 1346</p>	<p>In this context 2029 is not sufficiently long term, given that the other aspects of the LDF should run till 2026 to be in general conformity with RSS and PPS2 requires LDFs to identify sufficient housing land for fifteen years from adoption. The LDF options for the Inner Green Belt boundary will need to be flexible with sufficient safeguarded land to avoid a need for immediate alteration of the boundary at the end of the plan period. These options should also be sufficiently flexible to accommodate the possibility of increased housing numbers that might result from a possible further, partial RSS review to deliver the Government's new national housing target referred to in the Housing Green Paper, July 2007. The LDF should accommodate the housing figure in RSS. The current figure for York in the RSS Proposed Changes is 850 dwellings pa from 2008 to 2026. Given the relatively early stage that the Core Strategy has currently reached, it is also suggested that sufficient flexibility is built in at Preferred Options to accommodate the possibility of increased housing numbers that might result from a possible further, partial</p>

	<p>RSS review to deliver the Government's new national housing target referred to in the Housing Green Paper, July 2007.</p> <p>PPS3 paras. 52 to 57 require LDFs to identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption; hence the need to plan up to 2026. It is important that the LPA can demonstrate in the Core Strategy that it has identified sufficient specific, deliverable sites for at least the first 10 years and broad areas of search for years 11 to 15. The expected rate of housing delivery should be illustrated through a housing trajectory for the plan period.</p>
<p>Key Issue 3c 1347 Housing Density</p>	<p>PPS3 para. 47 sets a national indicative minimum net density of 30 dph; densities below this minimum need to be justified with regard to para. 46. The Core Strategy should also plan for a mix of housing in accordance with PPS3 paras. 20 to 24 and RSS Proposed Changes Policy H4; local density policies should reflect this.</p>
<p>Key Issue 3d 1348 Employment Growth</p>	<p>The LDF should be in general conformity with RSS. RSS proposed Changes Table 14.7 predicts a considerably higher potential annual job growth of 2,130 than the 1,060 in para. 3.32 of York's document. Policy E3 Table 4 shows a possible need for additional land allocations of up to 2021.</p>
<p>Key Issue 3e 1349 Relationship between Housing and Employment Growth 1349</p>	<p>The LDF should be in general conformity with RSS and this should be reflected in the housing and employment policies. However, the principle of general conformity allows for DPDs to vary their approach (compared to RSS) providing this does not cause significant harm to the implementation of the RSS. PPS3 does not promote housing figures as maxima which must be adhered to and there could be circumstances where local authorities will want to provide more housing than indicated by their housing provision figure; this is acceptable in relation to PPS3 providing it does not undermine the plan's housing objectives or the achievement of the RSS vision and outcomes. It has also already been suggested that sufficient flexibility is built in at Preferred Options to accommodate the possibility of increased housing numbers that might result from a possible further, partial RSS review to deliver the Government's new national housing target referred to in the Housing Green Paper, July 2007.</p>
<p>Key Issue 4a 1350 Affordable Housing in Main Settlements</p>	<p>RSS Proposed Changes policy H3 says that LDFs should set a target and gives a provisional figure of 40% of all housing. The national indicative threshold in PPS3 is 15 dwellings but local authorities can set lower thresholds where viable and practical, including in rural areas (PPS3 para. 29).</p>

<p>Key Issue 4c Approach to Affordable Housing 1351</p>	<p>The policy wording should reflect the definition of affordable housing in PPS3 paras. 27 to 30, which does not include low cost market housing.</p>
<p>Key Issue 4e Gypsy and Traveller Sites 1352</p>	<p>Circular 01/2006 (para. 31) requires core strategies to set out criteria for the location of gypsy and traveller sites, which will be used to guide the allocation of sites in the relevant DPD. These criteria will also be used to meet unexpected demand. RSS Proposed Changes Policy H5 includes a figure of 57 extra pitches needed in North Yorkshire, including York, by 2010. York is participating in a North Yorkshire-wide needs assessment and the policy wording in the Core Strategy should indicate how the authority intends to incorporate any site requirement identified for additional sites through the allocations DPD and to what timescale.</p>
<p>Key Issue 5b Key areas of retail growth 1353</p>	<p>Proposed Changes RSS Policy YH5 states that Regional Cities and Sub Regional Cities and Towns, including the City of York, should be the prime focus for shopping and other town centre uses. There are no identified lower order service centres in the District where significant local level shopping development is acceptable. The policies should also reflect advice in PPS6 which encourages retail development in existing town centres.</p>
<p>Key Issue 11a Natural Environment 1354</p>	<p>There are European nature conservation sites in the District. Whilst the LDF should not include specific policies for these sites, consideration should be given to the implications of the Habitats Directive 92/43/EEC. As has already been mentioned, it is the responsibility of the LPA to assess whether an Appropriate Assessment (AA) of the DPD is necessary and to carry out the AA during preparation where it is required.</p>
<p>Key Issue 12a Reducing the Impacts of Traffic 1355</p>	<p>It is important that the options selected are realistic and can be developed into deliverable policies. Where delivery would be by external bodies, there should be evidence of buy-in, including funding and timing of delivery. 9-53 505 14.6.</p>
<p>Key Issue 13a Waste Management in York 1356</p>	<p>The LDF strategy should reflect the approach to managing waste in the Waste Strategy for England 2007, PPS10 and RSS Policies ENV12, 13 and 14. Table 15.27A indicates the additional waste capacity that North Yorkshire, including York, will be required to manage to 2021. PPS10 and the Waste Strategy for England 2007 require plans to identify specific sites for waste facilities or have sufficiently clear locational criteria that acceptable sites can be identified. You should therefore</p>

<p>1356</p>	<p>provide sufficient strategic level detail on waste in the core strategy to guide this process. The document will need to set out the preferred types of strategic waste treatment facility and identify the broad location(s) for them, either in York or shared with neighbouring authorities. Once this decision is made, the site allocations DPD may identify specific sites within the broad locations, or criteria based policies could be included within the core strategy to support the broad locations which are identified so that new proposals can be assessed through development control. Alternatively such decisions could be made jointly with North Yorkshire County Council and cross reference made to their Waste LDF.</p>
<p><del>Key Issue 12a</del>  1357  Reducing the Impact of Traffic  12.19  1359</p>	<p><del>Measures within LTP2</del></p> <p><b>Haxby rail station:</b> This will depend on future DfT decision.</p> <p><b>Access York:</b> GOYH has recently met with York to have a preliminary discussion about this major scheme and understands that York is not certain at this stage whether the scheme comprises all the stated elements or parts. The existing Park and Ride sites are operating at capacity; the proposed new / resited ones will incorporate some bus priority measures. The need for an integrated public transport interchange is linked to the York Central site.</p> <p>For reference major schemes are classed as those costing more than £5m (DfT money), must have been identified as a priority by the Regional Transport Board (RTB) within its Regional Funding Allocation (RFA) and then a business case approved by DfT.</p> <p><b>Measures emerging since the publication of LTP2:</b></p> <p><b>Tram-Train scheme:</b> A long-term ambition rather than a short-term likelihood. DfT has an open mind as to the role that tram trains might play in the future. Lightweight trains (capable of rail / road running and with more frequent halts than heavy rail) could provide an attractive and better integrated service for passengers, whilst reducing railway costs. DfT studying their potential in partnership with others in the rail industry (including those already in use in other countries). A trial project is a possibility, but no decisions have yet been taken. If a trial took place and was successful, it would allow the Government to determine whether proposals for wider schemes could be brought forward in partnership with Network Rail and train operators.</p> <p><b>Dualing York Outer Ring Road (A1237):</b> LTP2 includes a phased programme of roundabout / junction</p>
<p>1361  12.27</p>	<p>1360  12.24</p>

<p>1361 12-28-29 1362 Key Issues 1355-12a</p>	<p>improvements over the next 15 years. York is realistic about significant further work being required - in the present funding climate it probably regards this as an aspiration rather than a reality. The Access York scheme has much more potential in terms of reducing the need for travel / decreasing car share, servicing new development / improving accessibility and managing existing and proposed infrastructure / growth expectations.</p> <p><b>Access to Public Transport and Services:</b> Wholly agree with the sentiments expressed.</p> <p>Subject to the comments / caveats above, the options outlined (some of them incremental and allowing for long-term vision) are possibilities. However, it is important that policies in the LDF are deliverable (Soundness Test viii).</p> <p>With regard to Option 7 Accessibility, I would regard being within a 10 minute walk of a bus stop as acceptable. York is very compact and for most parts, the time / distance should be much less. There is a balance of convenience / not letting people forget that walking is good for the health. Accessibility for the those with impaired mobility is of course another consideration.</p> <p>The LDF strategy should reflect the approach to managing flood risk in PPS25 and RSS Policy ENV1.</p>
<p>Flood Risk and Development 1363</p>	<p>PPS25 para. 7 requires policies in LDFs for the allocation of sites and the control of development to avoid flood risk to people and property where possible and manage it elsewhere. Flood risk should be considered alongside other spatial planning issues and policies should recognise the positive contribution that avoidance and management of flood risk can make to the development of sustainable communities. The sustainability appraisal of DPDs should incorporate or reflect the planning authority's SFRAs, so as to ensure that the planning strategies for the area support the Government's objectives for development and flood risk. The PPS states that LPAs allocating land for development should apply the Sequential Test to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. If, following application of the Sequential Test it is not possible, consistent with wider sustainability objectives, for the development to be located in zones of lower probability of flooding, the Exception Test can be applied.</p> <p>Proposed Changes RSS Policy ENV1(B) requires allocation of sites to follow a sequential approach and be the lowest sites identified by the SFRAs. ENV1(C) states that flood management will be required to manage</p>

	development in York where there is little flood risk land available outside high flood risk zones, provided the sequential test has shown that there are no suitable lower-risk sites available.
Key Issue 15 1364 York's Green Belt	The important point here is that PPG2 para. 2.8 states that where detailed Green Belt boundaries have not yet been defined, it is necessary to establish boundaries that will endure (see earlier comments).



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Date: 26 August 2009

Dear Martin

## **CITY OF YORK LDF CORE STRATEGY PREFERRED OPTIONS**

I would stress that the Government Office is very pleased with progress so far on the Core Strategy. The task faced by York in its LDF is particularly difficult because there is no adopted local plan with saved policies to rely on and there are a number of complex issues to resolve in the Core Strategy, starting with defining detailed Green Belt boundaries for the first time.

What you need to be thinking about next is how you can develop this document into a sound draft submission core strategy and I suggest you need to look carefully at the order of the document as you move towards publication. You need to make sure that the submission core strategy is structured so that it sets out a clear place based strategy with the policies flowing from the vision and objectives and that you avoid the core strategy developing into a series of unconnected land use based parallel approaches to housing, employment, retailing etc. I like the way the later chapters follow the four vision objectives, but you need to think about where some of the policy areas go and make clearer linkages throughout.

The document is quite long and detailed, which is appropriate at this stage of justifying options. However, at submission the core strategy should be a much briefer document that gives a clear message about the ways in which the area will change and avoid vague aspirations that could apply anywhere. As you approach submission you need to carry out rigorous editing and remove unnecessary descriptive material. I am pleased to see that there are only 17 policies in total but you will need to be sure these policies are SMART in the submission document.



You have already received informal comments from the Planning Inspectorate (PINS) and the Commission for Architecture and the Built Environment (CABE), both of whom were generally supportive of the way the core strategy was developing. They both made helpful suggestions and I have tried to cover these in my detailed comments.

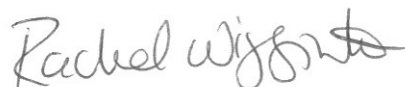
PINS referred to the vital importance of having a clear audit trail explaining how the core strategy has developed, what options were considered and the reason for selecting the preferred options. This is now particularly important in the context of decisions the Council still needs to make on the strategic choices presented in this document in relation to Green Belt boundaries and housing location and distribution.

PINS also mentioned the need to be able to demonstrate that the strategy is deliverable and show what infrastructure is necessary to support this, with some assurances from partners that there is a reasonable prospect of delivery in the required timescales and viability testing to support key policies.

CABE thought the document was very good, well set out and read well but needed to be much shorter at submission. They considered that York's heritage and history are so important that they should drive the strategy and the plan should be bolder about the direction it should go by focussing on creating a new layer of development that is valued as much as the existing ones. The focus should be on delivering places not just numbers with new development, including the urban extensions, contributing to the place that York will become. There also need to be good policy hooks for the AAPs to take forward. They also felt that the Green Belt has historic significance and should be treated more positively and linked to the historic driver and to the spatial strategy for the countryside and the green infrastructure. We would agree with all these comments.

The Government Office's detailed comments are in the accompanying sheets and I am happy to discuss these comments or any other issues with you when we meet in September.

Yours sincerely,

A handwritten signature in cursive script that reads "Rachel Wigginton".

**Rachel Wigginton**  
Senior Planning Officer

## **DETAILED COMMENTS**

### Section 2 Vision

The vision should be refined as the strategy develops towards submission.

*Theme 1* This is the key driver of York's core strategy. The Green Belt is important here, since its main purpose in PPG2 is to protect the historic town. Views within and into the City, links with the green infrastructure and with tourism are also important.

*Theme 2* You need to be able to show how places and proposed development areas derive from the strategy – this reads as if decisions have already been made. This part of the vision can be refined to include broad indicators of amounts and locations of development etc. Affordable housing should also be in the right place and at the right time. It should be clear that the universities contribute to other parts of the strategy, including the economy.

*Theme 3* You need to expand on links between tourism and the historic city. Also the Universities are important here through links with Science City and the retention of a graduate workforce.

*Theme 4* The transport infrastructure should be one of the main drivers of the spatial strategy and not retro-fitted. The setting of permanent Green Belt boundaries is a key element of the other 3 themes. Reference should be made to the eco credentials of the North West site.

### Section 3 Spatial Strategy

3.14/15/16 Were there other potential areas of search that were discarded? If so have they been subject to SA? If there are no other reasonable options you must be able to justify at submission. It is important that at submission you are able to show a clear audit trail of how the core strategy has developed so that you can demonstrate that the plan is the most appropriate when considered against reasonable alternatives. You also need to be able to demonstrate that those proposed sites which are not commitments with planning permission are the best/only alternatives (with SA).

The development of the spatial principles from the themes in the vision could be made clearer as could the links with RSS. It may be better in terms of presentation to keep to the strands in the vision and develop objectives from these.

#### *Question 3*

a) The draft inner Green Belt boundaries have no statutory status – only the broad extent has through RSS. It is the role of the LDF to identify land for housing and employment, safeguarded areas for development beyond the plan period and permanent Green Belt boundaries in a cohesive spatial strategy. PPG2 paragraph 2.8 makes it clear that where detailed Green Belt boundaries have not yet been defined, it is necessary to establish boundaries that will endure

c) d) Have other areas been considered/ruled out? Is this an issue to be considered as part of the development of places along with the overall distribution of development? What do the SHLAA/Employment Land Study say?

## Section 4 – The Role of York’s Green Belt

4.10 - PPG2 paragraph 2.12 states that when local planning authorities prepare new local plans, any proposals affecting Green Belts should be related to a time-scale which is longer than that normally adopted for other aspects of the plan. They should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the plan period. The plan period should be 15 years from adoption i.e. 2026 and setting Green Belt boundaries based on meeting development needs for an additional four years up to 2030 may not be enough. It also provides little flexibility in the event of increased land requirements in the emerging Regional Strategy or slippage of the core strategy adoption date. It is, however, noted that paragraph 8.13 appears to indicate some flexibility in the amount of development that could be accommodated in the proposed urban extensions; this may mean that the Green Belt end date could be pushed back without needing to identify additional safeguarded land.

Policy CS1 should be more positive. York’s Green Belt also has a role in enhancing the historic character and setting. Also you should add a bullet point of identifying areas for development which do not conflict with the primary purposes of the Green Belt.

PPG2 paragraph 2.12 states that the establishment of permanent Green Belt boundaries may mean safeguarding land between the urban area and the Green Belt which may be required to meet longer-term development needs. This land would be in the form of broad locations for anticipated development beyond the plan period. It needs to be clear that there is sufficient land for the plan period up to 2026 and to meet longer-term needs for housing, employment and other uses to ensure that the Green Belt boundary is sufficiently permanent.

### *Question 4*

- a) No – The Green Belt should be addressed under the historic theme with stronger linkage to green infrastructure.
- b) Yes - The primary Green Belt purpose in paragraph 1.5 of PPG2 ‘to preserve the setting and special character of historic towns’ is most important in York’s case.
- c) The Council will need to be able to justify this at examination, in the context of PPG2 and the special circumstances of York. The Green Belt should be shown to be permanent and last beyond the end of the plan period, otherwise the Core Strategy could be found unsound.

## Section 5 York City Centre

This is a key part of planning for places and would sit better in the ‘York’s Special and Built Environment’ section with linkages to the other sections. The Core Strategy should establish and justify the boundary in Policy CS2. CABE suggest a stronger hook is needed in the Core Strategy to the AAP with a diagram and mini brief.

*Question 5* Stronger linkages are needed within the document and to the AAP. There also should there be more emphasis on tourism.

## Section 6 York North West

This is a key part of planning for places and more justification is needed in the strategy. I suggest it should be within the 'Building Confident, Creative and Inclusive Communities' section with linkages to the other sections. The Core Strategy should establish and justify the boundary in Policy CS3. CABE suggest a stronger hook is needed in the Core Strategy to the AAP with a diagram and mini brief.

*Paragraph 6.14* These numbers need translating into the broader spatial strategy.

The North West site has been under consideration by CLG as part of a Leeds City Region proposal for one or more eco-communities. Although the site is not included in the recent eco-town announcement, discussions are currently taking place about Leeds City Region's ambitions for taking forward eco-town principles in urban, brownfield locations, and potential support for taking forward innovative and deliverable proposals as part of the LCR Forerunner negotiations. There is scope for a locally distinctive strategic sustainability policy in the core strategy that could signpost policies for a low-carbon community in the AAP along the lines suggested for eco-towns in the Eco-town annex to PPS1.

*Question 6* See above comments. The mix of uses should be those needed to deliver the strategy.

## Section 7 York's Special Historic and Built Environment

See previous comments on why this theme could be the key driver of the strategy.

## Section 8 Housing Growth, Distribution, Density Mix and Type

A housing trajectory is needed to show that the core strategy can deliver the housing requirement over the plan period.

### *Policy CS6 Gypsies and Travellers*

The scale of the need indicates that it may be necessary to allocate site(s) rather than rely on planning applications. This could be in the Allocations DPD or, depending upon the urgency of the need, you could give consideration to a strategic site in the core strategy.

### *Question 8*

#### *Housing Distribution and Growth*

PPS3 paragraph 59 makes it very clear that windfalls cannot be included in the first 10 years unless the authority can provide robust evidence of genuine local circumstances that prevent specific sites being identified. The fact that land in the past has come forward and is expected to come forward is not robust evidence of the sort required. Even in years 11 to 15, if it is not possible to identify sites, PPS3 requires the identification of broad locations for future growth. There will need to be a very strong argument that York cannot develop urban extensions before windfall can be considered acceptable.

It should also be made clear in making decisions on future land needs that the boundaries of the 'draft' Green Belt have no statutory planning status, since detailed inner Green Belt boundaries have never been designated in an adopted development plan. Defining permanent Green Belt boundaries for the first time is an important role of the LDF. To do so York needs to make assumptions in relation to safeguarding sufficient land for potential development needs beyond the land required for the 15 year plan period before drawing permanent Green Belt boundaries.

### *Housing Density, Mix and Type*

The Council asks whether higher densities should be accepted in order to reduce the amount of Green Belt land that will need to be developed. This raises concerns about the quality of place; if densities are too high it could either lead to accommodation not meeting needs or inadequate green space etc. There is also still likely to be a need for safeguarded land between the urban area and the Green Belt to meet the policy requirements of PPG2.

There is also no mention of student housing despite the acknowledgement of York's importance as a university city.

### Section 9 - Access to Affordable Housing

You will need to be able to justify the 50% affordable housing target, which is higher than the RSS figure of 'over 40%' in Policy H4, and support the policy with an economic viability study.

### Section 10 - Access to Services

These issues form a key part of the infrastructure plan. Policy CS8 should be made more locally specific and consideration should be given to whether it is deliverable.

### Section 11 Future Economic Growth

#### *Table 3*

The figures in this table are significantly below those in Table 11.2 of RSS. Any departure from RSS would need very strong justification and that this could be a potential soundness issue.

#### *Policy CS9*

It is not clear how the figures in this policy relate to Table 3 and RSS.

RSS Policy E2 states that the centres of Sub Regional Cities, including York, should be the focus for offices. Some of the B1a office sites proposed are out of centre. This raises a number of questions, including whether there has been a sequential test carried out in accordance with PPS6, how these sites fit with the overall place-making strategy, including the AAPs and what alternatives have been considered. It is also unclear which sites are commitments and which are new proposals.

The role of the University of York and the Heslington East campus in the employment land strategy should be more upfront in policy terms since it is a key part of delivering the spatial vision.

#### *Policy CS10*

This policy should be more locally specific with stronger links to the Historic City Theme and the City Centre AAP.

#### Section 12 Retail Growth and Distribution

Links with the Historic City theme and City Centre AAP needs expanding.

#### *Policy CS11*

This is a strategic policy to guide the allocation of future retail development in the Allocations DPD and the AAPs. You may also need a criteria-based policy in the core strategy for handling applications, if PPS6 and RSS are not sufficient.

#### Section 13 Sustainable Transport

Existing and future transport infrastructure should be part of the infrastructure plan and you will need to be able to show how this provides a steer for the development of places. The key principles behind sustainable transport and the allocation of sites for development are set out in PPS13. You need to be able to show which options perform best in relation to existing/deliverable transport infrastructure as part of the audit trail in the SA.

*Policy CS12* should be firmer, particularly where transport improvements are required to ensure delivery of other parts of the strategy. Deliverability needs to be much more up-front, with consideration of whether there is a need for fall-back scenarios.

*Question 13* You should also ask which development options performed best in relation to existing and deliverable transport infrastructure, what improvements are needed to deliver the preferred options, are they sustainable, are they deliverable and what are the fall-back scenarios? The SA should help to provide the answers.

#### Section 14 - Green Infrastructure

This area should be a more explicit part of the spatial strategy. It is difficult to separate from the Green Belt question, the historic environment and the location of development. More weight should also be given to the importance of views. An SPD may not be the right vehicle for the policy, since it cannot make designations.

The wording of *Policy CS13* should give more direction about where the new open space and green corridors will be located, with links to the proposed distribution of housing and other growth.

We are happy for York to identify green corridors, but they need to be correctly labelled. This might be 'local green corridors' and 'strategic green corridors', but you cannot yet identify 'regionally significant green corridors'. This is because green corridors weren't identified through the RSS process and it is too early for them to have been identified through the RS process and therefore they are not yet of regional significance. I suggest you should consult and work with Natural England and the LCR on developing these.

### Section 15 - Resource Efficiency

PPS1 Climate Change supplement states in paragraph 18 that planning authorities should consider the opportunities for the core strategy to add to the policies and proposals in the RSS where local circumstances would allow further progress to be made to achieving the objectives of the PPS. Paragraph 30 refers to possible identification of suitable areas for renewable and low-carbon energy sources. Paragraph 31 and 32 refer to the identification of situations where it could be appropriate to anticipate levels of building sustainability in advance of those set out nationally, with a focus on identifying development areas or site-specific opportunities. The Council is proposing to use the thresholds and targets set out in RSS Policy ENV5; these are only interim measures and there is an expectation that local authorities will develop their own thresholds and targets.

The Homes and Communities website contains a checklist for LDDs in relation to climate change which you should find helpful. This includes looking at whether opportunities for local requirements for sustainable buildings have been identified and the viability of such requirements tested. It also asks whether specific sites or development areas with high potential for decentralised and renewable or low carbon energy have been identified and asks if guidance for eco-towns has been considered.

York is aspiring to be a leading environmentally friendly city in its vision and there is scope for a locally distinctive sustainability strategic policy in the core strategy. Further work is needed to establish a locally distinctive policy in the Core Strategy that could also signpost policies for a low-carbon community in the AAP along the lines suggested for eco-towns in the Eco-town annex to PPS1.

### Section 17 – Sustainable Waste Management

Core Strategies prepared by Unitary Authorities should normally include waste strategies/policies unless these matters are being addressed in other DPDs being prepared jointly with other local authorities or separately by the unitary authority. It is understood that a decision may be made to work jointly with North Yorkshire County Council. Otherwise there would be a need for a more comprehensive policy cover in the core strategy and you would need to make sure that Policy CS16 provides the coverage required by PPS10 and RSS.

Paragraph 17.21 refers to cross-boundary issues arising from another administrative area providing part of the strategic requirement for waste management and disposal in the transfer of waste to North Yorkshire. You need to make sure that there is clear sign-up by submission for the delivery of this element of the waste strategy, with a fall-back position if necessary.

PPS1 Eco-town supplement refers in paragraph ET19 to eco-town applications including a sustainable waste and resources plan, covering both domestic and non-domestic waste. This would set higher targets for dealing with waste and consider the use of locally generated waste as a fuel source for combined heat and power generation. You may want to consider including a locally specific element on these lines within policy CS16 that will provide a hook to the North West AAP.

### Section 18 – Minerals

MPS1 (para.13) contains a requirement for MPAs, including unitary authorities, to define Mineral Safeguarding Areas and the Core Strategy should show these on the Key Diagram.

### Delivery and Review

This part of the document will need firming up in the period up to publication. The table at the end of the document will provide a good basis for a clear delivery plan. It should be clear for at least the first 5 years of the plan what infrastructure is required, who is going to fund and provide it and how it is to relate to the rate of development, with key partners signed up for such infrastructure provision. Critical dependencies need to be identified and it may be appropriate to break down infrastructure requirements into essential and desirable categories. Where an element of the plan is critical but delivery is uncertain, the plan should deal with the 'what if' question'. You need to make sure that you take the implications of uncertainty into account in your strategy. The degree of uncertainty may be reduced with time and this is a matter that should be expressly considered in the monitoring section.

### *Policy CS18*

The Council is proposing to introduce a SPD for contributions, including the CIL when it is introduced. We are pleased to see the Council embracing the new legislation and the opportunities it presents but understand that the consultation document suggests that CIL charges will need to be set out in a DPD (rather than SPD) and they will have to be subject to a Public Examination. Policy CS18 will need to reflect the agreed approach at submission.



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## City of York Core Strategy Preferred Options

### GOYH detailed comments on the Sustainable Transport chapter

Nothing untoward - perhaps a question of balancing aspiration with probability.

The issues and options align broadly with LTP2 Delivery to 2010/11 and what we might expect to see as part of LTP3 from 1 April 2011 - 20 year strategy with 3 to 5 year implementation plans. On congestion the target accords with the designated LAA2 target i.e. NI 167 not to let the average car journey time per mile during the peak travel periods increase above 4 minutes by 2011 and beyond.

Strongly support what is outlined under Delivering Sustainable Transport with some reservation on the relative priorities / financial deliverability (particularly in these recessionary times with likely public and private cut backs) of:

**Tram train initiative** (awaiting the outcome of the first UK trial of tram train on the Penistone Line between Huddersfield, Barnsley and Sheffield). [Not to be divulged: The trial is scheduled to start in 2010 - but is increasingly unlikely to do so - the cost of trains are very high and the business case is not looking so good].

**Haxby rail station** (included in the RFA submission but currently going nowhere). Meeting likely to be arranged to determine what next.

**Re-opening of the York to Beverley ("Minsters") line** Some feasibility work undertaken - safeguarding the route not unreasonable but needs balancing against the significant implementation costs - c£240m in 2005 (likelihood of re-opening materialising is slim).

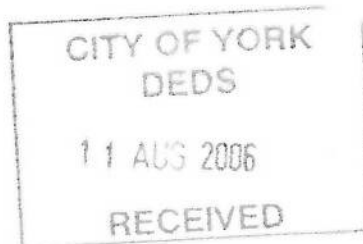
17 September 2009

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Our ref: General/40b – Planning Conformity/Final responses/York Issues and Options Jul 06

9 August 2006

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Environment and Development Services  
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Dear Martin

### **City of York Local Development Framework: Core Strategy Issues and Options**

Thank you for consulting the Yorkshire and Humber Assembly on the Core Strategy Issues and Options document for the City of York. I am sorry that this response will arrive after your consultation deadline and I trust that you will still be able to take our comments into account at this stage in the process.

As you know, the Planning and Compulsory Purchase Act 2004 introduced mechanisms to help ensure that Development Plan Documents (DPDs) drawn up by local authorities as part of their Local Development Framework are in general conformity with the Regional Spatial Strategy (RSS). The intention is to ensure that DPDs are contributing to the delivery of the RSS and that the two strands of the Development Plan for an area (the RSS and DPDs) are mutually supportive and not in conflict.

We think it would be helpful if this need for general conformity were set out at the start of the Core Strategy as this demonstrates the need for a strong link between the LDF and the RSS and will help to clarify the significance of the references to the RSS that are made throughout the document.

It is also crucial that the correct terminology is used in relation to the **current** Regional Spatial Strategy (based on the Selective Review of RPG12 December 2004) and **draft** RSS (the draft Yorkshire and Humber Plan submitted to the Secretary of State in December 2005). At present, these regional documents are described in different ways in each chapter of the Issues and Options document and references are made to policies in one that are actually found in the other - this could clearly cause confusion and needs to be put right. The particular instances where this arises are highlighted where relevant throughout this response.

Because we are in a moment of time when there is an existing and an emerging RSS, these Assembly comments are based on both documents. The comments place emphasis on draft RSS, which reinforces and develops the general thrust of existing RSS; furthermore it is more up to date and has significant "weight" in its own right. The weight attached to the draft RSS will increase as it passes through its Public Examination (September and October 2006) and once the Panel's Report is received (expected Summer 2007) before it is issued by the Secretary of State (expected late 2007).

At this stage in the drafting of the Core Strategy, the Assembly's response to the consultation document is a set of officer comments. The aim is to highlight where issues related to general conformity with the RSS might arise. When the Core Strategy is submitted to the Secretary of State a formal Assembly view on its general conformity with the Regional Spatial Strategy will need to be given.

### **Sustainable Spatial Strategy**

Notwithstanding the points made above, we welcome the references to the Regional Spatial Strategy throughout the document as a means of setting this Core Strategy in its wider context. In Economy and Employment (section 7), the role of York in relation to the Leeds City region and its important role in the York sub area, as set out in draft RSS, is described. However, no such regional or sub-regional picture from the draft RSS is included in the Sustainable Spatial Strategy for York section (4). In addition, the desired outcomes for the York sub-area as set out in Section 9 and Policy Y1 of Draft RSS are not explicitly set out anywhere in the document. We think it would be helpful to do so, demonstrating what drivers for change and opportunity the local planning framework needs to respond to from the regional and sub-area perspective.

Section 4 concentrates on setting out the principles upon which the spatial strategy for the City of York might be developed. To reflect the principles of sustainable development it would perhaps be helpful to include specific reference to the need to address social issues and the demographics of the population (this is drawn out in other sections of the paper but not explicitly addressed in relation to the overall spatial strategy).

It is perhaps surprising that this section does not set out how the overall principles might be translated into patterns of development on the ground and how there would be different ways of addressing the needs that are identified through different 'spatial options'. Once these are developed the Assembly will be happy to comment on them with regards to their general conformity with the RSS.

In relation to the York Green Belt, it will be important to consider Policy YH9 of Draft RSS when developing the Core Strategy.

### **Energy**

We support the proposed inclusion of policies in the Core Strategy that would require at least 10% of energy to be used in sizeable new developments to come from on-site renewable energy sources. For the correct reference, this is in line with Policy ENV 5B(iii) of Draft RSS (December 2005). We would also suggest that both 'the promotion of measures to implement energy efficiency measures in new development and construction practices' *and* 'ensuring sustainable waste management of materials in construction practices' are important principles rather than the suggestion (page 38) that one or other of these is included in the Core Strategy.

## Housing

On pages 40 to 41 there appears to be confusion between the housing figures and policies of current and draft RSS. To clarify:

- Current RSS was published in December 2004. It was based on a Selective Review of RPG12 and this review did not change the housing figures that were in the original RPG12 published in 2001. Current RSS therefore contains housing figures for the whole of North Yorkshire and York and does not provide local authority specific figures for the North Yorkshire districts and City of York.
- Draft RSS (submitted to the Secretary of State in December 2005) sets out housing figures on an authority-by-authority basis. The distribution of the overall regional total has been driven by a desire to ensure that housing development across the region supports the implementation of the spatial strategy and locational principles (set out in Core Policies YH1-YH9) of Draft RSS. The housing figures for the City of York are correctly quoted in the Issues and Options document as being 640 (net) per annum from 2004 to 2016 and 620 (net) per annum from 2016 to 2021
- Draft RSS sets the target for building on previously developed land as an average of 60% for the City of York

We are pleased to see the issue of affordable housing covered in the Issues and Options document. As the Council prepares the Core Strategy it will obviously be able to take into account the updated Housing Needs Study (referred to on page 43). It is unlikely that RSS will contain district-by-district affordable housing targets and the Issues and Options paper correctly reflects Draft RSS Policy H3 in advising local authorities to seek over 40% affordable housing on developments of more than 15 homes in areas of high need, of which the City of York is one.

With regard to the provision of sites for gypsies and travellers, the next stages in the preparation of the Core Strategy will be able to draw upon the work that has been undertaken across the region to identify areas of high need.

The Key Issues and Options set out on page 46 identify some important factors to be considered in accommodating the housing needs of the City's population. It would perhaps be useful to present in more detail the choices that need to be made about where in the area housing could be developed, what its relative distribution pattern across the district could be and therefore the implications that this has for the split between greenfield/brownfield development, whether there might be a need for planned extensions and so on. At present, it is difficult to evaluate whether the strategy for housing provision is in general conformity with the RSS beyond the housing numbers that are quoted. We look forward to commenting further as this work is progressed.

## Economy

On page 48, it would be useful to make reference to the current RSS rather than RPG12.

The draft RSS sets out a policy framework that:

- Encourages local authorities to determine the pattern and scale of allocated employment land that is needed based on up to date regional and/or local forecasts (Policy E3)

- stresses the need for quality sites to be provided to accommodate a range of employment types (Policy E1)
- provides clear locational guidance for all types of development (Policies YH1 to YH8)

Based on a methodology that uses consistent forecasting across the region, tables 14.6 and 14.7 of Draft RSS seek to provide indications of the amount of employment land that might be needed in different parts of the region. In addition, table 14.8 sets out some key messages that local employment land reviews will need to take into account. For York, this states that:

'A full range of sites, including a significant supply of quality land suitable for B1 uses, over forecast trend will be required. The review will need to support the needs of developing initiatives such as York Science City and the role of York as a key component of both the York and Leeds City Region Sub Area approaches'.

The work carried out for the Council in 2000 suggests a different scenario for the future growth of employment and the sites needed to accommodate this growth than that reflected in the Draft RSS. We would suggest that, as the Core Strategy is developed, the Council might wish to consider updating this work and we would be happy to discuss this further over the coming months.

### **Retail**

The Assembly would not wish to see consideration given to further out of centre retail development.

### **Culture and Tourism**

Given the significance of tourism in York, it might be helpful to reiterate the principles of sustainable tourism as set out in Draft RSS (Policy E6).

### **Community facilities**

It will be important to ensure that the location of any new community sports stadium does not undermine the broad locational principles set out in Policies YH1 to YH8 of Draft RSS. These build on and reinforce policies in current RSS.

### **Historic and Natural Environment**

The Assembly supports the principles outlined.

### **Sustainable Transport**

Effective demand management and support for alternative forms of transport to the car are clearly key issues for the City of York. The principles that are set out would support the implementation of the Regional Transport Strategy but it will be important to consider how spatial options can be developed that ensure that these principles will be adhered to.

**Waste and Minerals**

It would be helpful to reflect the Regional Waste Management Objectives set out in Policy ENV12 of Draft RSS.

In relation to Aggregate and Non-Aggregate Minerals, Policy ENV4C of Draft RSS that minerals plans, programmes, strategies and decisions will 'demonstrate provision for extraction of sand and gravel based on the outcome of the 2<sup>nd</sup> phase of the Yorkshire and Humber Sand and Gravel Study'. It would be helpful for the Core Strategy to relate to this Study as it is developed.

**Renewable Energy**

The Assembly will wish to see the targets for Renewable Energy generation that are quoted on page 107 incorporated into the Core Strategy.

I hope that these comments are helpful to you. Clearly we wish to see the Core Strategy developing in general conformity with the Regional Spatial Strategy and I would be happy to discuss the points we raise here further if it would help this process.

Please do not hesitate to get in touch if anything is not clear. We look forward to working with you further on your Core Strategy.

Regards



Jenny Poxon  
Head of Planning Delivery and Conformity

Martin Elliot  
Planning Policy Manager  
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Our ref: General/40b – Planning Conformity/Final responses/York Issues and Options Oct 07

30 October 2007

Martin Grainger  
Environment and Development Services  
City of York Council  
9 St Leonard's Place  
York  
YO1 7ET

Dear Martin

**City of York Local Development Framework - Core Strategy Issues and Options Consultation 2 (Regulation 25)**

The Yorkshire and Humber Assembly welcomes the opportunity to comment on the Core Strategy Issues and Options document for York City Council and to continue its involvement in the development of a coherent spatial planning framework for the region. The comments offered in this letter are intended to be within the spirit of continued and productive joint working.

At this stage, the Assembly's response to the consultation document is a set of officer comments. The aim is to highlight where issues related to general conformity with the Regional Spatial Strategy might arise. When the Core Strategy is submitted to the Secretary of State a formal Assembly view on its general conformity with the Regional Spatial Strategy will need to be given.

The following officer comments are made in relation to the existing Regional Spatial Strategy for Yorkshire & the Humber (based on the selective review of RPG12 issued in December 2004), the Draft Regional Spatial Strategy – the Yorkshire and Humber Plan (submitted to the Secretary of State in December 2005) and The Secretary of States Proposed Changes to the Yorkshire and Humber Plan (September 2007).

Government guidance (paragraph 4.19 in PPS12) states: "Where the regional spatial strategy...has been through an Examination in Public, and the proposed changes have been published, considerable weight may be attached to that

strategy because of the strong possibility that it will be published in that form by the Secretary of State”.

As the Proposed Changes are now published, Assembly responses to consultations on DPDs need to make it clear how the Proposed Changes impact on the policies quoted and to point out to local authorities that ‘considerable weight’ will need to be attached to them by the decision-making body and by Inspectors at Examinations of DPDs. At the same time, it will be important to note that the Assembly itself will be making comments on the Proposed Changes and that the final version of the new RSS is expected early in 2008.

Both the existing and draft Regional Spatial Strategies aim to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the region’s city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region (for example Policy P1, existing RSS, December 2004 and Policy YH5, Draft RSS, December 2005).

### **Key Points on the Core Strategy: Issues and Options**

Overall, we feel that the consultation papers, the options within them and the sustainability appraisal provide a comprehensive review of the issues facing the City of York and how they might be tackled in order to achieve sustainable development.

Below is a summary of the main points the Assembly wishes to raise with regards to the Core Strategy: Issues and Options. **Annex A** provides further detail for each of these issues in line with the key issue reference numbers.

1. Welcome the Issues and Options Paper in general and identify a strong link between the overall vision for the York Core Strategy and the Core Approach of RSS;
2. Support in general the approach to the settlement strategy with York as the sub-regional city providing the focus for the majority of future growth;
3. Support the need to establish a green belt boundary;
4. Support in general the approach to housing and employment growth, but raise specific issues around the role of individual settlements and the demonstration of employment land need;
5. Raise specific issues that there may be excessive levels of out of centre office development proposed around York;
6. Support the approach to managing in-commuting;
7. Support the approach to affordable housing;
8. Support the growth of the retail market, but raise specific issues that there may be insufficient direction of retail into York City Centre and an unclear approach to the role of local service centres in providing for different types of retail;



9. Support the approach to small-scale energy generation; and
10. Support the approach to transport and accessibility.

I trust that the comments provided here, and expanded on in Annex A, are helpful to you as you prepare the Core Strategy Preferred Options. Clearly we wish to see the Core Strategy developing in general conformity with the Regional Spatial Strategy and I would be happy to discuss the points we raise here further if it would help this process.

Please do not hesitate to get in touch if anything is not clear. We look forward to working with you further on your Core Strategy and to commenting on the Preferred Options document in due course.

Regards

Mati-ELiot

Martin Elliot  
Planning Policy Manager



## ANNEX A: ASSEMBLY COMMENTS ON CORE STRATEGY ISSUES AND OPTIONS INITIAL CONSULTATION (REGULATION 25)

### Section 1: The Spatial Vision

As you know, the Planning and Compulsory Purchase Act 2004 introduced mechanisms to help ensure that Development Plan Documents (DPDs) drawn up by local authorities as part of the Local Development Framework (LDF) are in general conformity with the Regional Spatial Strategy (RSS). The intention is to ensure that DPDs are contributing to the delivery of the RSS and that the two strands of the Development Plan for an area (the RSS and DPDs) are mutually supportive and not in conflict.

We therefore welcome the references to RSS within the overall context for this consultation paper. There is clearly a strong link between the vision for the Local Development Framework and both the current and draft Regional Spatial Strategy. It will be important in the submitted Core Strategy to highlight the need for there to be 'general conformity' between the RSS and the Core Strategy, to ensure that the two strands of the development plan are mutually supportive. We therefore think it would be helpful if this need for general conformity were set out at the start of the document as this demonstrates the need for a strong link between the LDF and the RSS and will help to clarify the significance of the references to the RSS that are made throughout the document.

Please note that it is expected that RSS will be published in early 2008 and not by the end of 2007 as paragraph 1.2 currently states.

The Assembly is encouraged by the reference in paragraph 1.9 to the role of York in the Leeds City Region and to the role of the City in the wider York sub-area, in line with RSS Policy Y1: York Sub-Area. The Assembly also welcomes the reflection of these roles throughout the Spatial Planning Objectives in Figure 3.

### Section 2: Spatial Strategy

The Assembly welcomes the reflection of regional evidence in determining the settlement strategy.

The aim of the existing RSS (December 2004) is to guide development to sustainable locations and to focus development in main urban areas, market and coalfield towns (Policy P1). This key strategic approach is reinforced in the Yorkshire and Humber Plan (Draft RSS December 2005 and Proposed Changes to Draft RSS September 2007), which is more specific about the desired location of development in Policies YH1 to YH8.

It should be noted that Secretary of State's Proposed Changes to draft RSS (2007) replaces the terms "Regional Centres" with "Regional Cities", "Sub Regional Centres" with "Sub Regional Cities and Towns" and "Principal Service Centres" with "Principal Towns". The Core Approach of draft RSS is not changed by the Proposed Changes. This response will use the terminology of the Proposed

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## Changes to RSS.

Policies YH1 to YH8 provide a policy context and direction that emphasises the need to concentrate development in Sub-Regional Cities and Towns, provide for sufficient development in Principal Towns for them to fulfil their important role and to allow limited development in Local Service Centres, primarily to meet local housing needs and to support economic diversification. The overall aim is to reverse the trend of dispersal of development, encouraging a settlement pattern that helps to fulfil the RSS objectives.

The Assembly supports the approach towards a settlement hierarchy set out in the Issues and Options paper. The Assembly acknowledges that while the main focus for development will be in York City there are no Principal Towns within the Local Authority area. However, as the Issues & Options paper sets out, there are a number of villages that may be classed as local service centres. The Draft RSS (2005) makes it clear that the Regional Settlement Study (which suggested a hierarchy of settlements across the Region) was a starting point from which local planning authorities would need to identify the Local Service Centres in their areas that should provide a focus for limited housing and economic development.

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Within that context the Assembly supports the use of a sustainability checklist to assess the relative merits of Local Service Centres within the Local Authority area. The Assembly also recognises that there may be a need to rank these settlements so that, by virtue of their sustainability characteristics, a greater or lesser role in the distribution of development may be determined. The emphasis on population, past growth trends, retail provision, levels of employment, access to leisure, community services and public transport provides a comprehensive picture of the relative sustainability of local service centres at a strategic core strategy level. These factors link closely with the Core Approach to RSS (specifically policies YH1, YH2, YH5, YH7 and YH8).

However, in translating these characteristics into options, so as to develop a settlement hierarchy, the emphasis on service provision does not seem to have been carried through.

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Of those options presented, the Assembly would support **Key Issue 2a Option 3 (RSS and Housing Need)** because it is in line with the core approach described above, with York as the sub-regional city providing the majority of future growth. This option also recognises that Haxby and Wigginton by virtue of its sustainability characteristics may be able to accommodate some infill/redevelopment and expansion.

At Preferred Options it is anticipated that the Core Strategy will support this hierarchy with an assessment as to the proportions of development likely to be shared across the hierarchy. At this stage the local authority should ensure that the proportion of development directed to Haxby and Wigginton is in line with its role as a Local Service Centre.

The Assembly has no comments to make on **Key Issue 2b.**

The Assembly considers that the factors raised in the Core Strategy are sufficient to ensure that the location of development can be delivered in line with policies contained within the RSS so as to ensure more sustainable patterns of development and there are no additional factors that need to be considered in **Key Issue 2c**.

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It should be noted that Policy ENV15 on Green Infrastructure has been introduced in the Proposed Changes to Draft RSS. This suggests that LDFs should define a hierarchy of green infrastructure at every spatial scale and identify and require the retention and provision of substantial connected networks of greenspace. In recognition that this is a new area of work the Assembly will be willing to discuss a proposed approach to this with the local authority. Currently the Assembly is developing sub-regional approaches to the issue which highlight key infrastructure components.

### Section 3: Housing and Employment Growth

#### Housing

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The Assembly welcomes reference to the need to establish a green belt boundary for York. **Key Issue 3a Option 1** is in line with the Proposed Changes to Draft RSS. Policy YH9 notes that such boundaries should endure well beyond 2026.

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We welcome the references to RSS and the summary that provides the context for this section. The Assembly supports the references to the housing targets at various stages of RSS production. However, in translating precise housing targets into distinct options, the Issues and Options Paper now gives the appearance of being out of step with Proposed Changes to Draft RSS, which recommends 850 dwellings per year from 2008 with no phasing. This figure is in fact noted in the justification to Option 2 (averaged at 791 dwellings). To that end, the Assembly would support, at preferred options stage, a hybrid of **Key Issue 3b Option 2** (RSS Panel Report figure) and **Option 4** (Housing Market Assessment figure) so as to reflect the higher levels of housing growth anticipated within York.

The Assembly welcomes the estimate of land requirement in association with these housing figures as a key part of the local evidence base.

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The Assembly does not wish to make specific comments on housing densities discussed in **Key Issue 3c** other than to encourage the local authority to reflect RSS Policy H4 on Housing Mix which stresses the need for a mix of housing that reflects the needs of the area, including for family homes. This may have impacts on density calculations.

#### Employment

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In terms of levels of future employment growth in York the Assembly welcomes reference to the RSS and RES as a basis for determining employment growth projections. Forecasting work has been carried out at various stages of RSS

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production. The latest results that feed into Proposed Changes to Draft RSS are that economic growth in York will increase significantly compared to the Region as a whole (with potential for up to 2080 FTE jobs per annum). It should be emphasised that these econometric results are based upon work carried out as part of the 2<sup>nd</sup> iteration of the Leeds City Development Programme (CRDP). They reflect, in common with the other CRDPs, a series of planned investments and interventions that all need to be delivered in order to realise the higher levels of growth. On this basis, the Core Strategy needs to identify which of these major projects it is able to support and make provision accordingly.

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The Assembly notes that the Employment Land Review carried out in support of the Core Strategy accords with the general strategic messages emerging from Proposed Changes to RSS. The Assembly would welcome the continuation of work and refinement of the Employment Land Review in support of this growth as noted in paragraph 3.41 and the identification of a current surplus of employment land sites as noted in paragraph 3.27. The Assembly therefore supports progressing both **Key Issue 3d Options 1 (1060 additional jobs per annum) and 3 (an alternative approach)** to allow for some change in the job growth figures as further ELR messages and evidence emerges during the preparation of the Core Strategy.

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Moreover, it should be emphasised that these regional forecasts look at net, not gross changes to the amount of land in productive use. Therefore, it needs to be recognised that a significant bank of employment land will be required to facilitate proper choice, movement and "churn" in the market, especially so as to support the growth role of York as a provider of quality office development. To that end, the local authority should ensure that Option 1 provides sufficient flexibility to achieve this.

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The Assembly has concerns around how the employment land need is expressed in Table 5 particularly with regard to office development. The Assembly made officer comments on the Employment Land Review Final Report (May 2007) in an e-mail of 13 June 2007, noting "despite the clear analysis of the requirements for a proper sequential approach, the utilisation of "Category A-E" to define typologies of future site requirements is problematic on a logical basis. The formulation of this approach leads to an implicit circular argument of justification for out of centre sites. It is suggested that this approach is fundamentally re-examined."

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The RSS seeks to promote office development within town centres. Policy E4 of current RSS (2004) specifically states that "offices should be located in town and city centres" and this is reiterated in Policy E2 of draft RSS (2005) which makes it clear that office use should mainly be accommodated in or adjacent to city and town centres. Policy E2 also states "the sub-regional city and town centres will be the main focus for offices". Proposed Changes to RSS maintain this approach.

Therefore the Assembly supports **Key Issue 3f Option 3** with the prioritisation of city and district centre locations for office development and recommends that Table 5 be re-examined so as to provide the basis for employment land requirements in line with regional policy at this stage of Core Strategy preparation.

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Policy Y1 of Proposed Changes to Draft RSS notes that plans should diversify and grow the York economy by encouraging the business and financial services sector and knowledge industries. The Science City should also be supported. To that end, the Assembly supports **Key Issue 3e Options 1, 2, 4 and 5** so as to address these issues.

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The Assembly welcomes the attempt to explore the relationship between housing and employment growth and commuting. Proposed Changes to Draft RSS Policy Y1 establishes York as a sub regional city that performs a role not only within its wider sub-area but also within the Leeds City Region. The Policy notes that this should be underpinned by the development of York as a key node for public transport with improved accessibility. To that end, the Assembly supports **Key Issue 3e Option 2** which seeks to manage in-commuting through public transport measures.

#### Section 4: Housing Mix and Type

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We are pleased to see the issue of affordable housing covered in the Issues and Options document. Proposed Changes to Draft RSS Policy H3 advises local authorities in the North Yorkshire sub-region to seek over 40% of new housing as affordable. However, the Assembly recognises that different markets may lead to a higher need for affordable housing in some parts of the sub-region. Policy in the emerging RSS gives local Planning Authorities the discretion to vary targets within the Plan area. To that end, the Assembly would support **Key Issue 4a Option 1** which seeks to provide 50% affordable housing as this has been supported by local evidence from the Housing Market Assessment.

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The Assembly does not wish to comment on **Key Issues 4b, 4c or 4e** other than to recommend that evidence from the HMA be used in support of preferred options. You will be aware that the Assembly is currently commissioning additional work on Strategic Housing Market Assessments. This will provide additional evidence that will be available to feed into later stages of Core Strategy preparation.

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Proposed Changes to Draft RSS Policy H5 identifies the need for local authorities to undertake a local assessment of the housing needs of Gypsies and Travellers, the results of which should feed into the preparation of local development frameworks. Policy H5 also includes an identification of pitch shortfall for each sub-region. This issue should be addressed in the Core Strategy.

#### Section 5: The Role of Retail and Leisure

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5a

The Assembly supports the ambition to grow the retail market and nighttime leisure economy in York. This is reflected in Proposed Changes to RSS Policy YH1. Therefore the Assembly supports **Key Issue 5a Option 2** to increase its share of the retail market.

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5b

However, there is a concern that in determining locations for retail and leisure

growth this section is out of step with the Core Approach of RSS.

The Assembly supports the distribution of retail development in line with the settlement strategy so that the sub-regional city centre will be the main focus for retail, leisure and entertainment. Proposed Changes to RSS Policy YH5 states that Sub-Regional Cities should be the prime focus for shopping and leisure and Proposed Changes to RSS Policy E2: Town Centres and Major Facilities states that such uses should be focussed within the centre of these cities. Supplementing this approach is the specific role that Local Service Centres serve in providing for local retail and leisure needs only.

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Draft RSS Policy YH8 establishes a sequential approach to development, which favours firstly, previously developed land within centres; secondly, other infill opportunities in-centre and lastly, planned growth areas on the periphery or well related in public transport route terms to the centre. Proposed Changes to Draft RSS maintain this approach subject to changes to the terminology, replacing "centres" with city or town. Policy YH8 also encourages a transport-oriented approach to ensure that development makes best use of existing transport infrastructure and capacity and complies with public transport accessibility.

5b  
**Key Issue 5b** does not appear to be in accordance with this Core Approach and the Assembly is concerned that none of the options truly reflect the approach to the location of retail outlined above. Whilst the Assembly recognises the role that District Centres play within the wider urban area of York, **Option 1** would potentially allow for a greater proportion of retail and leisure development than that required to fulfil Acomb and Haxby's roles as Local Service Centres. The phrase "then to" suggests that a sequential test to retail growth may be put in place for all types of retail development. Such an approach may be out of step with RSS Policy YH5, E2 and YH8. The Assembly considers that more evidence would be required before **Option 2** and the identification of further centres can be considered. The RSS Core Approach endeavours to focus development on urban areas so as to enhance and transform the region's existing towns and cities. The creation of new centres should not undermine this approach. The Assembly does not support **Option 3** as it is contrary to Proposed Changes to Draft RSS Policy E2 which states that no further development of new or expanded out of centre regional or sub-regional shopping centres should be permitted. Such development at Monks Cross and Clifton Moor would not only be contrary to this policy but would also undermine the delivery of Policies YH5 and YH7 above.

## Section 6: Design and Construction

The Assembly overall supports the principles outlined in this section.

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The sustainable use of resources is a key theme of both current and draft RSS. Policy P6 of current RSS encourages new development to maximise energy efficiency and minimise resource demand. Policy ENV5 of draft RSS (December 2005) requires at least 10% of energy to be used in sizeable new development to come from on-site renewable energy sources. The Assembly welcomes **Key Issue 6c**, which encourages local small-scale generation and requires developments to



1385 generate their own energy from renewable energy sources. It should be noted that the Proposed Changes recommends that the 10% target is removed from the RSS Policy but requires Development Plan Documents to set an appropriate local target for on-site renewable energy generation, bearing in mind the 10% standard and considering how they can expect far greater percentages where it is feasible and viable (RSS Proposed Changes Paragraph 15.37A). The Assembly considers that Key Issue 6c provides sufficient scope for the establishment of a robust local target, but should note that more consideration may wish to be given to exceeding the 10% figure on some proposals.

The Assembly does not wish to comment on **Key Issues 6a, b and d**.

### **Section 7: Open Space and Sports Facilities**

The Assembly welcomes and supports this section but does not wish to comment in detail.

### **Section 8: Education Facilities**

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS. Further policy development should be in line with the destination accessibility criteria within the Regional Transport Strategy (Section 16 of Draft RSS).

### **Section 9: Health Facilities**

1386 The Assembly supports this section and refers the local authority to Policy ENV11 of the Proposed Changes to Draft RSS where among the changes proposed is a reference to the need for major health care facilities to be located in sub-regional cities and towns and where this is not possible to locations easily accessible by public transport. Key Issue 9a Option 1 may therefore be contrary to this approach as it only directs large-scale facilities to locations with good access by public transport. In addition, further policy development should be in line with the destination accessibility criteria within the Regional Transport Strategy (Section 16 of Draft RSS).

### **Section 10: Historic Environment**

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS.

### **Section 11: Natural Environment**

The Assembly does not wish to comment in detail on this section but notes that the general direction of policy would be in line with the RSS.

## Section 12: Transport and Accessibility

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The Assembly welcomes and supports the overall approach to Transport and Accessibility. The Assembly wishes to note that the dualling of the outer ring road is not included as a regional priority in Table 16.24 in Section 16 of Proposed Changes to RSS. Such dualling may also conflict with the requirement in Proposed Changes to RSS Policy Y1 for stronger demand management in York.

## Section 13: Waste and Minerals

The Assembly does not wish to comment on this section at this stage, as we are involved in selected work areas with the City Council.

## Section 14: Flood Risk and Development

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The Assembly welcomes the reflection of flood risk in the LDF. Proposed Changes to Draft RSS Policy ENV1 notes that flood management will be required to facilitate development in York. This approach to meeting the development needs of York whilst ensuring that flood risk is managed is in line with Key Issue 14a Option 1.

## Section 15: Green Belt

The Assembly welcomes the recognition of the need to establish a permanent green belt for York. This is in line with Policy YH9c and Y1 of the Draft Proposed Changes to RSS.

## Section 16: Tourism

The Assembly welcomes the importance placed on the role of tourism in the York economy but does not wish to comment in detail on Key Issue 16a. Further policy development should ensure that principles of Policy E6 on Sustainable Tourism are followed.

15 September 2009

Martin Grainger  
City of York Council  
City Development  
City Strategy  
9, St Leonard's Place  
York  
YO1 7ET

Dear Martin,

**York Local Development Framework – Core Strategy (Preferred Options) June 2009 Consultation**

The Regional Planning Body (RPB) welcomes the opportunity to comment on the York Core Strategy – Preferred Options document and to continue its involvement in the development of a coherent spatial planning framework for the region. The comments offered in this letter are intended to be within the spirit of continued and productive joint working.

At this stage, the RPB's response to the consultation document is a set of comments aimed at highlighting where issues related to general conformity with the Regional Spatial Strategy might arise. When the DPD is published prior to being submitted to the Secretary of State a formal RPB view on its general conformity with the Regional Spatial Strategy will need to be requested (Regulation 29, 2008).

As you invited us to meet with you to discuss the Core Strategy in more detail we have purposefully kept our comments brief at this stage. We thought that it would be most helpful to give you the 'headlines' of our comments and then to meet with you to discuss them in more detail. After that, we will be able to provide more detailed written comments if that would be helpful.

To that end, I look forward to meeting you with my colleagues Andy Haigh and Kirsten Marsh when we come to your offices on 23 September at 10am as arranged.

**The Yorkshire and Humber Plan**

Our comments are made in relation to the current RSS – The Yorkshire and Humber Plan, which was issued by the Secretary of State in May 2008. The Yorkshire and Humber Plan aims to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and

renaissance of the region's city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region.

### **Key Points on the Core Strategy (By Question)**

In general we welcome what is developing as clear and well thought out Core Strategy. Much of the document raises few issues of alignment with the RSS. Where there are issues, noted below, our aim is to highlight where we consider changes may be needed or more explanation required to help ensure that the next stage of preparation leads to a more straightforward document, unproblematic Examination and ultimately a sound Core Strategy.

1. We feel that the key issues York faces are presented clearly and cover the range of challenges that we would expect to see in the Core Strategy. We also welcome the reflection of those specific issues covered in the York sub-area chapter of the RSS, such as the links to the neighbouring sub-areas.
2. We support the vision and note that it reflects the ambitions of the RSS.
3. We consider that the spatial strategy is generally emerging in line with the RSS but that the document would benefit from clearer evidence or clarification on the following points:
  - a. The sequential approach in Policy SP3 suggests that all development will be assessed in terms of a York main urban area first focus. While for the majority of development this is likely to be the case and is supported as being in line with the RSS settlement hierarchy, it has the potential to ignore development necessary to enable other settlements to fulfil their roles.
  - b. Linked to this we are interested that you have allocated levels of development between settlements through the sequential approach. Other authorities have been more driven by the individual visions of settlements and the plans approach to meeting their needs and opportunities. The impression that we get from the spatial strategy is that the Core Strategies distribution of housing is reliant mainly on land supply opportunities and the sequential approach. We would welcome discussing whether this is your intention and suggest that you try and separate strategic development needs from local needs in this section so as to avoid SP3 being an overly restrictive policy in settlements outside of the main urban area.
  - c. It is not clear why there is no distinction made between the level of Local Service Centres and Villages in the sequential approach in Policy SP3.
  - d. Despite the topic paper on the spatial strategy, it is not clear as to the rationale behind the identification of areas A and B. While we are not disputing their contribution to the spatial strategy we would welcome more explicit evidence around the role that the sites play in fulfilling the wider strategic role of York as part of the Leeds City Region and how they fit with planned transport investments.
  - e. Employment location I would require careful evidencing. More detail on the type of employment proposed would help ensure that this site fitted with the wider Development Plan.

4. We would have expected the green belt section to address the role of safeguarded land beyond 2030 as the Core strategy needs to look ahead more than 20 years from adoption to define an enduring green belt.
5. We welcome the approach to the city centre.
6. Comments on York NW AAP have been made separately.
8. We would welcome a discussion on the need for the Core Strategy to explore the impacts of higher than RSS housing targets, particularly in the context of drawing a green belt that needs to endure. PPS12 and PPS3 note the need for plans to take account of such rises that may result from household change. We can provide you with the results of evidence work that was undertaken for the RSS Update that started to explore the issues of planning for additional growth in the region.

We would also welcome some clarity as to the status of areas A and B. Are they strictly "areas of search"? The Core Strategy currently implies that there is a strong likelihood that they will be needed for development in the latter part of the plan period. To that end, you may wish to consider them as strategic sites that meet the needs of the current housing needs. Such an approach would of course beg the question as to the role of further areas of search for future development.

It would also be worth discussing the use of windfalls. The question "if we were able to use windfalls" implies that you cannot. The Core Strategy needs to set out how windfall sites can be part of York's solution to housing growth and land supply by providing flexibility/headroom to deal with the possibility of higher housing numbers.

Finally, we would welcome more information about how the Core Strategy approach to housing distribution dovetails with the allocations DPD. Other than the strategic sites there is little certainty at this stage over the broad areas of potential for further housing development.

11. We have no major comments on the employment section.

I hope that setting these issues out in this way will give you a "heads up" as the sorts of issues that it would be useful to explore with you at our meeting next week. We look forward to having an opportunity to discuss these with you.

Yours sincerely,



Martin Elliot  
Planning Manager

**Please note: from 1 April 2009 officers supporting the work of the Joint Regional Board, the new Regional Planning Body, work in LGYH; please amend your contact databases accordingly.**

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17 July 2006

Dear Martin

## **CITY OF YORK CORE STRATEGY ISSUES AND OPTIONS**

Thank you for seeking Yorkshire Forward's comments on the above documents. We welcome the opportunity to comment on local planning policy within the region as part of our role as a statutory consultee. We have provided a number of detailed comments on the issues highlighted in the document but would have welcomed the opportunity to consider and comment on the spatial options being considered by the City of York Council.

### **Spatial Planning Objectives**

We broadly welcome the intentions of the high level spatial planning objectives outlined on pages 17 and 18 of the issues and options document. We also support the intention to translate the community strategy vision and objectives into the LDF. However, we feel that they could be significantly enhanced with the inclusion of more detail about what the individual objectives mean and expand on the particular policy areas to which they refer. For example, objective 3 (to meet community development needs) should be expanded to make it more meaningful in the context of the core strategy and objective 4 could specifically refer to the need to maintain *and enhance* the natural, built and heritage environment. It should also refer to the role of natural resources such as energy, air and water within the definition of a 'quality environment'. This would significantly improve the clarity, clearly outlining and defining the purpose, of the core strategy.

### **Measuring Sustainable Development**

The use of an Ecological Footprint to measure the current and future sustainability of York is welcome. This approach could be enhanced further by undertaking annual updates to the Ecological Footprint, which will help to provide a picture of the progress being made towards the Sustainable City objectives.

### **Location of Future Development**

We consider that an appropriate range of issues have been identified to help in determining the location of future development, although some additional issues may also need to be considered when addressing individual site allocations. We consider that the inclusion of a range of spatial options for the location of development would

have been helpful to enable consultees to consider and comment on the different approaches being considered by York City Council. This would have provided the opportunity to debate the spatial options available in terms of, the level of new development to be accommodated, where new development should be located, what type of development it should be, and what the spatial implications of various options might be. We would therefore welcome the opportunity to provide detailed comments on any newly developed spatial options which are presented.

### **Sustainable Design and Construction**

We welcome the recognition of the key issues and potential policy solutions for achieving sustainable design and construction. However, we feel that a number of areas could consider a more robust approach, for example, the percentage of energy to be generated from renewable energy sources in new developments, using draft RSS policy as a minimum requirement. A policy approach along the lines of that implemented by Merton Borough Council could be considered.

Measures to reduce energy consumption in buildings could be a policy requirement, with the LDF potentially requiring the implementation of energy efficiency measures which comply with the BREEAM excellent or good standards, in all new developments – or in developments over a certain size or for those uses with the highest energy demands.

We also consider that proposals for new development should include in their design, space for the separation and segregation of waste at source, in addition to the storage of recycling bins. For residential development this space could be in kitchens and gardens, and for commercial development communal areas appropriate for the siting of recycling bins should be identified.

### **Housing**

We welcome the issues highlighted on page 46 of the document but would also suggest that consideration should be given to the role of mixed use developments in the core strategy policy approach. Mixed use schemes can make a critical contribution to the achievement of mixed and sustainable communities, whilst also offering opportunities for reduced travel and potentially improving the feasibility of development, particularly employment related development, on constrained sites.

It is important that the housing offer provides an appropriate mix (the type, size and range of tenure) to support the needs of the local population and adequately support future economic growth. We also suggest that due consideration should be given to the needs of people running businesses or working from home. Increasing numbers of people are either working from home or running a business from home and we therefore feel it is important that the preferred option policy approach adequately provides for these changing requirements.

Given the forecasted scale of economic growth (medium growth option), it is critical that adequate land is identified for housing development in the York District, we support the suggested review of employment land allocations where they may be better suited to brownfield housing development. However, it will be critical in this review process and in the core strategy policy approach to ensure that a range of good quality employment sites are maintained and adequately protected from increasing pressure for other uses, particularly housing development. This is critical to ensure that a range of good quality employment sites in accessible locations are available to support the growth of the local economy and meet wider economic objectives.

**Economy and Employment**

We welcome the suggested use of the medium growth option outlined in the document and feel that this provides an appropriate basis on which to build the core strategy, providing for York's continued economic success without compromising wider sustainable development objectives.

We particularly welcome the suggested emphasis on quality employment sites that take account of wider sustainability objectives, particularly around reducing reliance on the private car. It is also important to consider ways in which the core strategy could maximise development locations and promote types of development (for example, mixed use) that could positively assist in reducing the need to travel. We also feel that greater emphasis should be placed on promoting appropriate employment sites, particularly offices, within the urban area with a strong focus on the urban centre – York city centre – as a key location for appropriate forms of employment related uses. This approach could make a valuable contribution to wider sustainability objectives and social inclusion whilst adding to the vitality and vibrancy of the city centre.

As per our previous comments, we support the suggested review of employment land allocations where they may be better suited to brownfield housing development. In this context, the role of mixed use proposals should also potentially be examined. However, as stated earlier, it is critical in this review process and in the core strategy policy approach to ensure that a range of good quality employment sites are maintained and adequately protected from increasing pressure for other uses, particularly housing development. This is important to support the growth of the local economy and meet wider economic objectives.

**Culture and Tourism**

We welcome the indicative policy approach set out in the document but would suggest that 'contributions to public art from developers' could usefully be widened to require contributions from developers to the 'public realm' (public art, street furniture, lighting, landscaping etc.). The public realm plays a critical role in improving the attractiveness of streets and spaces between buildings, thereby adding to the offer and overall attractiveness of the historic city. Public realm enhancements which contribute to the overall attractiveness of the city, particularly the city centre can also make a valuable contribution to the city's urban renaissance and support the continued vibrancy and vitality of the city centre.

**Sustainable Transport**

We consider that the policies within this section could be better linked to the issues and options contained in the rest of the document. In particular, we feel that the transport implications of larger scale development proposals like Science City York, and York Central, for example, should be considered, outlining what approach will be used to further the promotion of sustainable travel as part of these schemes. The document should also set out the policy approach that is to be pursued to ensure that development is located in places that reduce the need to travel and is accessible by a range of transport modes.

Given the earlier recognition in the document of the contribution that tourism makes to the economy and the associated issues such as increased congestion, we feel that this section on sustainable transport should set out the transport policies and measures that might be needed to support York's visitor/tourism economy whilst minimising the potentially negative associated impacts in terms of transport. Key



issues potentially include parking for accommodation users, coach access and parking, and access to airports.

The spatial links between York and Leeds are mentioned in chapter 2 of the document however, we do not consider that the issues and options surrounding city-region connectivity are adequately recognised or addressed within the transport section.

### **Renewable Energy**

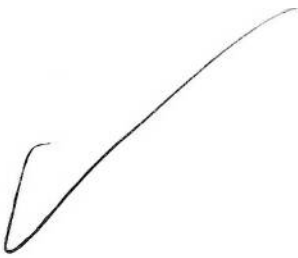
We would welcome the use of an energy hierarchy as the guiding framework for the consideration of energy issues. In addition, it would be desirable to explore further the issues and options surrounding how renewable energy technologies can be accommodated within the historic built environment.

I hope the above comments are helpful in shaping the preferred options for the Core Strategy and I look forward to future opportunities for involvement in the ongoing Local Development Framework preparation process. Please do not hesitate to contact me if you have any comments or queries regarding this response.

Yours sincerely

*H. D. Hawison*

Lucy Mitchell  
**Sustainable Development Manager - Planning**



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Our Ref: YF07/136

29<sup>th</sup> October 2007

Dear Martin,

**CITY OF YORK LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY ISSUES AND OPTIONS 2**

Thank you for seeking Yorkshire Forward's views on the above documents. The Agency welcomes the opportunity to participate in the development of local planning policy within the region as part of our role as a statutory consultee. Yorkshire Forward has previously submitted comments on the City Council's Core Strategy Issues and Options consultation (response dated 17<sup>th</sup> July 2006). Having reviewed the current consultation document we would like to offer the following comments in supplementation to our original consultation response.

Future York Group

Yorkshire Forward is represented on the Future York Group and the Agency has made an active contribution to the work of the group. We consider it important that The Future York Group Report (June 2007) is reflected within the City Council's emerging Local Development Framework. Therefore, we would welcome the relevant elements of the report being fed into the vision and objectives of the Core Strategy.

The report highlights the potential for economic growth in York through the significant expansion of the University and Science Park which will lift the GVA targets by creating 6000 mainly technician level jobs. This would support Yorkshire Forward's investment activity which seeks to provide management training to allow people to move from a technician to a manager level. Objective 3C of the Regional Economic Strategy (RES) seeks to 'improve skills for technicians, crafts people and managers to ensure appropriate skills for employability and suitable career progression routes'. The York and North Yorkshire Strategic Economic Assessment (September 2006) highlights that in York, relative to the England average, a high proportion of employers report skill-shortage vacancies which cannot be filled because applicants lack the required skills. Therefore, it would be helpful to consider through the preparation of the Core Strategy how the future development of York will contribute towards increasing and improving skills development within the City.

PANAS  
1-16  
2  
1-17  
1915

## The Spatial Vision

The Agency welcomes the inclusion of figures 1 and 2, which highlight York's strategic role within the region and key development opportunities for the City. However, it would be helpful to also:

- identify key employment sites, particularly those that would support the development of the Science City York initiative, in figure 1; and
- highlight the importance of the connections between York and Leeds in figure 2. As currently drafted the Leeds City Region area of influence appears to be too extensive, and it would be more accurate to use the general boundaries that have been developed through the Northern Way Growth Strategy and the emerging Regional Spatial Strategy (RSS).

Within figure 2 the identification of the York sub-area zone of influence is useful and in general complements the extent of theme B of the Investment Plan for York and North Yorkshire (SRIP), which seeks to 'Develop York's key economic linkages in the sub-region'. However, it would be helpful to recognise the key economic linkages within the sub-region as highlighted in the SRIP, particularly the links between York and Harrogate, Selby and Malton/Norton.

### Section 1: Vision

Yorkshire Forward supports the reference and identification of the economic role of York within the Leeds City Region in paragraph 1.9, and its links within the York sub area. In particular, we support the recognition given to the City's specific role as a Science City. This is well aligned to Theme A of the SRIP which seeks to 'build and develop York's key city role', including a priority action to continue and extend Science City York. However, it would be helpful if the Spatial Planning Objectives also took account of relevant priority actions identified within the SRIP, which focus on developing the science base, ensuring York enhances its position as a leading tourist destination in the country, and that sites are made available to facilitate the continued economic growth.

Therefore, we suggest additional Spatial Planning Objectives could be included within the Core Strategy that:

- support the development and expansion of a sustainable central business district / city centre;
- support the development of Science City York, positioning York as an international world class centre of excellence and strengthening Science City York Clusters; and
- bring forward strategic sites to create a competitive city centre and meet the specific needs of the bioscience, IT & digital, creative technology and tourism industries.

The addition of these Spatial Planning Objectives would directly support the Regional Economic Strategy Objective 2B(i), which seeks to grow business and employment in knowledge based regional clusters, including digital industries, and bioscience. It may also be helpful to highlight the importance of the Financial and Professional Services, as Objective 2C(i) of the RES identifies this as a key sector and seeks to raise its profile and growth, especially in the Leeds City Region.

## Spatial Strategy

2.c  
1920

In order to achieve the RES target to reduce greenhouse gas emissions by 20-25% by 2016 it will be essential to focus new development in the most sustainable locations. Therefore, we suggest that development is directed to those settlements that offer opportunities for sustainable growth, reducing the need to travel by private car. This could be supported through the use of public transport accessibility criteria that have been incorporated in the RSS.

2.17  
1919

We welcome the recognition given to York Northwest as a site of strategic importance in paragraph 2.17. This supports the SRIP which identifies York Central as a major Brownfield site, of regional significance, in the centre of York. In particular, it recognises that York Central will provide for a mixed use development, focusing on quality employment and business accommodation. Therefore it will be important to take appropriate account of the proposals for York Northwest in determining the broad locations for growth within the city.

## Housing and Employment Growth

3.b  
1921

In considering the options for housing growth in York it will be necessary to take account of the figures incorporated in the emerging Regional Spatial Strategy. Within the Secretary of State's Proposed Changes the housing allocation for York has been increased to support the long term economic opportunities offered through the York economy. However, it will be important to ensure that the Local Development Framework (LDF) will deliver new housing development, which incorporates the right type and mix of properties that would support the continued economic growth of the city.

3.40  
1922

The Agency notes that the Employment Land Review (2007) for York has identified a need for 23ha of employment over the period to 2021. However, it may be necessary to update this figure in light of the publication of the Secretary of State's Proposed Changes to the Draft RSS, which identifies a potential net change of 90ha for industrial and storage/distribution uses over the period 2006-21 and includes specific job growth forecasts for B1a uses. The adequate provision of suitable land to cater for the future growth of B1a uses within York will be vital in supporting the continued growth of the city's economy.

3.e  
1923

As previously mentioned Theme A of the SRIP aims to continue and extend Science City York, strengthening clusters in Bioscience, IT and Digital and Creative Technology. Therefore, we suggest that the City Council should support the development of these specific clusters through the Core Strategy, ensuring that an adequate supply of suitable employment sites is provided through the LDF.

3.f  
1924

When identifying appropriate sites for employment uses the Agency recognises that a number of the criteria listed under key issue 3.f (option 1) will be relevant. For example York Northwest is a key Brownfield site within the city and has significant potential for new employment generating uses in a sustainable location. In addition, the future development of the University of York will have significant potential to generate high growth businesses within Science City clusters.

3.e (3)  
1925

The increased demand in housing that will be created by the Heslington East scheme should also be reflected in the Core Strategy. Although new student halls will be constructed on site, there is likely to be a significant student population housed in the private sector, as well as the housing needed to accommodate the increased number of people working for the University at all levels. This is likely to put pressure on the

housing market in the immediate locality of the Heslington East site. The growth of the knowledge economy within York will require a mix of housing in terms of tenure, type and size, including increasing the supply of family housing.

### Housing Mix and Type

We note that affordable housing is a major issue in the York District and support a target that takes in to consideration the Draft RSS policy H3, which sets a target of over 40% affordable housing provision. This is supported by Objective 6C(iii) of the RES which seeks to tackle access to affordable housing.

4.a

1926

A Strategic Economic Assessment has been undertaken for Yorkshire and North Yorkshire (2006) and identifies that the sub region faces a major challenge in addressing housing issues. It recognises that a number of these issues have the potential to impact on the economic performance of the sub region. However, Planning Policy Statement 3 (PPS3) states that Local Planning Authorities should undertake an informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed. Therefore, in setting the affordable housing target it will be important to recognise that for the redevelopment of Brownfield sites, or sites with particularly high infrastructure costs, it may not be economically viable to achieve the affordable housing targets outlined in the draft RSS.

4.b

1927

When considering the provision of affordable housing in rural areas, PPS3 allows for sites to be allocated purely for affordable housing, including using a rural exception site policy. Yorkshire Forward suggests that the City of York Council adopt a flexible approach within its LDF that will maximise the delivery of affordable housing within the rural areas of the District. Therefore, the Agency suggests that, given the need for affordable housing in York, the Council's LDF could make specific allocations for affordable housing where there is an identified need.

*h.c. Sullivan 297 3*

### The Role of Retail and Leisure

5.a

1928

Policy YH5 of the Draft RSS seeks to focus new shopping and leisure development within region's main urban centres. In addition, the Secretary of State's Proposed Changes have emphasised in Policy E2 that 'Plans, strategies, investment decisions and programmes should strengthen the role and performance of existing city and town centres'. Therefore, we suggest that the Core Strategy could seek to develop and enhance York's retail offer (key issue 5a, option 2), which would help to support they city's role within the region.

5.b

1929

It will also be necessary to take account of the update of the Job Growth and Employment Land Figures in the draft Regional Spatial Strategy for Yorkshire and the Humber (ARUP, June 2007), which has informed the Proposed Changes consultation document. This highlights that York will experience significant growth in B1a offices and forecasts that there will be a net change in York of 36.8ha over the period 2006-21. Yorkshire Forward suggests that it will be necessary to identify an additional centre, or centres, to provide for this growth. In particular, York Northwest represents a significant opportunity to cater for the sustainable expansion of B1a uses in the city and would be consistent with the sequential approach outlined within Planning Policy Statement 6.

## Design and Construction

6-8  
1930  
We welcome the Council's commitment to require new development to attain BREEAM "very good" standards. It would be helpful to also highlight how the LDF would contribute towards achieving the energy efficiency targets outlined within the Housing Green Paper, which states that:

- All new homes to emit 25% less carbon from 2010;
- All new homes to emit 44% less carbon from 2013;
- All new homes to be zero carbon from 2016.

The use of BREEAM and Code for Sustainable Homes has the potential to make an important contribution towards reducing greenhouse gas emissions and complement the regional target as outlined in the RES, which seeks to reduce greenhouse gas emissions by 20 – 25% by 2016. The Agency also welcomes the Council's commitment to provide at least 10% of its renewable energy generation on-site. We suggest that the Core Strategy includes a policy to reduce the emission of greenhouse gases by seeking to incorporate on-site renewable energy generation, and other low carbon technology, that would reduce the predicted carbon dioxide emission of new development by at least 10%.

6.c  
1931  
Yorkshire Forward suggests that the 10% target could be applied to all new residential units. Ryedale District Council within its Submission Core Strategy (2005) did not seek to apply the draft RSS threshold, since each new residential unit would have to comply with the 10% target. Although the strategy was found to be unsound, the inspector's report concluded that 'this is an appropriate approach to the provision of renewable energy equipment in new developments' and 'that the financial implications would be modest' (paragraph A59).

Paragraph 15.37A of the Secretary of State's Proposed Changes to the draft RSS identifies that local authorities 'should bear in mind the 10% standard being applied locally by some planning authorities to developments of more than 10 dwellings or 1000m<sup>2</sup> of non-residential floorspace, but consider how they can, for sites and development opportunities in their area, expect far greater percentages where it is feasible and viable'. It will be important to consider through the Core Strategy whether there are opportunities to achieve higher standards within York, for example Yorkshire Forward is aware that nationally other authorities have successfully adopted a 15% standard.

6.d  
1932  
The Core Strategy should also encourage the use of combined heat and power, as this would support policy EHV5 of the draft RSS. This policy seeks to 'maximise the use of combined heat and power, particularly for developments with energy demands over 2MW'. Combined Heat and Power (CHP) schemes have significant potential to reduce greenhouse gas emissions and have been highlighted as a key action within the Regional Energy Infrastructure Strategy (2007). Therefore, it is important that the Core Strategy takes appropriate account of the actions identified in the Regional Energy Infrastructure Strategy.

In addition, we suggest that the Core Strategy should identify those broad locations where renewable energy developments would be promoted. The draft RSS has set a target for renewable energy development in York of 11MW up to 2010 and 31 MW up to 2021. National Planning Policy has highlighted that local planning authorities should set out criteria to reflect local circumstances and identify where renewable energy may be considered appropriate. Therefore, we suggest that the Core Strategy should identify those broad locations where renewable energy developments would be acceptable, which would improve its consistency with

national planning policy and support delivery of Objective 5C(ii) of the RES and the Regional Energy Infrastructure Strategy.

#### Transport and Accessibility

12.a  
1933  
It is important that new development is focused on the most sustainable locations, and takes appropriate account of the availability of public transport, potentially using RSS public transport accessibility criteria. This supports the RES target to reduce greenhouse emissions by 20 – 25% by 2016. Therefore, Yorkshire Forward supports those measures that will improve access to existing facilities and services, including employment, retail and leisure opportunities, by walking and cycling, as well as improvements to public transport networks within York. This will be particularly important in supporting the redevelopment of major Brownfield sites in the city, such as York Northwest.

#### Flood Risk and Development

14.a  
1934  
As previously stated the Agency considers it important that new development is directed to the most sustainable locations with preference given to the redevelopment of Brownfield land. For certain sites this may require new development to reduce, manage and mitigate the potential risk of flooding. The Strategic Flood Risk Assessment for York is an important consideration to inform the allocation of sites for new development, however, it should not be the sole driver for directing development within the city.

I hope the above comments are helpful in shaping the preferred options for the Core Strategy and I look forward to future opportunities for involvement in the ongoing Local Development Framework preparation process. Please do not hesitate to contact me if you have any comments or queries regarding this response.

Yours sincerely



Jon Palmer  
Senior Planning Executive

We're developing advanced medical devices in orthopaedics, endoscopy and wound management. Access to bioscience expertise within companies and universities in the region is a major contributor to these vital research programmes.

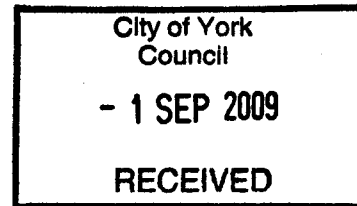


The Region's  
Development Agency

(63)

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Our Ref: YF09/126

27 August 2009

Dear Martin,

**CITY OF YORK LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY  
PREFERRED OPTIONS**

Thank you for seeking Yorkshire Forward's views on the above document. The Agency welcomes the opportunity to participate in the development of local planning policy within the region as part of our role as a statutory consultee. Yorkshire Forward has previously submitted comments on the City Council's Core Strategy Issues and Options 2 consultation (response dated 29<sup>th</sup> October 2007 ref. YF07/136). Having reviewed the current consultation document we would like to offer the following comments in supplementation to our original consultation response.

As you are undoubtedly aware, Yorkshire Forward is currently working with City of York Council on the creation of a new Renaissance team which is expected to sit in the City Strategy team. The team is looking at a visioning exercise to inform the City Centre AAP and the Core Strategy and it will be integral to bringing forward the major projects identified in the LDF. Overall, therefore, Yorkshire Forward welcomes the approach to these strands of the LDF which align to the thinking of this team and trust that they will be integral to the future revisions of these LDF documents and to the delivery of the LDF.

Background

Yorkshire Forward welcomes the inclusion of key development opportunities and sites on the Key Diagram, as suggested in our response to the Core Strategies Issues and Options 2. These are helpful in identifying the location of these sites and their relation to the city and the surrounding areas. The recognition of the strategic role of York as a sub-regional city and the important role it plays within the Leeds City Region is also welcomed. However, while figure 2 is useful in demonstrating this, it is considered unclear how the 'extent of influence' of Leeds and York has been defined. These appear to be too extensive and it would be more appropriate to use the general boundaries that have been developed through the RSS and the Northern Way Growth Strategy. It would also be helpful if the key economic linkages within the sub-region were highlighted in the figure - particularly those between York and Harrogate, Selby and Malton/Norton.



It is considered that increased attention should be given within this section to regional policy and the implications of this for the future growth of York. Regional level policy is significant in providing a framework which will by and large govern how York may change in the future. It is therefore considered that strengthening the links between the Core Strategy and regional policy when explaining the background to the Core Strategy would be helpful in enabling readers to develop a fuller appreciation of how this plan relates to the wider policy framework for the region.

### Vision

The reference to the economic role of York at the centre of the York Sub Area and in Leeds City Region within the overall vision for York is welcomed by Yorkshire Forward, although it is emphasised that York is regarded as a “key driver” of the Leeds City Region within the RSS and considered that this emphasis should be reflected in the wording of the vision. The need to support the development of key strategic sites, a sustainable central business district and the city centre is clear through the vision and will be important in enabling York to fulfil its aspirations and its role as a sub-regional city. The aspiration to become a leading environmentally friendly city is supported by Yorkshire Forward, particularly in terms of the aim to exceed the renewable energy targets set by the RSS and to address the city’s transport issues by helping to deliver a fundamental shift in travel patterns. This will directly support objective 5C (ii) of the RES which seeks to reduce greenhouse gas emissions by 20-25% by 2016.

It is considered, however, that the vision would be strengthened in a number of ways;

- While there is an acknowledgement of Science City York within the prosperous and thriving economy strand of the vision, it is considered that the specific role it creates for the city as a centre for science and innovation should be emphasised much more. Science City York is of importance not only to the city but also to the wider regional economy and as such requires greater prominence within the vision. This would support objective 2B of the RES which addresses the growth of business and employment in knowledge based regional clusters.
- Similarly, while supporting tourism is mentioned as part of the vision for a prosperous and thriving economy, this is a key sector within the York economy and its importance should be reflected through an increased emphasis in the vision.
- There should be recognition of the links between the four strands of the vision. For example, while transport issues are addressed within the leading environmental city strand of the vision, and development of Heslington East is discussed in relation to building confident, creative and inclusive communities, these are both likely to have implications for delivering a prosperous and thriving economy and this should be acknowledged within the vision statement.

### Spatial Strategy

Yorkshire Forward welcomes the approach taken to formulating the spatial strategy, which is clearly linked to the vision developed within the preceding section. However it is considered that the sub-regional role of York relates to the economy, as well as shopping and entertainment, and it is suggested the text in bullet point 3 of paragraph 3.2, which highlights the key elements of the vision that feed into the spatial strategy, is amended to reflect this.

The sites highlighted as the major development opportunities and sites for York are considered most appropriate and the identification, and recognition of their

importance, is welcomed by Yorkshire Forward. The development of these sites will be significant in supporting the growth of the York economy and the Core Strategy has a key role in ensuring the potential of these sites will be maximised.

The spatial hierarchy identified within policy SP1 is also considered appropriate, and in line with the regional spatial hierarchy set out in the RSS. Yorkshire Forward is supportive of the intention to focus new development in the most sustainable locations, and the intention that the City of York will be the main focus for the majority of new development which is supportive of policy Y1(E) of the RSS, although it is considered that York Northwest, and particularly York Central, could also be identified as a main focus for retail, leisure and office development alongside the city centre. It would be useful, however, if the proportionate split of development between the sub-regional city of York, local services centres, villages and small villages was indicated. This would give clarity to the policy and emphasise how development will be distributed down the spatial hierarchy.

The sequential approach to future development within policy SP3, and the recognition of the particular potential that York Northwest has in meeting the city's economic, housing and retail needs, is welcomed by the agency. This sequential approach, which sees York as the principal focus for new development, is compatible with broader sustainability objectives and so is supported. However, it is considered that there may be some circumstances where a lack of accessibility by public transport to brownfield or infill development sites – particularly in small villages – may mean new greenfield development is more appropriate in meeting sustainability objectives. It is therefore considered that in defining the sequential approach to future development, some consideration should be made within the policy with regards to the accessibility of the site and the implications on this for the suitability of adhering to this sequential approach in all instances.

In response to question 3(d) which asks about the potential suitability of area C as a development and employment area, it is considered this will largely depend on the results of transport modelling work which will be needed to assess the accessibility of this area, and the subsequent sustainability of any expansion of employment facilities.

#### Green Belt

It would be helpful if the Core Strategy identified more clearly how the extent of the Green Belt will be defined. York City Council will need to satisfy itself that it has complied with PPG2 guidance by outlining how the suggested approach will: a) prevent urban sprawl; b) protect a sense of openness; and c) secure and protect the special setting and character of York.

PPG2 (Green Belts) outlines the importance of plans defining Green Belt limits, stating *"Up-to-date approved boundaries are essential, to provide certainty as to where Green Belt policies do and do not apply and to enable the proper consideration of future development options"*. Within the PPG guidance is provided on defining the boundaries of Green Belts; *"Where detailed Green Belt boundaries have not yet been defined, it is necessary to establish boundaries that will endure. They should be carefully drawn so as not to include land which it is unnecessary to keep permanently open. Otherwise there is a risk that encroachment on the Green Belt may have to be allowed in order to accommodate future development. If boundaries are drawn excessively tightly around existing built-up areas it may not be possible to maintain the degree of permanence that Green Belts should have"*

Similarly policy YH9 of the RSS which addresses Green Belts states that "*The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city. The boundaries must take account of the levels of growth set out in this RSS and must also endure beyond the Plan period*". The approach of the Core Strategy to set the boundaries of the Green Belt for a minimum of 20 years is therefore considered appropriate by Yorkshire Forward.

#### York City Centre

Ensuring that the city centre is the primary focus for new retail, leisure, tourist and office development is supported by Yorkshire Forward. This approach is inline with policy E2 of the RSS, which emphasises that regional cities, such as York, should be the focus for these activities within the region. There should, however, be more emphasis on the development of a cultural quarter within the city centre which will be important in fulfilling the role of the city centre for tourism, and its potential to be a destination in itself and not just considered as a shopping destination. This would support the delivery of the physical development priorities set out for York in the RES.

It is proposed in the Core Strategy that the priority for the additional retail floorspace in the city will be within, or adjacent to, the central shopping area of the city centre at Castle Piccadilly and Stonebow. Yorkshire Forward support this approach, although it is felt that consideration needs to be given within the Core Strategy as to how retail development could be brought forward at York Northwest should the development of the Castle Piccadilly site be significantly delayed.

Overall, policy CS2 is supported although it should be more positive in its approach – ensuring that the centre *develops* its role as the primary focus for retail, leisure, tourism and office development. While it will be important to ensure that the historic core of the city centre remains as a focus for these activities as new sites on the periphery come forward for development, the overall emphasis of the policy should be to encourage the development of the city centre as a whole. As such it is considered that there should be increased emphasis within the section of the linkages between the city centre and York Northwest (and York Central in particular) and the role that this site will place in supporting the city centre in the future.

#### York Northwest

Yorkshire Forward supports the decision to devote a section of the Core Strategy to York Northwest which emphasises the significance of the opportunity that is presented by this site. The strategic objectives, however, should be amended to recognise the wider significance of York Northwest and the importance of maximising the unique opportunity it offers to contribute to the overall economic prosperity of the region and sub-region, as well as the city itself. As stated in previous responses, it is considered by Yorkshire Forward that consideration should be given to the potential of extending the city centre boundaries to include parts of York Central – particularly the eastern section of the site. This would further support the development of the York Central site into a high density mixed use development including a Central Business District on a highly sustainable and accessible part of the city centre.

The 87,000m<sup>2</sup> target for office employment space at York Northwest is supported. However, it is suggested that it should not be listed as a minimum for the site. York Northwest is to be a mixed use scheme and will need to provide the necessary mix of uses (for example retail/leisure) whilst complying with the constraints of the site (particularly in terms of building height). As such there will need to be a flexible approach if a fully mixed use scheme is to be delivered and this reflected in the Core

Strategy. Similarly, it is considered that identifying the development of up to 3,030 houses at York Northwest is very specific, and it would be better to indicate that 'around 3,000' houses are likely to be developed which will allow for greater flexibility in the development of specific plans for the site. Policy CS3 should therefore be amended to reflect this.

We are aware that there is currently a bid for an Accelerated Development Zone (ADZ) at York Northwest. It is important that any such zoning would be supported by the Core Strategy, and so consideration should be given as to how the policies of the Core Strategy provide links to the proposed ADZ.

#### Historic Environment

The aims of this section and policy CS4 are broadly supported by Yorkshire Forward, with it being recognised that there is a need to safeguard to historic character of the city. It is suggested that clarification is provided in policy CS4 to ensure that the need for development to respect local form and scale does not restrict the opportunity for the York Northwest presents for something new and different.

#### Housing Growth, Distribution, Density, Mix and Type

The approach taken towards housing growth is in line with the targets set out in the RSS and so is supported by Yorkshire Forward. Particularly welcomed is the decision to concentrate 98% of this growth within, or adjacent to, the City of York. This will be important in ensuring that the LDF delivers new housing development that will support the economic growth of the city – in line with RES policy 6D (ii) which seeks to join up housing and economic planning, and policy Y1E of the RSS. The growth of the knowledge economy in the city will require a range of housing types, and encouraging the development of houses as well as flatted developments is supported. However, there is concern that overly focussing on the provision of houses over flats does not sufficiently recognise the changing demands for housing and the implications of the current recession in terms of access to finance for housing and how this is affecting housing choice. There will be a need for flexibility in such targets, particularly in terms of the additional land requirements that the development of houses entails.

As highlighted in our response to the issues and options 2 consultation, the demand for housing that will be created by the Heslington East scheme should also be considered in the Core Strategy. While a proportion of the student population will be accommodated within University accommodation, there is likely to also be a significant student population in private sector housing. Additionally, there will also be a need to accommodate the increased number of people working for the University at all levels. This is likely to put pressure on the housing market in the immediate locality of the Heslington East site and needs to be considered within the Core Strategy.

#### Affordable Housing

It is acknowledged that affordable housing is a major issue in the York District, and this has the potential to impact on economic performance. However, while the development of affordable housing supports Objective 6C (iii) of the RES it is emphasised in PPS3 that there is a need to recognise the viability of any thresholds and proportions of affordable housing proposed. In setting a target for affordable housing it will therefore be very important to recognise that for the development of brownfield sites, or sites with particularly high infrastructure costs, it might not be economically viable to achieve the affordable housing target of 40% as outlined in the RSS.

### Future Economic Growth

As a sub-regional city the future economic growth of York is significant for the region, and the fulfilment of objective 2B of the RES which seeks to grow business in knowledge based regional clusters. The aim of the LDF to ensure that York fulfils its role as a key driver in the regional economy, by supporting the development of Science City York and other knowledge based industries, business and financial services and culture, leisure and tourism is welcomed by Yorkshire Forward.

While it is acknowledged within paragraph 11.15 that the current economic climate will have significant implications at the local level, it is not considered that the approach taken within the Core Strategy to just continue to monitor the position is sufficient. The Chief Economist Unit of Yorkshire Forward have invested in the development of an Integrated Forecasting Framework which produces quarterly forecasts for employment by industry sector for all Local Authority Districts. It is recommended that York City Council engage with Yorkshire Forward on this as we are keen to ensure that we are working with all local authorities to support their Core Strategies and so this service is offered free of charge.

With regards to the data presented in table 3, and the subsequent discussion, there is concern that the comments made in our previous response to the Employment Land Review (ELR, letter ref. YF09/12) have not been taken on board when the findings of this review have been applied to the Core Strategy. It remains unclear how the loss of existing stock will be addressed through the allocation of new sites. While no land requirement for B1(c) or B2 uses is identified it is considered that new sites will still need to be allocated to accommodate the forecast changes within individual sites, and this should be reflected in the Core Strategy.

In addition, consideration also needs to be made within the Core Strategy of the implications of growth in non-B class land uses as was highlighted in our response to the ELR. Within the draft PPS4 economic development is defined broadly, stating; *“economic development includes development within the B Use Classes, town centre uses and other development which achieves at least one of the following objectives whether in urban or rural areas: 1. provides employment opportunities, 2. generates wealth or 3. produces or generates an economic output or product”* and this should be reflected through the Core Strategy. Within York non-B use classes, notably the health sector, education, retailing and hotels and catering are major employment generators in their own right, and the implications of these for the York economy, and the requirements that such uses will place on land, needs to be considered through the Core Strategy to ensure that growth is adequately supported.

There is also some concern that the proposed increase in the floor space provision for B8 uses is significant and not well aligned to the RES. Other parts of the region offer better connections to the motorway network than York and are therefore better suited to providing significant land allocations for B8 businesses. It is questioned whether it may be more appropriate to direct a greater proportion of the proposed B8 allocation to higher value land uses, that will be more productive in driving future growth in the York economy.

The role and importance of tourism and the visitor economy, and the links that this has with other elements of the York economy, particularly the University and Science City York, and the necessity of capturing the full tourism potential of the city require greater emphasis. York is a very strong and successful visitor destination but there are great opportunities to encourage further improvements to York's visitor offer. Improving the experience for visitors in terms of public space, a better offer in the evenings, longer pedestrian hours and more pedestrian streets will have community

benefits for the residents of York as well as encouraging the visitor to stay longer and spend more in the city. The York Core Strategy should be dedicated to developing the visitor economy further by encouraging and leading investment to achieve sustainable, long term growth in the value of the visitor economy and improving the quality of the visitor experience, which is in line with policy Y1 of the RSS. It is considered, therefore, that policy CS10 should consider how tourism is connected to other key elements of the city's economy, and would be strengthened by clarifying what is meant by 'improving' visitor facilities and accommodation (in terms of whether this is referring to existing facilities or the development of new ones).

It is also considered that more emphasis should be given to the potential for technological advances and the expansion of the University to create new industries and new jobs within York. The green economy, for example, is a potential source of new jobs for York and consideration of such industries through the Core Strategy would therefore be helpful in enabling to plan for any future growth in such sectors.

#### Retail Growth and Distribution

Yorkshire Forward supports the intention to enhance retail provision in York as this will strengthen the city's role as a sub-regional centre. This is in line with policy YH4 of the RSS which states that sub-regional cities such as York should be a focus for shopping activities. The 2008 retail study undertaken by GVA Grimley is key in identifying the potential for retail growth in York. The recommendations of this study state that the extent to which York is able to 'claw-back' lost spend in its catchment area is dependent on policy choice through the LDF and as such it is considered there may be potential to pursue a higher target, particularly through the development at York Northwest. It is also felt that more clarity is needed over which parts of York Northwest are being referred to within strategic objective bullet point 5. Within the rest of the Core Strategy York Northwest is discussed as comprising both York Central and British Sugar, and it therefore needs to be made clear that the retail provision at York Central is distinct from the provision of smaller local centres on other parts of the York Northwest Site.

#### Sustainable Transport

Yorkshire Forward supports measures that will improve access to existing facilities and services, including employment, retail and leisure opportunities by foot and bicycle and through improvements to the public transport networks. It will be important that new development is focussed in the most sustainable and accessible locations to minimise the need to travel, and it is suggested that the public transport accessibility criteria set out in the RTS are used to determine this.

The schemes and programmes identified within policy CS12 will be important in delivering sustainable transport in York and support the target of the RES to reduce greenhouse gas emissions by 20-25% by 2016. In addition to the delivery mechanisms identified it is questioned whether there is potential to develop the concept of trans-shipment sites around the boundary of York, to reduce the congestion associated with HGVs, and whether this could be addressed within the Core Strategy.

However, there is some concern about the appropriateness of future development in the vicinity of the ring road that relies on these improvements taking place, or that relies on rail improvements, unless suitable funding regimes for these transport projects are identified. It is noted that, while some of the improvements to the northern outer ring road are probably necessary to improve congestion, overall it is likely to be an expensive process for which only partial funding has been identified. Similarly, while the tram-train is an aspiration within Leeds City Region it does not yet

have Network Rail support and there is no funding identified for the project, and there are some doubts about the economic viability of reinstating the York-Beverley rail line. There therefore needs to be some consideration within the Core Strategy of the implications for future development if it is not possible for all of these transport projects to progress to completion.

### Green Infrastructure

The Core Strategy refers to the role of green infrastructure in terms of open space provision, nature conservation and green corridors and linkages, and the objectives for the policy are considered appropriate in addressing these roles of green infrastructure. However, it is considered that this section would also benefit from placing additional emphasis on the wider role of green infrastructure, including the potential economic and social benefits, which would reflect the guidance of RSS policy YH8 (Green Infrastructure). It would therefore be beneficial if the Core Strategy identified further significant environmental, social and economic benefits that could accrue from the creation, enhancement and protection of quality green infrastructure within York, for example the potential;

- impact of tree planting on climate amelioration;
- economic benefits for landowners, e.g. through short rotation coppice;
- for community forests and other woodlands to be managed for woodfuel;
- to link green infrastructure provision to new public transport, including walking and cycling routes;
- to use green infrastructure for the management of water resources; and
- to improve the environmental setting for new buildings and thereby helping to increase property values.

### Resource Efficiency

The council's commitment to require new development to be of a high standard of sustainable design and construction, and the target to exceed the RSS targets for renewable energy, is welcomed by Yorkshire Forward. This has the potential to make an important contribution towards the target set out in policy 5C(ii) of the RES to reduce greenhouse gas emissions by 20-25% by 2016. It is considered, however, that the strategic objective for this section could be framed more positively by removing the words "seek to" and that this would strengthen the objective. It is also suggested that *high standards of sustainable design and construction* should be defined in terms of the BREEAM or Code for Sustainable Homes ratings that would be expected as this would provide clarity for those using the Core Strategy.

As was suggested in our response to the issues and options 2 consultation, it is considered that the 10% target for offsetting the predicted carbon output of new developments and conversion of more than 10 dwellings or 1,000m<sup>2</sup> of non-residential floorspace could be applied to all new development where viable. The continued reduction in the cost of renewable energy production, and the potential for feed in tariffs, as enabled by the Energy Act 2008, means that offsetting a proportion of the carbon outputs of smaller developments is increasingly feasible. The 10% target set out in the RSS should be regarded as a minimum interim target until local targets are adopted, with it being emphasised in the RSS that *"local planning authorities should frame ambitious targets that fully reflect local opportunities"*. It is therefore important to consider within the Core Strategy that there may be opportunities to achieve higher standards within York. Moreover, while offsetting carbon emissions is important, reducing the predicted carbon output of new development in the first instance through the use of low carbon technologies is preferable and should be encouraged through the Core Strategy.

The requirement for all new developments over 1,000m<sup>2</sup> to assess the feasibility of combined heat and power (CHP) is supported by Yorkshire Forward. It is questioned, however, why this is limited to developments over 1,000m<sup>2</sup> and suggested that this policy could also be expanded to cover residential developments as well. This would maximise the potential for integrating CHP into new development and the resultant efficiency of resource use in York.

#### Flood Risk

Yorkshire Forward is supportive of the approach taken to flood risk which takes a sequential approach to direct development to the areas of lowest flood risk, using exceptions tests where required, which is in line with the guidance of PPS25. The importance of ensuring that exceptions tests are rigorous and complete in all respects cannot be understated – primarily for safety reasons. York is subject to extensive fluvial flooding from the Ouse, Foss and Derwent and the speed of onset is substantial, which can lead to rapid inundation of certain parts of the city and pose a higher risk to life that would normally be associated with urban flooding. Safe exit and retreat from any development in flood risk areas is therefore a priority, and so it is of great importance that a thorough approach is taken when applying the exceptions test.

#### Sustainability Appraisal

The overall objective of the sustainability assessment – to reduce City of York's ecological footprint – is welcomed by Yorkshire Forward, as is the inclusion of a specific objective, EC2, which considers how the Core Strategy will contribute towards ensuring good education and training opportunities for all which builds skills and the capacity of the population. This aligns well with the RES and the low carbon agenda, and is therefore considered an appropriate objective to use in assessing the sustainability of the strategy.

Finally, I hope the above comments are helpful in shaping the Core Strategy and look forward to future opportunities for involvement in the Local Development Framework preparation process. Please do not hesitate to contact me if you have any comments or queries regarding this response.

Yours sincerely



John Pilgrim  
**Senior Planning Executive**



## **Annex 6: Copies of City of York Council Consultation Letters**



Martin Grainger  
Ext. 1482  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

5th June 2006

Dear Sir / Madam

**Local Development Framework: Core Strategy Issues and Options Consultation**

As you are no doubt aware, a new planning system has been introduced by the Government called a '*Local Development Framework*' which will shape the future of York and decisions about development over the next 15/20 years. This document will eventually replace the City's Local Plan.

One of the key documents we are producing as part of our Local Development Framework (LDF) is the Core Strategy. This will set out our long term planning vision for York.

A key aim of the new planning system is to increase community involvement. Therefore as a first step in preparing the Core Strategy, the Council is carrying out a period of consultation with the community and key stakeholders to consider the key issues for York and to develop options for how these issues could be addressed.

The Council has prepared a document describing the issues and options accompanied by an Executive Summary and Sustainability Statement (which is the first stage in the Sustainability Appraisal) to aid the discussion of issues and options. This is the first opportunity you'll have to tell us whether you think we've got the issues right and highlight any additional issues, and give your views on potential options to address these issues. Before considering our preferred options we will produce an interim document which will draw on the

issues and options raised during this initial period of consultation. This interim document will be made available for further comment.

A copy of the Issues and Options Document, Executive Summary, Sustainability Statement and leaflet have been enclosed for your information. Please return your comments on the enclosed response form by **Friday 21<sup>st</sup> July 2006**, to LDF Core Strategy Consultation, City Development, City Strategy, City of York Council, FREEPOST (Y0239), York, YO1 7ZZ.

We look forward to hearing your thoughts on this matter and to continuing discussion with you about this important document. If you have any further enquiries or questions, please get in touch. To find out more contact the City Development Team on (01904) 551482 or visit our website [www.york.gov.uk/planning](http://www.york.gov.uk/planning).

Yours faithfully

A handwritten signature in black ink that reads "M.P. Grainger". The signature is written in a cursive style with a long horizontal stroke at the end.

**Martin Grainger**

**Principal Development Officer Forward Planning**

Enc. Core Strategy Issues and Options, Core Strategy Issues and Options – Executive Summary, Issues and Options Sustainability Statement, Leaflet, and Consultation Response Form.



Martin Grainger  
Ext. 1482  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

5th June 2006

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the issues and options raised during this initial period of consultation. This interim document will be made available for further comment.

A copy of the Executive Summary and a leaflet have been enclosed for your information. However if you would like a full copy of the Issues and Options Document and the Sustainability Statement please visit our website [www.york.gov.uk/planning](http://www.york.gov.uk/planning) or contact The City Development Team on (01904) 551482.

Please return your comments on the enclosed response form by **Friday 21<sup>st</sup> July 2006**, to LDF Core Strategy Consultation, City Development, City Strategy, City of York Council, FREEPOST (Y0239), York, YO1 7ZZ.

We look forward to hearing your thoughts on this matter and to continuing discussion with you about this important document. Please get in touch on the telephone number above with any further questions or enquiries.

Yours faithfully

A handwritten signature in black ink that reads "M.P. Grainger". The signature is written in a cursive style with a long, sweeping underline.

**Martin Grainger**  
**Principal Development Officer Forward Planning**  
Enc. Core Strategy Issues and Options – Executive Summary, Leaflet and Consultation Response Form.



Martin Grainger  
Ext. 1317  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

2nd June 2006

Dear Sir / Madam

**Local Development Framework: Core Strategy Issues and Options Consultation**

A new planning system has been introduced by the Government called a '*Local Development Framework*' which will shape the future of York and decisions about development over the next 15/20 years. This document will eventually replace the City's Local Plan.

One of the key documents we are producing as part of our Local Development Framework (LDF) is the Core Strategy. The Core Strategy will set out our long term planning vision for York, describing what sort of City York could be in the future.

The Council wants to involve the community throughout the production of the Core Strategy. Therefore as a first step in preparing the Core Strategy, the Council is carrying out a period of consultation with the community and key stakeholders to consider what the key issues are for York and to develop options for how these issues could be addressed. The libraries will play an important role in this consultation by providing a key place where members of the public can view the consultation documents.

The consultation commences on Monday 5 June 2006 and will end on Friday 21 July.

I have enclosed:

- 2 copies of the main Issues and Options document;
- 10 copies of the Executive Summary;
- 2 copies of the Sustainability Statement;
- 30 copies of the Leaflet;
- 2 posters; and
- 30 response forms.

*I would be grateful if you could display the posters in the library to advertise the consultation, and place the consultation documents where they can be viewed by the public until Friday 21<sup>st</sup> July 2006. I have enclosed more copies of the Executive Summary, Leaflet and response form so that interested members of the public can take these away with them.*

If members of the public want their own copies of the main Issues and Options Document or the Sustainability Statement, please advise them that they can be downloaded from the City of York

Council website ([www.york.gov.uk/planning](http://www.york.gov.uk/planning)) or they can contact the City Development Team on (01904) 551317 or [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk).


Any comments on the documents, should be sent (no stamp required) to:  
Core Strategy Consultation  
City of York Council,  
City Strategy  
FREEPOST (Y0239)  
YORK,  
YO17ZZ

Alternatively, responses can be sent by email to:  
[citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk).

The deadline for comments (both post and e-mail) is **Friday 21 July 2006**.

If you need additional copies of the Executive Summary, leaflet or response form at any time during the consultation, or you have any other queries please do not hesitate to contact me on (01904) 551317.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M.P. Grainger', written in a cursive style.

Martin Grainger  
Principal Development Officer  
City Development Team  
City of York Council



Martin Grainger  
Ext. 1466  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

Martin Grainger  
Ext. 1482  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

2<sup>nd</sup> June 2006

Dear Sir / Madam

**Local Development Framework: Core Strategy Issues and Options Consultation**

The Council is preparing its blueprint for the future development of York called the Local Development Framework. To do this we are looking at the big issues facing the authority such as affordable housing, open space, jobs, transport and leisure facilities.

The first document we will produce is the Core Strategy which will set out the planning vision for York over the next two decades. The Council are keen to involve the community in the development of this document. Therefore as a first step in preparing the Core Strategy, the Council is carrying out a period of consultation with the community and key stakeholders to consider what the key issues are for York and what options there are for addressing these issues.

The Council has prepared various documents to aid the discussion of issues and options. To ensure that a wide range of people are aware of the opportunity to get involved, we have prepared a leaflet and poster which give a brief outline of what the Core Strategy is and set out where more information is available. These will be sent out to various locations such as doctor surgeries, community centres and major employers, and will be placed on the Council's Website.

I have included copies of the leaflet and poster, and I would be grateful if you would place them where they can be viewed by your staff and students until **Friday 21 July 2006**.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M.P. Grainger'.



Martin Grainger  
Principal Development Officer  
City Development Team  
City of York Council



City Strategy

Claire Beech  
01904 552410  
[Claire.beech@york.gov.uk](mailto:Claire.beech@york.gov.uk)

23rd June 2006

Dear Therese

**Information for Delegate Pack – Business Environment Forum 28 June 2006**

As discussed with Katie Harvey, I would be grateful if you could include the enclosed letters and leaflets in the delegate packs for the Business Environment Forum meeting on 28 June.

If you have any queries please contact me on 01904 552410.

Many thanks

**Claire Beech**  
**Development Officer Forward Planning**  
Enc. Core Strategy Issues and Options – Leaflet.



Claire Beech  
01904 552410  
[Claire.beech@york.gov.uk](mailto:Claire.beech@york.gov.uk)

23rd June 2006

Dear Sir / Madam

### **Local Development Framework: Core Strategy Issues and Options Consultation**

A new planning system has been introduced by the Government called a '*Local Development Framework*' which will shape the future of York and decisions about development over the next 15/20 years. This document will eventually replace the City's Local Plan and provide a blue print for the future development of York, considering issues such as:

- how can we reduce congestion and improve access to services;
- how should we plan for employment in the city;
- what type of housing is needed in York;
- how should we seek to achieve more use of renewable energy, and energy efficiency measures in development;
- how can we implement sustainable waste management; and
- how should we plan for the location of any future development?

One of the key documents we are producing as part of our Local Development Framework (LDF) is the Core Strategy. This will set out our long term planning vision for York.

A key aim of the new planning system is to increase community involvement. Therefore as a first step in preparing the Core Strategy, the Council is carrying out a period of consultation with the community and other stakeholders to consider the key issues for York and to develop options for how these issues could be addressed.

The Council has prepared a document outlining some of the key issues and options to aid discussion during the consultation period, which runs until **21 July 2006**. Many of the issues considered in the document are likely to be of interest to members of the Business Environment Forum, such as transport and accessibility, employment, renewable energy and waste management. Please find attached a leaflet that has been produced to advertise the current consultation. It provides information on some of the issues covered, but also on how you can find out more information or get a copy of the main Issues and Options Document. Further information is also available on the Council's website at [www.york.gov.uk](http://www.york.gov.uk).

We look forward to hearing your thoughts on this matter and to continuing discussion with you about this important document. Please get in touch on the telephone number above with any further questions or enquiries.

Yours faithfully

**Claire Beech**  
**Development Officer Forward Planning**  
Enc. Core Strategy Issues and Options – Leaflet.



Martin Grainger  
Ext. 1482  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

2<sup>nd</sup> June 2006

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Martin Grainger  
Principal Development Officer  
City Development Team  
City of York Council





Martin Grainger  
Ext. 1482  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

2<sup>nd</sup> June 2006

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The Council is preparing its blueprint for the future development of York called the Local Development Framework. To do this we are looking at the big issues facing the authority such as affordable housing, open space, jobs, transport and leisure facilities.

The first document we will produce is the Core Strategy which will set out the planning vision for York over the next two decades. The Council are keen to involve the community in the development of this document. Therefore as a first step in preparing the Core Strategy, the Council is carrying out a period of consultation with the community and key stakeholders to consider what the key issues are for York and what options there are for addressing these issues.

The Council has prepared various documents to aid the discussion of issues and options. To ensure that a wide range of people are aware of the opportunity to get involved, we have prepared a leaflet and poster which give a brief outline of what the Core Strategy is and set out where more information is available. These will be sent out to various locations such as doctor surgeries, community centres and major employers, and will be placed on the Council's Website.

I have included copies of the leaflet and poster, and I would be grateful if you would place them where they can be viewed by your employees until **Friday 21 July 2006**.

Yours faithfully

A handwritten signature in black ink that reads "M.P. Grainger".

Martin Grainger  
Principal Development Officer  
City Development Team  
City of York Council

Martin Grainger  
Ext. 1466  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

14<sup>th</sup> September 2007

Dear Sir / Madam

Work has begun on a plan called the Local Development Framework Core Strategy. This will set out the overall planning vision for York, and will help to deliver the Community Strategy. The first step in preparing the Core Strategy was to consider the key planning issues facing York, which you may have been involved with last summer. The views raised, along with the results of emerging evidence base work, were used to develop options on which the council would now like your views. The council has prepared a document (Core Strategy Issues and Options 2) describing these further issues and options accompanied by a Sustainability Statement (which is the first stage in the Sustainability Appraisal) to aid discussion.

This is being run in conjunction with consultation on a new Sustainable Community Strategy. It is now three years since the Without Walls Community Plan was produced and it needs to be updated to take into account significant changes and new issues that have arisen since then.

You can provide us with your comments in several ways:

- By reading and responding to the enclosed LDF Core Strategy Issues and Options 2 document, and supporting Initial Sustainability Report. If you want to comment on the full Core Strategy Issues and Options 2 document, or the Initial Sustainability Report, online you can view both and download a comment form through the Festival of Ideas website: [www.york.gov.uk/environment/FestivalofIdeas2/](http://www.york.gov.uk/environment/FestivalofIdeas2/)



- By attending one of the Festival of Ideas events. The Festival runs from 17<sup>th</sup> September to 31<sup>st</sup> October, and includes a wide range of opportunities to contribute views on York's future, including a city conference open to everyone this event will be focused on the Community Plan, which will be held on 16 October at the Park Inn Hotel, and there will also be public exhibitions across the City. Details of other events can be found by visiting the Festival of Ideas website: [www.york.gov.uk/environment/FestivalofIdeas2/](http://www.york.gov.uk/environment/FestivalofIdeas2/), or by contacting the City Development team on (01904) 551466. We would appreciate your involvement.
- Via the York householder questionnaire. Each household in York has been sent a copy of the enclosed questionnaire alongside the Your City mail-out, to begin to gather residents views on some of the difficult choices facing the council in making York an even better place to live, work and visit. We would appreciate your views on the questions posed in the questionnaire, and in particular on York's priorities for the future (questions 11 and 12). If you didn't receive a copy, please visit the website or contact the City Development team.

The closing date for responses is **Wednesday 31<sup>st</sup> October 2007**

We look forward to hearing your thoughts on this matter and to continuing discussion with you. If you have any further enquiries or questions, please get in touch. To find out more about York's existing Community Strategy, the wider Local Development Framework process and the Festival of Ideas please visit the website [www.york.gov.uk/environment/FestivalofIdeas2/](http://www.york.gov.uk/environment/FestivalofIdeas2/), or contact the City Development Team on (01904) 551466.

Yours faithfully



**Martin Grainger**

**Principal Development Officer Forward Planning**

Enc. Core Strategy Issues and Options 2, Issues and Options Sustainability Statement, Questionnaire, and Consultation Response Form.

Martin Grainger  
Ext. 1466  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

14<sup>th</sup> September 2007

Dear Sir / Madam

Work has begun on a plan called the Local Development Framework Core Strategy. This will set out the overall planning vision for York, and will help to deliver the Community Strategy. The first step in preparing the Core Strategy was to consider the key planning issues facing York, which was subject of public consultation last summer. The views raised, along with the results of emerging evidence base work, were used to develop options on which the council would now like the public's views. The council has prepared a document (Core Strategy Issues and Options 2) describing these further issues and options accompanied by a Sustainability Statement (which is the first stage in the Sustainability Appraisal) to aid discussion.

This is being run in conjunction with consultation on a new Sustainable Community Strategy. It is now three years since the Without Walls Community Plan was produced and it needs to be updated to take into account significant changes and new issues that have arisen since then.

The libraries will play an important role in the consultation on the Local Development Framework Core Strategy 'Issues and Options 2' by providing a key place where members of the public can view the consultation documents.

**The consultation commences on Monday 17<sup>th</sup> September 2007 and will end on Wednesday 31<sup>st</sup> October.**

I have enclosed:

- 2 copies of the main 'Issues and Options 2' document;

- 2 copies of the Sustainability Statement;
- 30 copies of the leaflet;
- 1 poster; and
- 30 response forms.

I would be grateful if you could display the poster in the library to advertise the consultation, and place the consultation documents where they can be viewed by the public until Wednesday 31<sup>st</sup> October 2007. I have enclosed more copies of the leaflet and response forms so that interested members of the public can take these away with them.

If members of the public want their own copies of the main 'Issues and Options 2' document or the Sustainability Statement, please advise them that they can be downloaded from the City of York Council website ([www.york.gov.uk/environment/FestivalofIdeas2/](http://www.york.gov.uk/environment/FestivalofIdeas2/)) or they can contact the City Development Team on (01904) 551466 or [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

Any comments on the documents should be sent (no stamp required) to:

City Development  
City Strategy  
City of York Council  
FREEPOST (YO239)  
York  
YO1 7ZZ

Alternatively, responses can be sent by e-mail to:  
[citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

The deadline for comments (both post and e-mail) is Wednesday 31<sup>st</sup> October 2007.

If you need any additional copies of the leaflet or response forms at any time during the consultation, or have any other queries, please do not hesitate to contact me on (01904) 551466

Yours faithfully



**Martin Grainger**  
**Principal Development Officer Forward Planning**



Martin Grainger  
Ext. 1466  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

14<sup>th</sup> September 2007

Dear Sir / Madam

**Local Development Framework: Core Strategy Issues and Options 2  
Consultation – Festival of Ideas 2.**

The Festival of Ideas 2 is being organised by York's Strategic Local Partnership, Without Walls, and City of York Council's City Development team. The aim of the festival is find out what residents would like to see in terms of affordable housing, access to jobs and training, services such as schools and shops, and the local environment. The festival runs from **17 September until 31 October**.

The festival involves a wide range of opportunities for people to contribute their views on York's future. The results from the festival will be used to help develop the council's Core Strategy document. The Core Strategy is one part of the city's Local Development Framework a national requirement which will shape the way York develops over the next 20 years, and which will replace the existing Local Plan.

I have included a copy of the consultation poster, and I would be grateful if you would place it where it can be viewed by the public until **Wednesday 31<sup>st</sup> October 2007**.

Yours faithfully

A handwritten signature in black ink that reads 'M.P. Grainger'.

Martin Grainger  
Principal Development Officer

City Development Team  
City of York Council

Enc. Poster

Martin Grainger  
Ext. 1466  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

10<sup>th</sup> July 2009

### **Local Development Framework Core Strategy Preferred Options**

Dear Sir / Madam

Work is currently underway on a plan called the Local Development Framework Core Strategy. The first step in preparing the Core Strategy was to consider the key planning issues and options facing York, which you may have been involved with in 2006 and 2007. The views raised, along with the results of emerging evidence base work, were used to develop a preferred options document on which the council would now like your views. The document is called the Core Strategy Preferred Options and is accompanied by a Sustainability Appraisal which assesses the implications of the plan of the social, economic and environmental objectives for the city. The Core Strategy Preferred Options document is complemented by a leaflet which has been distributed city wide.

The following documents are included with this letter:

- Core Strategy Preferred Options document;
- 'Planning York's Future' city wide leaflet;
- Sustainability Appraisal Non-Technical Summary; and
- a response form

All of these documents are available in the city's libraries, at the Guildhall and 9, St Leonard's Place receptions. In addition, these are available to download on our website [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy).

If you'd like to make comments on any of the documents, you can do so in several ways:

- If you want to comment on the full Core Strategy Preferred Options document, or the Sustainability Appraisal, please use the response form enclosed. You can download further copies from the Council website: [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy)
- Via the 'Planning York's Future' leaflet questionnaire, which all residents of York should have now received in their Your City mail out. This aims to gather views on some of the difficult choices facing the council in making York an even better place to live, work and visit. If you didn't receive a copy, one is enclosed with this letter or is available to complete online via our website [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy).
- By attending one of the consultation events or exhibitions. Details of these events will be posted on the Council's website in due course: [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy), or
- By contacting the City Development team on (01904) 551466 or emailing us at [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk).

You can also find out more about York's wider Local Development Framework process through the website or by contacting the City Development team. In addition, please contact the team if you would prefer to receive hard copies of the documents or response form. The closing date for responses is **Friday 28<sup>th</sup> August 2009** however, we are very keen to hear your views so if you or your group need more time, please contact us to agree an extension. We look forward to hearing your thoughts on this matter and to continuing discussion with you.

Yours faithfully



**Martin Grainger**  
**Principal Development Officer Forward Planning**

Enc:

- Core Strategy Preferred Options document;
- 'Planning York's Future' city wide leaflet;
- Sustainability Appraisal Non-Technical Summary; and
- a response form

Martin Grainger  
Ext. 1466  
[martin.grainger@york.gov.uk](mailto:martin.grainger@york.gov.uk)

9<sup>th</sup> July 2009

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Work is currently underway on a plan called the Local Development Framework Core Strategy. The first step in preparing the Core Strategy was to consider the key planning issues and options facing York, which you may have been involved with in 2006 and 2007. The views raised, along with the results of emerging evidence base work, were used to develop a preferred options document on which the council would now like your views. The document is called the Core Strategy Preferred Options and is accompanied by a Sustainability Appraisal which assesses the implications of the plan on the social, economic and environmental objectives for the city. The Core Strategy Preferred Options document is complemented by a leaflet which has been distributed city wide.

If you would like to view a copy of the Core Strategy and the supporting documents including the Sustainability Appraisal and leaflet, these are available in all the city's libraries, at the Guildhall and 9, St Leonard's Place receptions. In addition, these are available to download on our website [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy).

If you'd like to make comments on any of the documents, you can do so in several ways:

- If you want to comment on the full Core Strategy Preferred Options document, or the Sustainability Appraisal, you can view both and download a response form through the Council website: [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy)
- Via the 'Planning York's Future' leaflet questionnaire, which all residents of York should have now received in their Your City mail out.



This aims to gather views on some of the difficult choices facing the council in making York an even better place to live, work and visit. If you didn't receive a copy, one is enclosed with this letter or is available to complete online via our website [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy).

- By attending one of the consultation events or exhibitions. Details of these events will be posted on the Council's website in due course: [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy), or
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Yours faithfully

A handwritten signature in black ink, appearing to read 'M.P. Grainger', written in a cursive style.

**Martin Grainger**  
**Principal Development Officer Forward Planning**

Enc. 'Planning York's Future' leaflet



Rebecca Harrison  
Ext. 1482  
[rebecca.harrison@york.gov.uk](mailto:rebecca.harrison@york.gov.uk)

10<sup>th</sup> July 2009

Dear Sir / Madam

As part of producing the future development plan for York, the Council needs to produce a Core Strategy which will be part of the Local Development Framework (LDF).

The libraries will play an important role in the consultation on the Local Development Framework Core Strategy 'Preferred Options' by providing a key place where members of the public can view the consultation documents. Furthermore, we are required to make copies of the documents available to the public at libraries.

**The consultation has commenced and will end on Friday 28<sup>th</sup> August 2009.**

I have enclosed:

- 1 x Core Strategy Preferred Options document;
- 1 x Sustainability Appraisal
- 1 x Sustainability Appraisal Technical Appendices
- 1 x Sustainability Appraisal Non-Technical Summary;
- 1 x Habitats Regulation Assessment;
- 1x Consultation Statement; and
- 10 x response forms

On 25<sup>th</sup> June, you received:

- 1 copy of the A4 poster;
- 20 leaflets.

I trust that the poster has been displayed in the library to advertise the consultation, and the leaflets were placed somewhere where they can be viewed and taken by the

public. I would be grateful if you could display the enclosed documents (for reference only) in a visible place with the leaflets until **Friday 28<sup>th</sup> August 2009**.

If members of the public want their own copies of the documents please advise them that they can be downloaded from the City of York Council website (<http://www.york.gov.uk/LDF/corestrategy>) or they can contact the City Development Team on (01904) 551466 or [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk).

Any comments on the documents should be sent (no stamp required) to:

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Alternatively, responses can be sent by e-mail to:  
[citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

The deadline for comments (both post and e-mail) is Friday 28<sup>th</sup> August 2009, however, if people are unable to meet this deadline, please ask them to contact us to extend this date.

If you need any additional copies of the leaflet or response forms at any time during the consultation, or have any other queries, please do not hesitate to contact me on (01904) 551466

Yours faithfully

**Rebecca Harrison**  
**Development Officer Forward Planning**

Enc.

- 1 x Core Strategy Preferred Options document;
- 1 x Sustainability Appraisal

- 1 x Sustainability Appraisal Technical Appendices
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## **Annex 7: Consultation Publicity Material**

Core Strategy Issues and Options 1

June 2006

## **Publicity material**



City of York

**LDF** | Local  
Development  
Framework

# Core Strategy Issues and Options

June 2006

Executive Summary

Please take a few minutes to look at this leaflet which invites your views on how the City of York Council should develop its planning policies over the next two decades.

Copies of this Executive Summary leaflet and comments form are available at Council receptions and local libraries, along with a full copy of the LDF Core Strategy Issues and Options Paper. The comments form can also be completed, and submitted to us, online.

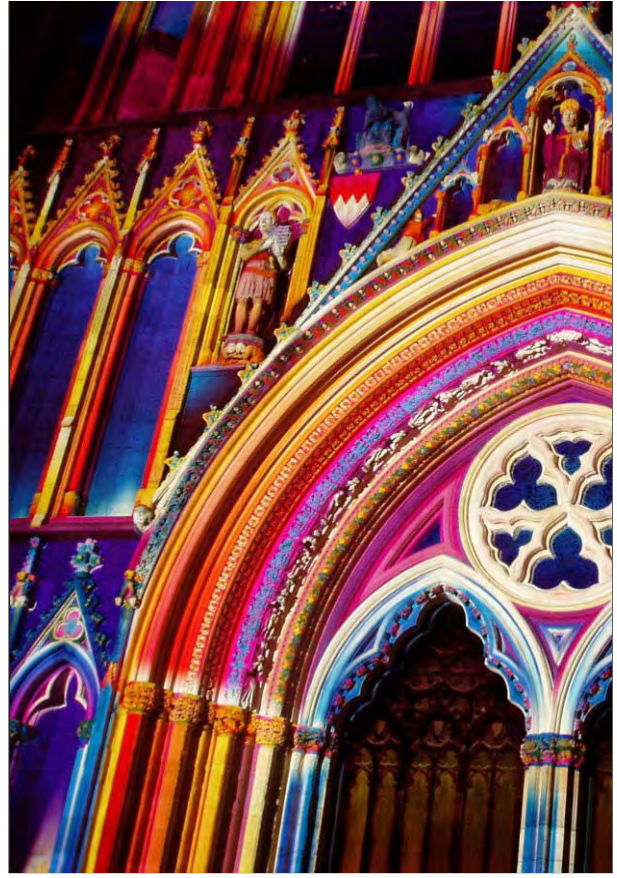
Please submit comments by 21/07/06 so that your views are taken into account.

## What is the Local Development Framework?

The Council has started to prepare its Local Development Framework (LDF). It comprises a 'folder' of documents designed to guide and manage development in York over the next two decades. One of the first documents we are producing as part of our LDF is the Core Strategy which will provide the overall planning vision and strategy for York and will be closely related to the Community Strategy.

The first step in preparing the Core Strategy is to consider the key issues and options facing York. These issues are summarised within this leaflet alongside a number of options on how we could address each issue. If you wish to find out more, please refer to the full Issues and Options Paper which is available online at [www.york.gov.uk/planning](http://www.york.gov.uk/planning).

The Council wants to involve the community in producing the Core Strategy and would therefore welcome your views on the content of this leaflet. All comments received will help us prepare the next stage of the Core Strategy, the Preferred Options document, later this year. To help you we have included a series of questions. You can answer some or all of the questions, or give any other comments on additional issues or options you think should be considered.



**Please contact us if you would like this information in an accessible format (for example, large print or by e-mail) or another language**

**Phone: (01904) 551482  
or e-mail:  
[citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)**

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

**☎ (01904) 613161**



# A Sustainable Vision for York

Sustainable development is the overarching goal that should underpin the LDF for York. In meeting this purpose, the principles and priorities of the UK Government Sustainability Strategy

Do you agree that the LDF should try to help deliver the Community Strategy vision and objectives, or alternatively should a separate vision and objectives be devised under the overarching aim of sustainable development?



'**Securing the Future**', and the top level Community Strategy objective relating to the **Sustainable City**, are fully recognised. Within the wider goal of sustainable development it is the purpose of the LDF to make a positive contribution to the community strategy vision:

To help achieve these aims and objectives we have developed several spatial planning objectives on which we would like your views:

## York Community Strategy vision<sup>1</sup>

### Spatial Planning Objectives

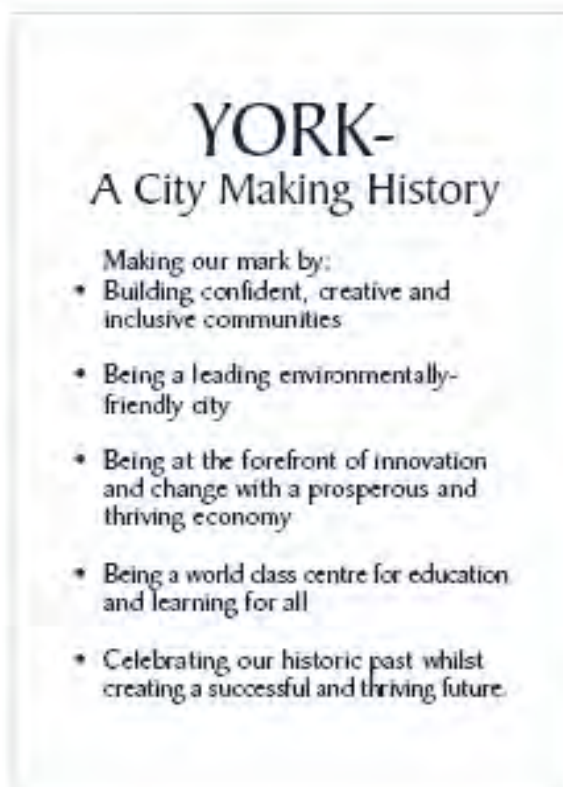
**Objective 1: To ensure the sustainable location, design and construction of development**

**Objective 2: To ensure economic wellbeing through sustainable economic growth**

**Objective 3: To meet community development needs**

**Objective 4: To maintain a quality environment**

**Objective 5: To minimise motorised transport and promote sustainable forms of transport**



What do you think about the planning objectives highlighted above? Will they help deliver sustainable development and the Community Strategy? Are there other alternative or replacement objectives that should be considered?

Source: York Community Strategy (2004)

<sup>1</sup> The Community Strategy was adopted in July 2004. It was prepared by the Without Walls Local Strategic Partnership to provide an overall vision for York to 2024.

## Key Issue 1: A Sustainable Spatial Strategy for York

The LDF spatial strategy will consider where development should take place in York. The current approach to the location of development as set out in the existing Local Plan seeks to:

- maximise the amount of development that is directed to previously developed land within the existing urban area;
- take into account highway capacity and access to jobs and essential services through means other than the private car when evaluating the most suitable locations for development;
- consider factors such as preserving the historic character and setting of York, protection of areas of nature conservation value and flood risk when considering non-urban sites for development; and
- take account of market requirements when evaluating potential employment sites.

There is a need to determine whether the approach taken in the Local Plan to date should provide the basis for a sustainable spatial strategy for York's LDF.

Have we identified the correct factors to consider when determining the location of future development in York?

Are there any other factors which should influence the pattern of development?



## Key Issue 2 Sustainable Design and Construction

Design issues are a very important consideration for York, given its wealth of historic buildings, and the quality of its built and natural environment.

Current Local Plan policy requires development proposals to respect or enhance the local environment, be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, and use appropriate building materials. Advice is provided by the Commission for Architecture and the Built Environment (CABE) who, in their publication 'By Design' (2000), set out the principles and objectives of good urban design:

- **Character:** A place with its own identity.
- **Continuity and enclosure:** A place where public and private spaces are clearly distinguished.
- **Quality of the public realm:** A place with attractive and successful outdoor areas.



- **Ease of movement:** A place that is easy to get to and move through.
- **Legibility:** A place that has a clear image and is easy to understand.
- **Adaptability:** A place that can change easily.
- **Diversity:** A place with variety and choice.

Crime prevention is also considered as a key objective in urban design. Current Local Plan policy requires new development to incorporate crime prevention measures to achieve natural surveillance of public spaces, secure parking and satisfactory lighting.

As well as ensuring the design of attractive quality environments, energy efficiency and the reduction of energy consumption is a key part of sustainable design. The development process itself is resource intensive and can be highly wasteful. The development of sustainable construction practices could mean addressing issues such as reducing consumption of energy, materials and land, minimising waste, using recycled materials and managing site operations better to avoid pollution.

To ensure sustainable, high quality design and construction there are a number of options for the LDF. The approach taken could be based on the following factors:

- the production of local and village design statements for areas across the City;
  - the establishment of city-wide design principles based on those set out in existing Local Plan policy and/or CABE's publication '*By Design*';
  - the promotion of measures to reduce energy consumption in buildings through total refurbishment aiming for zero emissions;
  - a requirement that a certain percentage of energy to be used in new developments will be provided through renewable energy sources;
  - the promotion of measures to implement energy efficiency measures in new development and construction practices;
- and/or
- ensuring sustainable waste management of materials in construction practices.

Are there additional principles/factors which you feel should be considered and should priority be given to any of the above?

## Key Issue 3

### Housing

To provide sustainable new housing development, the LDF must provide for housing types and tenures that address local need. More specifically this involves addressing the needs of the following groups:

- Families, in locations with good links to necessary services, such as schools, shops and public transport nodes;
- Those who require housing at affordable rates, with the emphasis on affordable rent;
- Student accommodation;
- Housing for older persons;
- Housing built to 'lifetime homes' standards, which are capable of adaption to meeting people's changing needs over their lifetime;
- Gypsies and Travellers.

Do you think there are other specific groups which we should target?

In order to accommodate the needs of the above groups, a policy approach based on the following could be developed:

- a) Revisit employment land allocations, where sites may be better suited to brownfield housing development;
- b) Maximise the potential for new housing (with associated amenity provision) on sites with good transport links, through building at higher densities;
- c) Provide different types of housing to meet the requirements of particular groups, e.g. housing for older persons.



- d) Provide for a mix of housing on sites to avoid concentrations of a single use.

Do you agree that a policy approach should be developed based on the above? What do you think the priorities should be?

Are there any other issues which you think we should consider?

## Key Issue 4

### Economy and Employment

York is a growing economy, and is located close to Leeds which is one of the fastest growing cities in the UK. The



City of York makes an important contribution to the region, acting as an economic generator of real significance in terms of tourism, science related growth and as a key retail centre in the region.

The City provides good job opportunities for residents in the area and its surrounding hinterland, and has a low unemployment rate, with noticeable growth in the service sector (Tourism/leisure etc) and 'Science City' businesses.

To sustain York's economic success without compromising wider sustainable development objectives, the creation between 1998 and 2021 of 19,000 additional jobs is considered to be most appropriate by the Council. To help facilitate this, the existing Local Plan provides for 7.6 hectares of employment land per annum (5 hectares Premier Employment and 2.6 hectares Standard Employment).

To date, job creation is on track to meet these growth objectives, although requiring less land per annum to achieve this.

The draft Regional Spatial Strategy provides employment forecasts for the region to 2016; this projects a maximum figure of 5,447 additional

jobs over and above the 2005/6 baseline for York.

Some possible options are to:

- Review the amount, and type, of employment land required to provide for 19,000 additional jobs;
- Consider reallocating employment land to accommodate housing requirements in the LDF timescale, if not required for employment uses;
- Incorporate planning policies/guidelines that ensure the emphasis is placed on quality sites that take account of wider sustainability objectives, such as reducing dependence on the car. Measures to ensure sites are used for their identified purpose (such as for Science City York) could also be introduced.

What are your views on the above options? Are there alternatives which you consider more appropriate?

## Key Issue 5 Retail

Retail plays an important part in both the culture and economy of the City of York. Maintaining a sufficient quantity and quality of retail provision, particularly within the city centre, and adapting this in light of changing needs across the City is central to the Council's vision of achieving sustainable development.

A key issue to address through the Core Strategy is whether retail policy should focus on growth. York City Centre faces strong competition from other regional centres such as Leeds and Hull, and from other tourist centres (such as Chester, Oxford and Cambridge). Recent retail studies suggest the need for strengthening and where appropriate regenerating parts of the existing city centre.

What approach should the LDF take to addressing issues concerning retail growth?

Which of the options do you prefer?

### Option 1

Continue to give clear priority to York city centre (with possible extensions) as the main focus of retailing activity in order to protect its sub-regional shopping centre role, and its wider tourism role.

### Option 2

Identify areas outside the city centre for retail growth.



## Key Issue 6 Culture & Tourism

Culture and tourism are important influences on the quality and use of the built and natural environment of York, and both offer significant benefits for our local economy. The Community Strategy aims to secure a major cultural role for York at a regional, national and international level whilst ensuring that York residents feel that what is on offer is for them and encourages them to participate. The aims of the Community Strategy can be addressed through the Core Strategy, covering key aspects of York's cultural offer, including; civic spaces; the rivers; the built heritage; other cultural attractions and public art.

York's Tourism Strategy seeks to maximize the economic and employment advantages of tourism in York to the benefit of businesses, employees, residents and visitors. However, it recognises that to make the most of these benefits it is necessary to manage



the environmental implications for the historic City and its citizens, such as crowded streets, traffic problems and development pressures on the surrounding countryside. These factors could be addressed through focusing on improving the quality of visitor facilities and increasing the length of stay of visitors. This would help to increase the



value of tourism in York rather than increasing the volume of tourism. It is important that the LDF Core Strategy helps to deliver modern and sustainable tourist and cultural provision in York. To achieve this a policy approach could be developed that helps facilitate the following:

- improved design and layout of York's public spaces, particularly with regard to them being used for events and festivals;
- improved access to, and use of, the river within York by developing policies which restrict inappropriate development along the waterfront;
- the improvement of York's major heritage and cultural attractions;
- the development of a 'cultural quarter' in the City;
- contributions to public art from developers;
- the development of an international standard luxury hotel within York;
- the development of the evening economy by including policies which will support and encourage evening economy uses at certain locations.

Do you agree that a policy approach should be developed based on the factors outlined above? Are there any other factors which you think we should consider? What should be the priorities?

## Key Issue 7 Community Facilities

Community facilities provide essential services for the residents of York, contributing to residents quality of life and social well being. They are diverse and cover a wide range of provision, including



leisure facilities, educational facilities, health facilities and emergency facilities. It is important that the LDF Core Strategy helps to deliver accessible, and sustainable community facilities in York, which meet the needs of the residents of the City.

To achieve this, a policy approach could be developed based on the following:

### Leisure facilities

- Raise the quantity and quality of accessible sport, open space and social facilities in order to increase participation;
- Protect existing leisure facilities where appropriate;
- Fill in gaps in indoor and outdoor provision of sports facilities, as identified by the Active York Partnership. This could include a community sports stadium for the City;

### Education Facilities

- Ensure we provide enough educational facilities in accessible locations;
- Increase community access to school buildings and facilities, like playing fields;
- Ensure that new developments contribute appropriately to meeting education needs they generate;
- Help to facilitate the continued

success of the University of York and other Further and Higher Education establishments in the City.

**Health Facilities**

- Where appropriate, help facilitate the continued modernisation of the York Hospitals NHS Trust through appropriate policies for new and expanded facilities/buildings;
- For Selby and York PCT, facilitate the provision of services in the most accessible locations. This could include the provision of 'diagnostic centres';
- Help to ensure that adequate residential and nursing care facilities are provided to reflect local requirements.

**Emergency Facilities**

- Ensure that emergency service providers can provide facilities in the most efficient locations to reduce call out response times.

Do you agree that a policy approach should be developed based on the factors for each type of community facility outlined above? Are there any other factors which you think we should consider? Should any factors be given priority?



**Key Issue 8  
Historic Environment**

The City of York is famous worldwide for its history. The Minster alone attracts over 2 million visitors annually. York is both a living and working place and it is therefore a key aim of the Core Strategy to reconcile, the need for sustainable development and economic growth with the protection of the historic environment.

The existing Local Plan and CABE's best practice suggest an approach to new development in historic environments. New development should:

- Relate well to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it;
- Respect important views, for example protecting the Minster's dominance on the York skyline and City Centre roofscape;
- Respect the scale of existing and neighbouring buildings;



- Use materials and building methods that are high in quality as those used in existing buildings;
- Create new views and juxtapositions which add to the variety and texture of the setting;



## Key Issue 9 Natural Environment

It is important that the LDF Core Strategy helps to deliver the protection and enhancement of nature conservation, biodiversity and valued landscapes within the City of York.



- Protect the key historic townscape features, particularly in the City Centre, that contribute to the unique historic character and setting of the City;
- Protect the environmental assets and landscape features which enhance the historic character and setting of the City.

To achieve this, a policy approach could be developed based on the following issues:

- identification of additional sites which are locally valued for nature conservation and biodiversity, but currently have no formal designation;
- protection of species which are locally important;
- retention of landscape and biodiversity interests in the development of sites;
- designation of areas of landscape value within the City of York;
- protection and enhancement of the river corridors;
- increasing tree cover as part of new development and protecting important trees and hedgerows.

Do you agree that we should adopt these principles as our overarching approach? If not, why not?

Do you think that the policy approaches outlined above are appropriate or are there any other factors which you think we should consider?

Should any factors be given priority?

## Key Issue 10 Sustainable Transport

A key aim of the LDF is to reduce dependence on the car. A number of measures have been suggested below, to help reduce car usage, these include:

- Reduction in the number of car parking spaces to help encourage alternative modes of travel;
- Improving accessibility to an integrated, safe and attractive public transport network;
- Provide well maintained, safe routes through a strategic cycling network and pedestrian priority network.

Do you think that these proposed measures will have an impact on reducing car usage or do you feel that there are other methods? If so, what do you think they are?



## Key Issue 11 Waste and Minerals

The overall objective of waste policy is to protect public health and the environment by producing less waste, and by using it as a resource wherever possible.

A key aim of the LDF is to help meet the national target requirements identified for:

### Waste

The LDF Core Strategy needs to meet the national target requirements identified for:

- a. Landfilled Biodegradable Municipal Waste (BMW)
- b. Recycled or Composted Household Waste
- c. Recovered Municipal Waste

In addition, the LDF Core Strategy needs to ensure sustainable waste

management. To achieve this, a policy approach could be developed based on the following:

- Maximising the potential contribution to waste minimisation, re-use and recycling;
- Providing sufficient waste sites so that the City can maximise its contribution to sustainable waste



## Key Issue 12 Environmental Protection

Some areas within the City of York have existing pollution problems as a result of harmful pollutants generated through traffic. Harmful vehicular emissions



- management;
- Identifying the location of new facilities and waste policies.

Do you agree that a policy approach should be developed based on the factors outlined above? Are there any other factors which you think we should consider?

### Minerals

We must reduce the use of non-renewable mineral resources by encouraging reuse and recycling. How should the proposals for mineral and aggregates provision be directed?

- should proposals for the exploration, appraisal, winning and working of minerals and aggregates only be permitted where it can be shown that there is a demonstrable need and market demand for the resource?; or
- should proposals for the exploration, appraisal, winning and working of minerals and aggregates only be permitted where it can be shown that there is a national requirement/shortfall for the resource.

Which of these proposals do you think is appropriate? Do you feel there are others, if so, what do you think they are?

include carbon monoxide (CO), carbon dioxide (CO<sup>2</sup>) and nitrogen dioxide (NO<sup>2</sup>).

These are three examples of how we may seek to achieve a strategic approach in tackling pollution:

- Implement a zoning system on a city wide basis. This could be used to control levels of noise pollution through zoning areas according to particular landuses; for example, residential, employment and late entertainment zones. This could also be used for air quality purposes, such as zones for car free development areas and low emission zones;
- Target specific areas with existing pollution problems, such as Air Quality Management Areas and avoid development unless the impact on pollution is minimised to an acceptable level; and/or
- Identify where pollution problems could potentially develop, and control future development to minimise impact.

Which option do you think is most important, and are there any other options which should be included?

## Key Issue 13 Renewable Energy

The 'energy hierarchy' provides a useful guiding framework for the consideration of energy issues. It includes four key principles to guide decisions on energy, whilst optimising environmental and economic benefits:

- Reducing the need for energy;
- Using energy more efficiently;
- Supplying energy from renewable sources;
- Using fossil fuels more efficiently.

It is recommended that the energy hierarchy should be adopted as the overarching framework for energy policy within the Core Strategy. Whilst the hierarchy suggests a prioritisation for reducing energy activity, it is recommended that it should not be applied in a strictly sequential manner. Instead, development should be encouraged which minimises energy demand, improves energy efficiency and develops renewable energy technologies as part of an integrated approach, as this is the most sustainable way of reducing the dependence on fossil fuels.

The draft Regional Spatial Strategy includes a target of 11.22MW energy to be derived from renewable sources in the City of York by 2010. A further study suggests that we could generate as much as 31.2MW by 2021. It is worth noting that a single 1MW wind turbine can supply power for around 1000 homes. Based on these targets, almost 1 in 7 of York's households could be powered from wind energy if we were to meet our indicative targets to 2010.

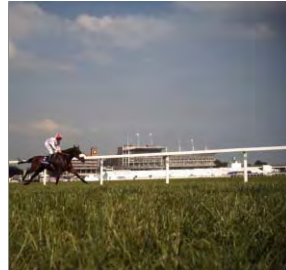


Do you agree that the Core Strategy should positively encourage the development of all forms of renewable energy, including the use of:

- Wind
- Biomass (wood and other)
- Hydro electricity
- Ground source heat pumps
- Photovoltaics (solar panels)

and give support to the 2010 and 2021 sub-regional targets for renewable energy generation in the City of York, as set out above.

Do you agree that the above is the best approach to encouraging renewable energy generation in York? What should the priorities be?



This Executive Summary sets out the key issues that could be covered in the Core Strategy.

If you would like to find out more about these issues, a full copy of the Core Strategy Issues and Options Document is available to view and download from the Council's website  
[www.york.gov.uk/planning](http://www.york.gov.uk/planning)

Hard copies are also available at Council receptions and local libraries.

We are interested in your views. All comments received will be considered and will be used to prepare the next stage of the Core Strategy, the Preferred Options document.

Thank you for your comments. Please return the completed questionnaire to:

Post (no stamp required):  
Issues and Options Consultation  
City Development  
City of York Council  
City Strategy  
FREEPOST (YO239)  
York YO1 7ZZ

e-mail: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)  
tel: (01904) 551482

All comments must be received by  
21/07/06



City Development  
City of York Council  
9 St Leonards Place  
York  
YO1 7ET  
Tel (01904) 551482  
Email: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)





## Planning the Future for York

### What is the Local Development Framework?

The Planning system is changing. The new system, the Local Development Framework (LDF), will replace the Local Plan. It will be like a folder, containing a number of documents designed to guide and manage development in York over the next two decades.

### LDF Core Strategy

One of the key documents in the LDF is the Core Strategy. This will describe our long term planning vision and objectives for the City, setting broad policies for steering and shaping development.

The Core Strategy will provide a framework for meeting the priorities of the Community Strategy, in particular the key objective of placing York as a sustainable city.

As a first step in preparing the Core Strategy, we want to know what you think are the key issues and options for York.

### Tell us what you think

This leaflet sets out some of the key issues that could be covered by the Core Strategy. If you would like to find out more, a full copy of the Core Strategy Issues and Options paper, executive summary and comments form are available to view and download on the Council's website at: [www.york.gov.uk/planning](http://www.york.gov.uk/planning).

You can also view the full Core Strategy Issues and Options document, and pick up an executive summary and comments form, at Council receptions and local libraries.

If you have any queries, you can contact us at the address below. Responses to this consultation should be returned to us by **21/07/06**

Post (no stamp required)  
**LDF Core Strategy I+O**  
**City Development**  
**City Strategy**  
**City of York Council**  
**FREEPOST (YO239)**  
**York YO1 7ZZ**

Telephone: (01904) 551482  
E-mail: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

City of York

# LDF

Local Development Framework

## Core Strategy

Planning the future for York  
Consultation on the LDF

*A shared vision of York's future*

# York 2021

Many people think that planning has nothing to do with them, but planning affects everybody's day to day lives. The overarching aim of the Local Development Framework is the goal of sustainable development, to provide for all of York's needs without compromising the quality of life for future generations.

Some of the big issues for York's future are:

## Shopping

It is important to improve and sustain shopping provision both in York's City Centre and other district centres. This means thinking about the quantity and type of new shops in these areas, so that people have good access to a range of services and facilities.

## Protecting the environment

Protecting the natural environment within the City of York is key to its sustainability. Increasing tree coverage, species protection, river corridor enhancement and retention of biodiversity and landscape interests are all ways of protecting our natural environment in the City and surrounding area.

## Tourism

York is a popular tourist destination. The Minster alone attracts over 2 million visitors annually. It is important that York continues to thrive as an important and sustainable tourist destination. A key issue therefore is reinvestment in York's heritage and cultural assets.

## Jobs and training

York's economy is growing, but as well as the number of jobs the city will provide in the future, we need to think about the type of jobs we can offer. This means meeting new skills and training needs, as well as supporting existing businesses and encouraging new employers to invest in York.

## Transport

It is important that we try to reduce dependence on the car to cut pollution and congestion and address climate change. This means looking at public transport, walking and cycling options when considering new development.

## Leisure and recreation

It is important to make open space and recreational facilities available and accessible to everyone. This could mean looking at protecting existing facilities and thinking about how they could be improved, or considering where new facilities, such as a community sports stadium, might be needed.

## Housing

Households are getting smaller and people are living longer. Coupled with a growing population in York this puts a bigger demand on the housing market. We need to think about who we're providing for, where they want to live, what's affordable and what types of housing could best meet their needs.

## Quality design, architecture and landscape


York is famous worldwide for the quality of its historic buildings, its city walls and York Minster. Good urban design, architecture and landscape design are key elements in creating a vibrant, attractive and safe city. In York it is particularly important to think about how new buildings will fit with the City's existing streets and squares.







## What are York's big issues?

 THE council's city development team is asking residents for their views on the big issues facing York in the next 20 years.

The consultation over the summer will ask the public questions such as: what type of housing is needed in York; how York should meet the need for recreation and open space, reduce congestion, improve access to local services and facilities and how to plan the location of future developments. The first stage of the consultation ends on 21 July.

The answers will be used to help shape the Core Strategy – a new planning vision for the city – which will describe what sort of city York could be in the future. The strategy is part of York's Local Development Framework (LDF), a collection of documents which

replaces the Local Plan and is a national requirement.

The LDF will protect the city's unique historic and natural environment, and direct the location and scale of new housing, employment, retail and other types of development. The new planning system is designed to be more flexible and adaptable to changing circumstances, and strengthen community involvement in the planning process.

A range of exhibitions, events and workshops are taking place during June and July to gauge people's views. Documents are available at libraries and council receptions, and online at [www.york.gov.uk/planning](http://www.york.gov.uk/planning). Responses can be made online or by sending back a FREEPOST response form (available online).

## Cuts to crow about at the council

THE council has cut the time it takes to process new claims for housing and council tax benefit by more than half.

In 2003-04 the length of time taken peaked at 85.93 days, but the latest figures show that by the final quarter of 2005-06 this had been slashed to 40.22 days. While this is a significant improvement, efforts are being made to reduce the time still further.

Rent arrears have also been cut down to an 11-year low with the debt reduced by £195,000 last year. A swipe card rent payment system that was introduced for housing tenants last July has proved hugely successful. The cards enable tenants to pay their rent at over 140 paypoints across the city. By the end of March, more than 44,000 payments had been made using the swipe cards.

*News and Jobs* provides a fortnightly summary of internal jobs. Please request the full details of any of these jobs as directed prior to requesting an application pack.

### PLEASE NOTE:

**All vacancies shown are exempt from the current recruitment freeze and have been subject to enhanced recruitment controls.**

**The council is currently undertaking a comprehensive job evaluation exercise and all the grades and salaries shown are subject to review.**



### Resources

Application packs are available from Business Support Group, Finance Centre, Library Square on 551130 or email [bsgjobs@york.gov.uk](mailto:bsgjobs@york.gov.uk).

#### Non-domestic rates team leader

Scale 4/5 (£16,137 - £20,235 per annum) Ref: RFIEX251  
Full time, permanent contract.

This is a key role in a responsible position, so the successful applicant will have at least two years' experience in a local taxation business rates environment. An in-depth working knowledge of statutory regulations and council policies is essential, as are proven customer service and team leader skills together with the confidence and motivational ability to lead a small team. Applicants should be numerate and have excellent computer skills. Budget monitoring awareness would be an advantage but is not essential. Familiarity with the council's Northgate (I-World) computer system and experience of document management systems would be helpful. For an informal discussion or further information contact Diane Ward on 551126. For a recruitment pack or to apply online visit [www.sector1.net](http://www.sector1.net) or [www.york.gov.uk](http://www.york.gov.uk)

**Closing date: 22 June**

#### Payroll control assistant

Scale 2-3 (£14,142 - £15,825 per annum)  
Part time (18.5 hours per week, Wednesdays pm, Thursday and Friday)

Competent and reliable, applicants will be required to work as part of the Payroll team processing weekly and monthly payrolls for all council staff. Candidates should be numerate, accurate and well organised, have the ability to work to strict deadlines and work well within a team environment. A knowledge of payroll systems together with previous payroll experience would be an advantage. For an informal discussion telephone, Diane Hewitson, payroll supervisor on 551147.

**Closing date: 23 June**

To place news or notices in *News and Jobs*, contact Annette Clark, internal communications officer, on 552008 or send by email to *News and Jobs* in the global address list.



<b>Next two publication dates</b>	<b>Copy deadline</b>
27 June	20 June
11 July	4 July

**Please bear these dates in mind when planning recruitment.**

**News in Depth:** If you would like your team or work area to feature in this quarterly magazine or you have a suggestion for a topic please contact Annette on 552008/email [annette.clark@york.gov.uk](mailto:annette.clark@york.gov.uk)

**Credit Union starts**

YORK Credit Union, which offers secure savings and low cost loans, is now open for business. For more information please ring 676633 or email office@ycu.org.uk or visit www.ycu.org.uk or one of the savings points at the City Finance Centre in Library Square (Tuesdays 10am-1pm, Thursdays 12pm-3pm).

These will be expanded later. The union will start making low cost loans in August but you can join now.

**Planning online**

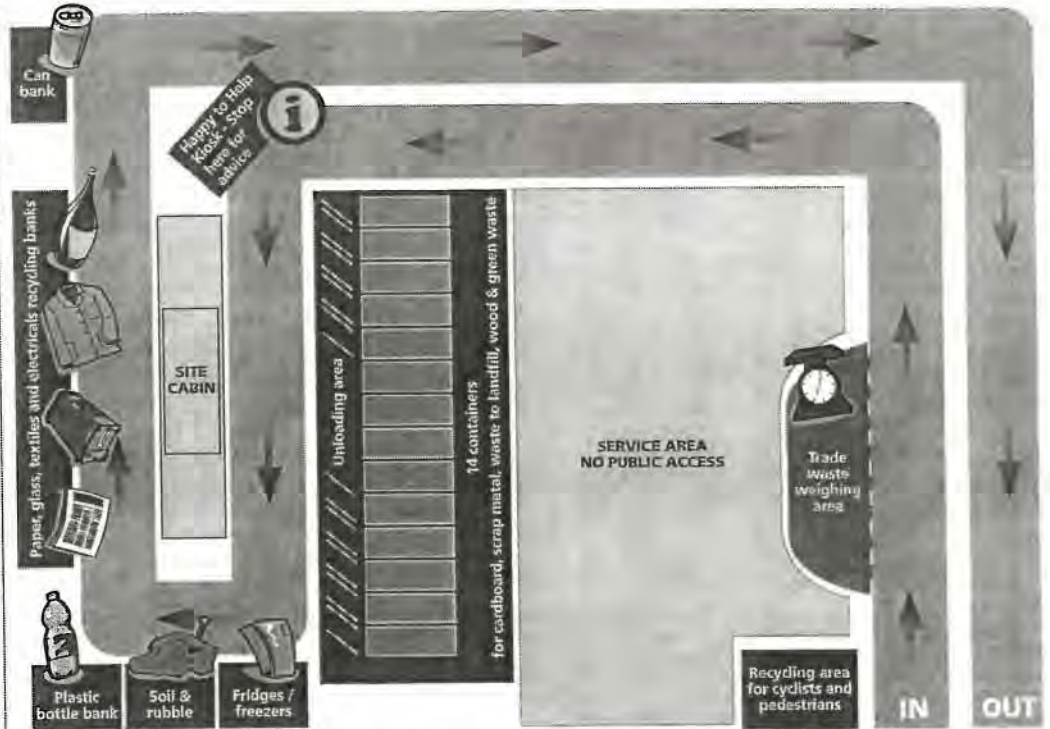
YOU can now view planning applications made to the council online at www.york.gov.uk/planning You can search for applications by street name, date application was scanned, application number or by postcode area. This is part of easy@york's commitment to e-government schemes which give easier access to more services.

**Vision of the future**

THE council is preparing its blueprint for the future of York called the Local Development Framework. To do this it is looking at big issues like affordable housing, open space, jobs, transport and leisure facilities. To find out more, visit the council's website at www.york.gov.uk/planning or contact City Development on 552410.

**Arc Light decision**

CITY of York Council's Executive has decided on Union Terrace as the preferred site for Arc Light homeless hostel to relocate to. This is subject to a planning application to be submitted by York Housing Association.



# Nuts about Hazel Court

**H**AZEL Court, the council's new household waste recycling centre, has collected 774 tonnes in its first three weeks of operation, and 54 per cent of this waste presented at the site was recycled.

These figures exclude bricks, soil and rubble so, with these added, 1,092 tonnes were collected in the first three weeks, and 67 per cent of total waste at the site was recycled.

A guide to using the site can be found above.

**Thankyou for recycling**

Meanwhile the council would like to give a big thank you to residents for their recycling efforts.

Residents beat last year's recycling and composting target of 18 per cent by pushing recycling levels to a record high of around 24 per cent. This means that nearly one quarter of household rubbish is being

recycled or composted. This year the garden waste collections will run throughout the growing season which will help residents do even better and increase the amount of waste they compost.

All properties that receive the garden waste collections started to recycle plastic bottles in March and the number participating in the recycling collections has now increased.

In addition, from July 10, another 10,000 properties will receive cardboard recycling collections.

Properties on Beckfield Lane, Foxwood, Acomb, and the Boroughbridge Road and Hamilton Drive areas will be able to put out cardboard for recycling.

For residents who want to recycle more things more often there is a network of more than 50 public recycling sites, where residents can take items such as glass

bottles and jars, food tins, drinks cans, paper, flattened cardboard, plastic bottles, textiles, batteries, shoes and books for recycling. These sites are located throughout the city. Visit the council's website to find your nearest recycling site and details of what you can recycle there.

All waste that is currently not re-used, recycled or composted currently goes to landfill, but stringent financial penalties of £150 per tonne are currently imposed on this form of residual waste disposal if statutory targets are not met.

So, to minimise council tax increases, York is working in partnership with all the councils in North Yorkshire to increase waste diversion and recycling still further, and then find a treatment solution for the residual waste. It is likely that no detailed decision will be made until 2007, and then only after more consultation.

### ● Opportunities for Young People

**Monday:** General youth club  
7.00pm – 9.00pm  
Fulford Youth Centre,  
Fulford School, Fulfordgate

**Tuesday:** Girls' Group:  
7.00pm – 9.00pm  
Fulford Youth Centre.

**Tuesday:** Alternate weeks :  
Sports Bus with Streetsport based  
in front of Archbishop Holgate  
School. 3.30pm – 5.30pm

**Wednesday:** Detached youth work  
around the Fulford area.

Please call Clare (see below) if you  
want to take part in any of the  
Easter craft sessions at the Fulford  
Youth Centre, to make sure there  
are enough materials:

**Tues 11th April** 10am – 12pm  
Cards & egg cups

**Wed 12th April** 10am – 12pm  
Create your own mosaic

**Tues 18th April** 10am – 12pm  
Bead Craft

**Weds 19th April** 10am – 12pm  
Jewellery making

#### Sports bus session

**Fri 21st April** 12pm – 2pm at  
Fulford Youth Centre

Contact Clare Bootland at the  
centre tel: 07767318145

### ● Melbourne Centre Ceilidh

Accessible Arts and Cube Media  
are proud to present The  
Melbourne Centre's First Ceilidh  
featuring Byland Rigg and  
supported by Hands & Voices (the  
first singing and signing choir), on  
**Friday 31st March, 8pm - 11pm**

Tickets: £5 / £3 (including supper)  
available on the door only

For more information tel: 626965  
email: workshop@cubemedia.biz

The Melbourne Centre, Escrick  
Street, York  
YO10 4AW Tel: 01904 626965  
Fax: 01904 643094

Email: rose@cubemedia.biz

For more details go to:  
www.cubemedia.biz

### ● Waste – what do I do with it?

#### Reuse it / reduce it

It needn't become waste in the first place – if it might be useful to someone, get it to the University swap shop we're organising, or the swap shop at St. Nicks on 3rd June. Join the York Freecycle list (see [www.yorkrecycling.net/freecycle.shtml](http://www.yorkrecycling.net/freecycle.shtml)) and advertise your junk to fellow members. Or take it round to a charity shop e.g. Age Concern shop, 70 Walmgate; British Heart Foundation shop, 11 Goodramgate; Cat's Protection shop, 13 Walmgate. Many charities will operate bag schemes collecting from doorsteps - try to make use of these. For more information on community reuse schemes see [www.york.gov.uk/waste/community.html](http://www.york.gov.uk/waste/community.html) or call 551551. York Community Furniture Store will reuse larger items - call: 426444

#### Recycle it

Recycling banks can be found on the university campus, in St. George's Field car park and by the Broadway shops. Foss Islands Road (and at Hazel Court Refuse Centre, James Street, when it opens in spring) is the place to go with your cans, glass, paper, cardboard, plastic bottles, textiles, ink cartridges, mobile phones, car batteries, oil, books, shoes, soil and rubble, wood, electrical equipment, fluorescent tubes, green waste for composting and general waste for disposal. This site accepts trade waste, please contact us for details of charges. For more information see [www.york.gov.uk/waste/recyclingsites.html](http://www.york.gov.uk/waste/recyclingsites.html) or call 551551.

#### Home Composting

Kitchen and garden waste, food scraps, and other organic waste can be composted away in a green cone waste digester, or a 'Compost Converter' if you want something to put on your garden. Compost Converters are available at the subsidised price of £6 through the council. Call York Rotters for more information on tel: 411821.

#### Dispose of it right

If you're getting rid of bulky items but you can't get to Foss Islands Road, you can arrange a collection of up to ten items for a fee of £20 for all the items – call the York Pride Action Line on 551551. At the end of the university term, we have arranged for skips to be provided around the ward – these will be advertised to local residents.

Finally, if you're leaving rubbish out for collection, make sure you're leaving it out on the right day, the right location, and be considerate. If you have a wheelie bin, take it back in on the same day as the collection and note that the Council will not take additional rubbish. If you are leaving out bin bags, make sure they are securely tied and not torn. Call the York Pride Action Line on 551551 if you're unsure of your collection date or collection point.

### ● Planning for the Future of York

The Council has started to prepare its Local Development Framework, which will guide future planning decisions in the City of York. It will look at a range of issues which influence the City including the natural and historic environment, retail, transport, employment and housing.

One of the first documents being produced as part of this framework is the Core Strategy which will provide the overall planning vision and strategy for the City and will be closely related to the Community Strategy. All other documents prepared by the Council will have to fit with the Core Strategy and support its overall vision.

The first step in preparing the Core Strategy is to consider the key issues and options facing the area. The Council wants to involve the community in producing the Core Strategy and is therefore producing a consultation document which sets out these issues and options. Consultation on this document will be carried out in April/May 2006, when the Council will be seeking your views. **For more information visit the Council's website at [www.york.gov.uk/planning](http://www.york.gov.uk/planning) or contact City Development on 01904 552410.**

## **Exhibition Material**

## Built and natural environment

The City of York's architectural and archaeological history is famous worldwide. The quality of York's built heritage is currently reflected through its 1,800 listed buildings and structures, 34 conservation areas and 22 scheduled ancient monuments; York Minster, Clifford's Tower and the Walls perhaps being the most famous landmarks.

The city is a living and working place, not a museum, and new development should not simply be a pastiche. The LDF will promote design of the highest quality, which relates well to the geography, built and natural history of York, sits happily within the pattern of existing development, and respects the scale and features of its surroundings.

York's natural environment is afforded protection through its internationally significant RAMSAR site at Derwent Valley, Sites of Special Scientific Interest (SSSIs), and non-statutory nature conservation sites. As important educational resources, sensitive access to these sites should be given priority. We are also tasked with maintaining and enhancing biodiversity interests in such areas, and protecting wildlife habitats where these exist. In York, the Tansy beetle is a good example of a particular species whose habitat could warrant protection- in the UK its habitat is confined to part of the river Ouse around York.

**At the local level, the LDF should develop policies to ensure the improvement of York's physical environment. These should aim to control development, so that a sensitive approach, which takes the City's built and natural features in account, is promoted.**



City of York Local Development Framework

## Economy and Employment

York has a growing economy, and is close to Leeds, which is one of the fastest growing cities in the UK. With a move away from the traditional manufacturing industries of rail and confectionary, there is a continued need to diversify to provide for the City's needs, both in terms of jobs and training.

York already makes an important contribution to the region, acting as a significant economic generator in terms of tourism, science related growth, and as a key retail centre in the region. We have a top ten University, renowned for its science based research, and a strong partnership has developed between the education, research and business communities.

It is important to be able to support general industry, and target sectors such as finance and professional services, manufacturing and retail, education and health. Through the LDF we will have to be able to offer readily available sites for such uses.

**As a modern commercial city, internationally renowned for its heritage, a key challenge is to achieve this economic success in a sustainable manner. Do you think we have the issues right?**



City of York Local Development Framework

# Housing

York's population is increasing, and is projected to rise to over 191,000 by 2011. Households are also getting smaller, and people are living longer. This puts a bigger demand on the housing market.

House prices are consistently high across York and the rest of the North Yorkshire area. The average price (January to March 2006) in York was £184,465 compared to £133,224 in the Yorkshire and Humber region. The rental market is experiencing increasing demand from low income households unable to afford high property prices, and as a result the private rented sector has also seen steadily increasing prices.

The LDF needs to consider who we're providing for, where they want to live and what types of housing could best meet their needs. This could include prioritising family housing, in locations with good access to jobs, schools, shops and transport. Other groups which could be targeted are students, older persons and those with disabilities.

We can also negotiate with developers to provide affordable housing, for rent and shared ownership, as part of general market housing schemes. Currently, the target is that 50% of homes on developments of a certain size should be affordable.

**Do you think this approach will help to meet York's housing needs?**

# Renewable Energy

In 2004, the Prime Minister stated that **climate change** is the single most important issue we face as a global community. During the 20<sup>th</sup> century, the rise in atmospheric temperature has caused rising sea levels, shifting weather patterns and an increase in the frequency of extreme weather events.

Although this is a global problem, addressing the causes of climate change requires international, national and local based action. York is particularly vulnerable from the effects of flooding, and therefore must move towards a lower carbon future.

**Renewable energy** is one approach, and can be generated by a variety of means, in a variety of scales, and for a variety of purposes. For example, a single 1 mega watt wind turbine can supply power for around 1000 homes. York has the potential to generate enough energy from wind power to run almost 1 in 7 of its households by 2011.

There is also potential for additional '**micro-generation**', such as solar water heating, photo-voltaics or ground source heat pumps. Such smaller scale generation is particularly suited to the development of Community Energy Schemes, which could provide heat and power to multiple buildings from one central source- schemes elsewhere have been used to directly power offices, schools, leisure centres or public buildings.

## Retail

York city centre serves as the main source of essential goods and services, as well as opportunities for leisure and civic pride. The shopping function of the city centre is an important part of promoting the City as a regional and national tourist destination. York has a good mix of large national retailers and smaller independent shops selling specialised goods that, in some cases, cannot be found in larger premises across the city. Stonegate/Minster Gates and the Shambles are examples of streets that are almost exclusively retail in character, with a unique speciality nature.

There are also a number of shopping destinations outside of the city centre. Acomb and Haxby district centres provide a range of shops and services to those that live nearby. A number of neighbourhood shopping parades, such as those at Copmanthorpe and Strensall, also provide an accessible local service. Such centres are particularly important to people without private transport, who are unable to make journeys to larger centres to meet their everyday needs.

The City also has a number of out-of-centre retail destinations, such as Monks Cross, Clifton Moor and the McArthurglun Designer Outlet Centre.

To provide a range of goods and services in accessible locations, the LDF will need to consider whether to allow new shops to be developed in the city centre, or in other locations. It will also look at what types of new shops (such as a 'high profile' department store) would benefit the city.

## Sustainable Design and Construction

York has a unique architectural heritage. York Minster is the largest Gothic cathedral in northern Europe, and is arguably the most important landmark in the City. The city centre boasts a wealth of architectural character, ranging from the 12<sup>th</sup> Century Norman House on the Shambles, to 20<sup>th</sup> Century additions such as the City Screen complex on the riverfront.

The special character of York is not confined to the city centre; much of York's suburban growth and outlying villages have their own distinctive qualities. Local design guidelines in the form of Village or Design Statements are encouraged, to identify characteristics of value and local design aspirations.

Good design is about more than how something looks. Poor quality environments can often be places which feel unsafe, and this affects quality of life for people who live or work there. Crime prevention should be an integral part of good design, creating safe and accessible environments. In addition, just as architectural styles have developed alongside technological change, in the future new design will also have to respond to advances in environmental standards. The need for energy efficiency measures and the reduction of energy use will become a more everyday part of all our lives.

New development in York should be of the highest quality.  
Do you think we've got the issues right to make this happen?



City of York Local Development Framework

# Sustainable Vision

Put simply, **sustainable development** aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising quality of life for future generations. The LDF vision should draw on the UK Government's Sustainability Strategy 'Securing the future', which identifies several priorities for immediate action:

**Sustainable Consumption and Production.** By 2020, global energy demand could double as populations rise and developing countries expand their economies. Since 1950, global water use has more than tripled; within 25 years half the world's population could have trouble finding enough fresh water for drinking and irrigation.

**Climate Change and Energy.** The effects of climate change can already be seen. Temperatures and sea levels are rising, ice and snow cover are declining. Most of the warming activity is attributable to human activity, through emissions of greenhouse gases such as carbon dioxide. By taking energy efficiency measures, the average household could reduce their carbon dioxide production by one-third and save £200 per year.

**Natural Resource Protection and Environmental Enhancement.** Natural resources are vital to our existence. Our economy and key industries are directly and indirectly linked to our ecosystem, and our landscapes, seascapes and wildlife are inseparable from our culture and sense of identity. Currently, 72% of the world's marine stocks are being harvested faster than they can reproduce. We need to develop a better understanding of our environmental limits.

**Sustainable Communities.** People's local neighbourhoods have a significant impact on their quality of life, whether they work, live or play there. We need to deliver better neighbourhoods, cleaner, safer, greener and healthier communities, providing opportunities to allow everyone to fulfil their potential.



City of York Local Development Fra

# A Sustainable Spatial Strategy for York

A crucial aspect of ensuring York is a sustainable city is to consider where development should take place. In particular, Government guidance tells us to take the following issues into account:

Aim to create successful communities by making enough suitable land available for development to meet York's housing, employment and social needs;

Protect and enhance York's natural and historic environment, the quality and character of the countryside, and existing communities;

Ensure high quality development, encouraging good design and the efficient use of resources;

The Local Development Framework Spatial Strategy will have to consider where development should take place in York. Our current approach is to direct new development to previously developed land, to sites which have good access by means other than the private car, and where York's unique historic character would not be compromised. In addition, housing sites should be close to schools, health facilities and local shops, to help reinforce local communities.

**Would this approach create places where people would want to live and work, now and in the future?**



## **Workshops**



## **LOCAL DEVELOPMENT FRAMEWORK – THE SUSTAINABLE LOCATION OF DEVELOPMENT WORKSHOP 11<sup>th</sup> July 2006**

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### Key Facts and Figures:

- Britain's CO<sup>2</sup> emissions have risen for a third successive year, according to government figures. Rising CO<sup>2</sup> emissions are one of the major causes of global warming. During the 20<sup>th</sup> Century, the rise in atmospheric temperature has caused rising sea levels, shifting weather patterns and an increase in the frequency of extreme weather events. York is particularly vulnerable from the effects of flooding, and therefore must move towards a lower carbon future.
- The autumn of 2000 was the wettest experienced in the UK in over 270 years. The cost of the 2000 flood to the City of York Council was £1.32 million with internal flooding to approximately 400 homes and businesses. This also threatened a further 5000 properties.
- Defra (department for environment, food and rural affairs), estimates that 10% of the land area of the UK is in danger of flooding. Up to 2 million homes and 185,000 businesses are at risk from flooding.
- By 2011 traffic levels are forecast to increase by 14% in York with this figure doubling by 2021. The second local transport plan has proposals to help address these issues, but transport is a major contributor to CO<sup>2</sup> emissions, so ensuring the sustainable location of developments to reduce the need to travel and provide opportunities to travel by means other than the private car are important considerations.
- As part of Stages 1 and 2 of the Accessibility Planning process to support the Council's second local transport plan, an assessment has been carried out to identify the main accessibility issues across the City . The assessment found that the current situation regarding accessibility in York is as follows:
  - 92% of all households are within 30 minutes of York's City Centre by bus
  - 74% of York households without a car are within 30 minutes of York hospital by bus
  - 83% of York households are within 15 minutes of a GP surgery by bus
  - 99% of all compulsory (primary) school age children live within 15 minutes of a primary school by cycle

- 55% of all 16-19 year olds live within a 30 minute public transport journey of York College.
- In 1998/99, development on previously developed land (Brownfield land) was 35%, compared to development on undeveloped land (Greenfield land) was 65%. However, in 2003/04, the Brownfield/Greenfield split was 89% and 11% respectively.
- The local plan's (the City's previous development plan document) approach to the location of future development was based on the following factors:
  - access to public transport;
  - access to the following services: primary schools, post offices and health facilities;
  - the protection of the historic character and setting of York based on green wedges which are largely tracks of undeveloped land which largely extend from the countryside into the City, preventing coalescence of settlements, and retaining rural setting / views of the Minster;
  - flood risk;
  - protection of nature conservation sites;
  - market considerations for employment sites (e.g. image, road access, access to the City Centre, access to the University);
  - concentrating development within the urban area, then urban extensions before considering other options;
  - assessment of the highway capacity of potential development locations.

### Key Issues:

- How do you think the location of development could help York to be a leading City in the reduction of CO<sup>2</sup> emissions?
- Do you think we should increase development within low flood risk areas?
- How can planning mitigate against traffic growth and congestion?
- Should we maximise the amount of development that is directed to previously developed land, and should we ensure that development on this land has access to high quality transport links?
- Should development be prioritised in terms of where jobs and essential services can be accessed by means other than the private car?
- Should the protection of the historic character of York be based around green wedges?
- In what way can we increase the protection of York's nature conservation sites?
- Should the approach to future development focus on market considerations in the location of employment sites?
- Should development be concentrated within the urban area, then urban extensions before considering other options?
- Do you think we should focus development close to major public transport corridors or nodes?
- How can we locate development in a way that maximises accessibility to the range of employment, retail, health, leisure and other facilities that people need to use?



## **LOCAL DEVELOPMENT FRAMEWORK – ECONOMIC WELLBEING THROUGH SUSTAINABLE ECONOMIC GROWTH WORKSHOP 3<sup>rd</sup> July 2006**

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### Key Facts and Figures:

- In 1998 the UK minister of science launched ‘Science City York’, an initiative design to stimulate the further growth of clusters of knowledge based businesses that have grown in the city. The attraction of investment into the city, particularly through Science City York is key to the success of York’s economy to ensure that it has continued prosperity and long term sustainability.
- In 1995 York was designated one of six national ‘Science Cities’ which are seen as important to the Governments overall approach to economic growth and competitiveness.
- Overall employment growth in York has been greater than the region as a whole with an increase in employment of 16% between 1991 and 2002.
- The employment rate in York was 79.5% during 2004/5 compared with a Great Britain average of 74%.
- The Community Strategy objective is 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.
- The region’s GDP has grown by 12% since 2001 compared to less than 9% for the UK overall, and under 6% in the European Union as a whole.
- The draft Regional Spatial Strategy (RSS) paper provides employment forecasts within the region to 2016. This projects a figure between 87,300 and 93,700 jobs for York, which amounts to 5,447 additional jobs over and above the 2005/6 base line of 88,253 jobs.
- The City of York draft Local Plan takes a 19,000 jobs scenario for the period 2000-2021 as the basis for both allocating land for new employment development and policy preparation. This is considerably higher than the regional employment projections for York.

- Employment land projections in the draft local plan are 7.6ha per annum.
- Within the draft RSS the employment land projections are –0.6ha to 2.1ha per annum
- The take up of employment land between 2003 – 2005 was 3.77ha, whilst the take up in 2005/06 was 6.95ha.
- 4 million visitors a year visit the City spending £283.6m and it is anticipated that over 8,800 jobs are generated by these visits.
- A ‘talkabout’ survey showed that 92% of respondents acknowledged the employment and economic benefits of tourism, whilst only 3% think that the benefits are outweighed by problems of crowds and congestion.
- In a retail study undertaken by Roger Tym and Partners in 2004, 24% of visitors surveyed stated that the main reasons they visited York was to use the shopping facilities.

#### Key Issues:

- Are we providing the right sites in the right locations to aid York’s economic growth?
- What planning issues constrain York’s economy?
- Can economic success be achieved in a sustainable way?
- How can we improve York’s tourism offer?
- Should planning help to facilitate retail growth in York to compete with other regional centres such as Leeds and Hull?
- Should we encourage new retail development on edge of Centre sites?
- Should we facilitate further hotel development?



## **LOCAL DEVELOPMENT FRAMEWORK – TRANSPORT WORKSHOP**

### **28<sup>th</sup> June 2006**

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#### Key Facts and Figures:

- The transport sector is currently responsible for about a quarter of total UK CO<sup>2</sup> emissions, 80% of this is contributed by road users. Rising CO<sup>2</sup> emissions are one of the major causes of global warming. During the 20<sup>th</sup> Century, the rise in atmospheric temperature has caused rising sea levels, shifting weather patterns and an increase in the frequency of extreme weather events. York is particularly vulnerable from the effects of flooding, and therefore must move towards a lower carbon future.
- A study by the Stockholm Environment Institute on York's eco footprint, a tool to measure sustainability, concluded that Transport contributes 9% of the total footprint.
- By 2011 traffic levels are forecast to increase by 14% with this figure doubling by 2021. Meanwhile, 34% of York residents who responded to a survey on the Local Transport Plan 2(LTP2), stated that reducing congestion should be the most important transport priority.
- Around 25% of all journeys to work in the district originate in other local authority areas. 2001 figures show that:
  - Commuters into York total 22,445
  - Commuters out of York total 17,199
  - Residents that work in York total 70,098.
- Between 2000 and 2006, bus patronage has increased by 49%.
- The City of York now has five purpose built Park and Ride sites carrying nearly 2.3 million passengers per year. This represents more than 1 million vehicles being kept out of the City Centre, providing a significant contribution to reducing congestion in the City Centre.

### Key Issues:

- How should we ensure that the future development of York helps to reduce dependency on the private car?
- How should we manage the demand for car parking in the City Centre and new developments?
- Should the existing rail network be expanded through the creation of new train stations and re-opening of old lines?
- How can planning mitigate against traffic growth and congestion?
- Should development be prioritised in terms of where jobs and essential services can be accessed by means other than the private car?
- Should we maximise the amount of development that is directed to previously developed land, and should we ensure that development on this land has access to high-quality transport links?
- How do you think cycling routes could be improved to promote higher usage of this form of transport?
- How could we improve and maintain the safety of the pedestrian priority network?
- What are the main problems limiting the expansion of using public transport?





## **LOCAL DEVELOPMENT FRAMEWORK – COMMUNITY DEVELOPMENT NEEDS WORKSHOP 6<sup>TH</sup> July 2006**

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### Key Facts and Figures:

- Regional Planning Guidance states that 45,000 new households are required from 1998 to 2016 for North Yorkshire and the City of York. Demographics show that people are also living longer, with the most significant rise in York in the over 85 group, where there will be a projected 77% increase over the next 20 years (amounting to an estimated 2746 people). In addition, the City has around 18,000 students in higher education. We have to meet the housing needs of many very diverse groups.
- House prices are consistently high across York and the rest of the North Yorkshire area. York is identified in the draft Regional Spatial Strategy as having a high need for affordable housing. Locally, priority need is for affordable rented homes, for those on very low incomes who are unable to afford shared ownership/discounted sale properties.
- One in four households in York do not own their own car. This has a significant impact on people's ability to access education and training in some parts of the City, as well as health services and other facilities. Although none of York's more rural settlements are more than 10 miles from the centre of York, infrequent public transport links and a lack of essential services in villages could lead to pockets of social exclusion.
- The city has a wide range of sports and leisure facilities. The Council's Sports and Active Leisure section operates 3 leisure centres in York: Edmund Wilson Swimming Pool, Oaklands Sports Centre and Yearsley Swimming Pool. The Council also manages 7 parks and gardens, one of which (Rowntree Park) was awarded Green Flag status in 2005. In addition, 3 council run bowling greens, 3 public tennis courts and 9 locations to play football (totalling 47 pitches) make up the publicly available formal sports provision.
- Approximately 19,000 emergency calls are received by the North Yorkshire Fire and Rescue Service each year, resulting in over 9,000 incidents while North Yorkshire Police receive in excess of 50,000 emergency 999 calls every year.

### Key Issues:

- What sorts of groups should we provide housing for, and how do their needs differ (eg should lower density family housing be provided on out of centre sites, rather than in the city centre)?
- How can Planning help in meeting York's educational needs as the city's population grows?
- In what way can we improve the quality of our sport and active leisure facilities and increase participation levels? Are existing sport facilities distributed evenly across the City? If not, how could access to facilities be improved?
- How can we help to deliver the needs of primary emergency service providers in the City (e.g. in helping to meet the City's crime reduction agenda)?



## LOCAL DEVELOPMENT FRAMEWORK – A QUALITY ENVIRONMENT & SUSTAINABLE DESIGN WORKSHOP

19<sup>th</sup> July 2006

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### Key Facts and Figures:

- ‘By Design Urban Design in the Planning System’ (2000) a paper by CABE (Commission for Architecture and Built Environment) sets out the principals for good urban design:
  - **Character** – *A place with its own identity;*
  - **Continuity and Enclosure** – *A place where public and private spaces are clearly distinguished;*
  - **Quality of the Public Realm** – *A place with attractive and successful outdoor areas;*
  - **Ease of Movement** – *A place that is easy to get to and move through;*
  - **Legibility** – *A place that has a clear image and is easy to understand;*
  - **Adaptability** – *A place that can change easily;*
  - **Diversity** – *A place with a variety and choice.*
- The City of York’s architectural and archaeological history is famous worldwide. The quality of York’s build historic environment is currently reflected through the 1,800 listed buildings and structures, 34 conservation areas and 22 scheduled ancient monuments. The historic centre of York is one of only 5 historic centres nationally that have been designated as areas of archaeology importance (AAI) under the Ancient Monuments and Archaeological Areas Act 1979.
- York Minster is the largest gothic cathedral in Northern Europe. It was built between the 13<sup>th</sup> and 15<sup>th</sup> Centaury, and is a fine example of medieval gothic architecture.
- Energy efficiency and the reduction of energy consumption through buildings is key to sustainable design. The Government’s paper ‘The Planning Response top Climate Change: advice on better practice’ (2004), reports that energy use in commercial, public sector and domestic buildings accounted for 42% of the UK’s energy consumption in 1998. Government targets as set out in the energy White Paper: ‘Our Energy Future-Creating a Low Carbon Economy’ (2003), aim to cut UK carbon dioxide emissions by some 60% by 2050.

- In 2005 a study assessed the potential for additional ‘micro-generation’, such as solar water heating, ground source heat pumps, small scale wood heating, micro wind and photo-voltaics. Indicative potential small scale renewables in the City of York is shown in the table below.

**Indicative ‘micro-renewable’ energy potential for City of York**

	Solar water heating	Ground source heat pumps	Small scale wood heating	Micro wind	Photo-voltaics	Total
2010 (MW)	2.32	2.37	6.47	0.37	0.16	11.69
2021 (MW) (inclusive of 2010 potential)	18.47	20.09	34.42	5.45	1.87	80.3

- The City of York covers an area of 105 sq miles and includes a range of sites and habitats such as ancient flood meadows, species-rich grasslands, lowland heath, woodlands and wetlands. However, in the City of York trees cover only 3.7% of the total land area. The City currently has 9 Sites of Special Scientific Interest (SSSI). These are recognised of being of outstanding nature conservation importance and three have been identified as national 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 151 contracting parties to the convention, with 1593 wetland sites, totalling 134.7million hectares of designated for inclusion in the Ramsar List of Wetlands of International importance. Derwent Ings which is part of the lower Derwent Valley National Nature Reserve and Special Protection Area, which is classified of a wetland of international importance and is protected as a RAMSAR site.

### Key Issues:

- Do you think CABI's principals and objectives of Urban Design are appropriate in terms of York's built environment?
- In what way can we promote the use of materials and building methods that are as high in quality as York's existing buildings?
- How can we promote the reduction of energy consumption in order for York to become a leading City in the reduction of CO<sup>2</sup> emissions?
- How can we ensure that conservation within the City of York is balanced with the need for development?
- In what way can we increase protection and enhancement of nature conservation, biodiversity and valued landscapes within the City of York?

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## Local Development Framework (LDF)

The Planning and Compulsory Purchase Act (2004) brought about major changes to development plan preparation. Every council must prepare a Local Development Framework (LDF) to replace its existing statutory Development Plan. York's LDF will replace the [City of York Local Plan Incorporating the 4th Set of Changes](#).

The Local Development Framework will be made up of the following parts:

[The Core Strategy](#) will create a planning vision for York, describing what sort of City York could be in the future.

We are currently consulting on the Core Strategy Issues and Options document. For further details please click [here](#)

- [Local Development Scheme](#) (LDS) - the programme and timetable for the production of the Local Development Framework . York's LDS will be published following agreement from the Government Office for Yorkshire and the Humber.
- [Statement of Community Involvement](#) (SCI) - how we intend to involve the local community in the planning process.
- Development Plan Documents (DPD) - including strategic and detailed policy documents and site specific allocations of land.
- Supplementary Planning Documents (SPD) - non-statutory documents used to supplement policies and strategies set out in the Development Plan documents.
- [Sustainability Appraisal and Strategic Environmental Assessment](#) (SA/SEA) - the

policies and proposals contained in the LDF must be appraised to ensure that they contribute to the aims of sustainable development. The SA and SEA documents will set out the results from this appraisal.

- [Annual Monitoring Report](#) (AMR) – this monitors the LDF. It is produced in December each year and submitted to the Secretary of State. It covers the 12 months to 31 March each year.

If you would like further information on the Local Development Framework, you can contact the City Development Team using the contact details below:

write: City Development team, 9 St Leonard's Place,  
York YO1 7ET

tel: (01904) 551482

fax: (01904) 551392

email: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

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## Local Development Framework – Core Strategy

The Core Strategy is a principle document in the [Local Development Framework \(LDF\)](#). It will set out the overall strategy of the LDF and the key strategic policies against which all development will be assessed. All other DPDs prepared by the Council will have to be in conformity with the Core Strategy and contain policies and proposals which support its strategic vision, objectives and spatial strategy. The Core Strategy will contain:

- A vision;
- Strategic objectives
- A spatial strategy
- Core policies; and
- A monitoring and implementation framework.

The Core Strategy will have to conform with the Regional Spatial Strategy (RSS) and will have full regard to other key Council Strategies and take into account issues such as sustainable development and promoting diversity and social inclusion.

A key requirement of the Local Development Framework is that it contributes to the aims of sustainable development. To ensure that policies and proposals in the LDF contribute to sustainable development, each document produced will be subject to a Sustainability Appraisal (SA), incorporating the requirements of the EU Directive on Strategic Environmental Assessment (SEA).

### Core Strategy – Issues and Options

The City of York Council have now produced the Issues and Options document, which is the first stage in the production of the Core Strategy Development Plan Document (DPD). The Sustainability Appraisal relates to this first stage.

An Executive Summary and Summary Leaflet, and have also been produced. You can download all these documents below:

- [Core Strategy - Issues and Options document](#)
- [Sustainability Appraisal](#)
- [Summary Leaflet](#)
- [Executive Summary](#)
- Copies of the maps included in the Core Strategy Issues and Options document are also available to download in black and white. [Issue and Options document – Black & White Maps](#)  
Please zoom to view the key.

## Have Your Say

This is your opportunity to comment on the Core Strategy Issues and Options document.

You can do this in the following ways:

- by completing our [online comments form](#)
- by printing out and returning our [comments form](#)

The form should be returned to the following freepost address (no stamp required): **LDF Core Strategy Consultation, City Development, City Strategy, City of York Council, FREEPOST (Y0239), York, YO1 7ZZ.**

Alternatively you can email us at:  
[citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

The deadline for comments is **Friday 21<sup>st</sup> July 2006**

## Next Stages

The Council has prepared the Issues and Options document and Sustainability Statement (which is the first stage in the Sustainability Appraisal). This is the first opportunity you'll have to tell us whether you think we've got the issues right and highlight any additional issues, and give your views on potential options to address these issues. Before considering our Preferred Options we will produce an interim document which will draw on the issues and options raised during this initial period of consultation. This interim document will be made available for further comment.

## Contact

write: City Development team, 9 St Leonard's Place,  
York, YO1 7ET

tel: (01904) 551482

fax: (01904) 551392

email: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

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## Sustainability Appraisal and Strategic Environmental Assessment

To ensure that policies and proposals in the Local Development Framework contribute to sustainable development, each document produced will be subject to a Sustainability Appraisal (SA), incorporating the requirements of the EU Directive on Strategic Environmental Assessment (SEA).

The first stage of the Sustainability Appraisal process is to appraise the Issues and Options which are set out in the Council's Core Strategy document. A full Sustainability Appraisal will accompany the Preferred Options Stage (see [Local Development Framework – Core Strategy](#) page for more information on the next steps).

The Core Strategy Sustainability Appraisal Scoping Report sets out the objectives and indicators which provide the framework for the Sustainability Appraisal.

[Core Strategy Issues and Options Sustainability Appraisal – June 2006](#)

[Core Strategy Sustainability Appraisal Scoping Report – June 2006](#)

These documents are in PDF format. [What's a PDF?](#)

### Contact

If you wish to discuss any aspect of the Sustainability Appraisal process, or the Local Development Framework in general:

write: City Development team, 9 St Leonard's Place,  
York YO1 7ET  
tel: (01904) 551482  
fax: (01904) 551392  
email: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)  
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## Local Development Framework - Core Strategy Online Comments form

Please use the space below to make your comments on the Core Strategy Issues and Options (June 2006) paper. Please ensure that you note the document and section/paragraph to which you are responding.

### Name

### Organisation (if appropriate)

### Address

We need your contact details in order for your comments to be registered, and to allow us to keep you informed of the LDF process.

### E-mail

### Date

How did you hear about this consultation?

Do you have any general comments on the consultation process?

Which document are you responding to? 1. Full document 2. Executive Summary 3. Sustainability Appraisal	Section/ paragraph/ Reference/ Page no.	Your Comments

All responses should be returned by **21<sup>st</sup> July 2006** so that we can take your views into account.

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Core Strategy Issues and Options 2

September 2007

## **Citywide Questionnaire**



**Tuck flap A in here**

If you would like this information in an accessible format (for example in large print, on tape or by email) or another language please telephone: (01904) 551466 or email: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

This information can be provided in your own language.  
 我們也用您的語言提供這信息 (Cantonese)  
 এই তথ্য আপনার নিজস্ব ভাষায় সরবরাহ করা যেতে পারে। (Bengali)  
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© City of York Council 2007. Printed on environmentally friendly paper. Published by Marketing and Communications on behalf of City Strategy. This leaflet cost 4.9p per York resident to design, print, and distribute, a total of £91.30. Printed by Peter Turpin Associates, York.

**Fold along this line second**

**City Development,  
 City Strategy,  
 City of York Council,  
 FREEPOST (YO239),  
 York  
 YO1 7ZZ**

**Fold along this line first**

**Fold along this line last**

**For free entry into the prize draw, please complete the address panel below:**

<b>Name</b>	_____
<b>Address</b>	_____
<b>Postcode</b>	_____
<b>Email (optional)</b>	_____
<b>Tel (optional)</b>	_____

**Flap A**

# Have your say on York's future



**York will inevitably change in the future, as it has in the past. But what sort of place do we want it to be? For many people, York is already a great place to live. Our city's assets are so obvious they hardly need to be spelt out, but is enough being done to make the best use of them, for everyone's benefit?**

In 2003, as part of a 'Festival of Ideas', we asked you about the kind of York you wanted to see in the future. Given recent changes in the city and new issues which have arisen, we are asking you once again to join in the discussion about York's future through the Festival of Ideas 2. Your views will be used to inform the review of our Community Strategy and the production of our Local Development Framework's Core Strategy (which will replace the Local Plan).

**Have your say**

We want everyone to have their say. We want to hear your views about the issues we need to tackle, the strengths we need to build on and the special qualities of York we need to protect and enhance. It is only through planning together that we will improve quality of life and build stronger, more sustainable communities for this and future generations. This leaflet outlines some of the key issues which we will be considering as part of the Festival and then asks some specific questions to help determine how we should approach some of these issues.



**Want to know more?**

The Festival runs from 17 September to 31 October and includes a wide range of opportunities to contribute views on York's future, including a city conference, which will be held on 16 October at the Park Inn Hotel, and public exhibitions across the city. In addition, a document has been produced specifically on the Core Strategy, which looks at these and other issues in more detail. This document is available either online at the address given below, or by contacting the City Development Team on the number below.



For the full Festival of Ideas 2 programme or copies of the consultation documents look on the council's website

[www.york.gov.uk/environment/FestivalofIdeas2/](http://www.york.gov.uk/environment/FestivalofIdeas2/) or contact the City Development Team on (01904) 551466 or by email at [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)



# Have your say on York's future

What makes a community a good place to live and work?

York is many different things to different people, whether you live here, work here or visit as a tourist.

However, successful communities have many things in common:

- ▶ decent homes at prices people can afford
- ▶ clean, safe, green environments
- ▶ access to jobs and training
- ▶ they limit their impact on the environment
- ▶ excellent services - schools, health services, shops and banks
- ▶ people have a say in the way their community is run.



York is currently faced with huge opportunities that will determine its future as it continues to grow over the next two decades. With a healthy economy and low unemployment, the city compares well when measured against other British cities. However, in order to remain competitive and improve quality of life for all, York will need to deal with challenges such as traffic congestion, rising house prices and providing training opportunities for job seekers to help address skills shortages. The council is also committed to reducing York's eco-footprint, to help tackle climate change. We need to ensure that York meets its needs in a way that does not compromise the city's special character.



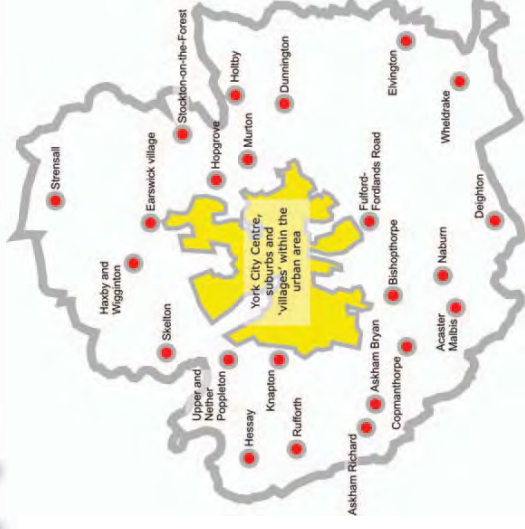
Your responses to the questions we ask in the rest of this leaflet will inform the approach we take to ensure that York and its different neighbourhoods and communities continue to be good places to live and work.

## Living and working in York

The population of York is expected to continue to increase over the next 15 years because of York's economic success and changes in the character of households, such as the increase in the number of single person households, in part reflecting the fact that people are living longer. All these new households will need homes. The city has a number of outlying villages with populations ranging from around 12,500 to less than 100 - while focusing the majority of development on York we have to think about which villages would benefit from or need new development. York and its villages are shown on the map.



# Questionnaire



## Where should we focus new development?

In the future we will need extra land for both homes and businesses. Wherever possible we will make previously developed or brownfield land our priority before looking at greenfield sites. Where do you think new development should be concentrated?

- In York itself (the city centre, the adjoining suburbs and 'villages' now part of the urban area - coloured yellow on the map)
- In York (coloured yellow on the map) and outlying villages beyond the urban area (coloured red on the map). If you think any particular villages should be considered please let us know why.
- Other (for example a new settlement). Please specify

## Q1

## How many homes should we build?

The number of houses which the council is required to provide in York will be set through the Regional Plan for Yorkshire and the Humber. However, this number has not yet been formally set. The proposed housing target for York is around 630 new homes per year. This is lower than the rate of building which has taken place over the past five years, which has been an average of around 880 units a year. It is worth noting that the Local Plan requirement was 675 new homes a year. National household projections predict that York will need to accommodate 730 new homes a year and a recent study carried out by the council into overall demand for housing in York identified a requirement for an additional 982 homes a year.

### Building 630 new homes per year:

#### Advantages:

- ▶ Would help reduce pressure to build on greenfield land, as less land would be required
- ▶ Less pressure on York's existing roads and other infrastructure

#### Disadvantages:

- ▶ Would not provide for all the demand for housing in York including the need for affordable housing
- ▶ A lack of housing choice could undermine York's economic growth
- ▶ Lead to more people commuting into the city and higher greenhouse gas emissions from traffic, particularly if York's economy expands

The annual need for affordable housing in York is much greater than even the current building rate of 880 homes per year - we would have to build around 1218 affordable houses each year to provide for everyone's needs. We currently negotiate with developers to provide up to half of all new housing developments as low cost affordable homes. While building more houses gives us more opportunities to negotiate more affordable housing, it's clear that planning policy alone cannot solve York's affordable housing shortage, but it can make a significant contribution. We can also influence the types of homes which are built, to provide more family homes rather than flats. However, building more homes and at lower densities could put more pressure on undeveloped 'greenfield' land.

### Q2

On balance, which level of housing growth do you support?

- Less than 630 homes per year
- 630 homes per year (three-quarters of current rate)
- 880 homes per year (current rate)
- More than 880 homes per year
- Other (please state)

#### What should be our approach to affordable housing?

Many households spend around half their income on rent or mortgage payments. The council's current policy requires developers to build up to half of developments as affordable homes. This applies to developments of 15 or more homes in the city, the adjoining suburbs/villages now part of the urban area and the larger villages of Haxby, Wigginton and Strensall and on two or more homes built in all other outlying villages. Do you agree with this policy?

- Yes
- Don't know
- No - Do you think more or less affordable homes should be built?

#### What type of businesses should we support?

In the past York's economy has been dominated by the railways and large confectionery manufacturers. However, York has recently experienced growth in the hi-technology sector, including information and heritage based technologies, bioscience and health-care (often referred to as Science City York) and professional and financial services.

The economy is changing towards more hi-tech, tourism and office based jobs. How important do you think it is for the council to support the growth of the businesses listed below?  
For each business type please rate on a scale of 1 to 5.

	Not important			Very important		
Hospitality & tourism	1	2	3	4	5	
Traditional manufacturing	1	2	3	4	5	
Light industrial	1	2	3	4	5	
Professional & financial services	1	2	3	4	5	
Science City (hi-tech)	1	2	3	4	5	
Construction & transport	1	2	3	4	5	

### Q4

#### Should housing growth match employment growth?

Thinking about where people live and work is important in trying to reduce congestion and protect the environment. Around 22,500 people travel into York to work, and 17,000 people travel from York to work elsewhere - typical of an economically successful city. Work for the Local Development Framework (LDF) suggests that, given the success of initiatives such as Science City York (hi-tech businesses) up to 1060 additional jobs could be created each year in York. If the amount of new housing does not broadly match the growth in the number of people employed in York then the number of people travelling into York for work could increase significantly, needing extra investment in public transport to limit the impact (eg park and ride, new bus links and improved rail connections).

### Q5

What approach do you think we should take towards planning for future housing and employment?

- Enough housing should be provided in York to meet the needs of any additional employees
- Some of this housing should be provided in surrounding areas outside York's boundary.

#### City centre

Over the centuries York has changed significantly, but it has also preserved the physical evidence of its history. Around four million visitors each year are drawn to enjoy the city's special character and its various world class visitor attractions, museums, shops and galleries. Even so, work for the council has highlighted the need to increase the range of shops, including a new city centre department store and more purpose built retail units.

### Q6

Do you think we should build more shops and increase leisure attractions, such as cinemas, live music venues, or museums, in the city centre?

- More Shops  yes  no please specify
- Leisure attractions  yes  no please specify

#### Our changing climate

##### How should we approach development in flood risk areas?

We're already seeing the effects of global warming with climate change causing more freak weather disturbances. Almost 20% of York's carbon emissions come from how we heat, light and run our homes, and around 10% come from transport. The location and design of new buildings need to be part of a solution to climate change, not part of the problem. Flood risk is an important issue for York - any future approach to this issue must take full account of the risks to life and property. At the same time many of York's existing built up areas have some potential risk of flooding and it may be necessary to allow suitable redevelopment within these areas, particularly where locations have good access to or are a focus for public transport and shops and other services (such as the city centre). In this case they would need protection from flooding using flood defence measures such as barriers.

### Q7

How should we approach development in high flood risk areas?

- Allow some development in high flood risk areas within the existing urban area, if there is an existing focus for public transport, shops and other services, and flood protection measures are provided
- Only build in areas with low flood risk.

##### How much renewable energy should major new developments provide?

Regional policy proposes that 10% of energy in large new developments should come from renewable sources, such as wind turbines or solar panels on buildings. This may result in initial increases to the cost of new buildings. Regional policy also highlights the need to consider large-scale renewable energy generation and this may require finding sites in the open country side.

*Have your say on York's future*

**Q8**

Do you think that York should set a more ambitious target than 10% for the proportion of its energy which is generated from renewable energy schemes?

- Yes
- No
- Don't know

### Getting around

#### How should we tackle congestion?

Road traffic has considerable environmental effects, both contributing to climate change and damaging air quality. Congestion can also have an adverse effect on the local economy by lengthening journey times. York is a relatively compact city that lends itself to walking, cycling and public transport use. Nevertheless given its wider tourism and economic role it also draws people in from a wide area, many of whom travel into York by car and rail.

In your opinion, which are the best ways of reducing congestion in York? Please rank from 1-3, with 1 being the most important.

Rank from 1 to 3

- Locating new development near public transport, shops and other services to encourage people to use cars less
- Promoting the use of alternative forms of travel to the private car such as extending the cycling and walking routes and extending the Park and Ride service
- Increasing the capacity of the road network by dualing the outer ring road or improving junctions on it.

**Q9**

### York's historic and natural environment

#### How can we improve open space provision in York?

York includes open spaces ranging from small play spaces and sports fields to the strays and river corridors that stretch from the open countryside to the heart of the city. It also has a Green Belt which covers much of the open countryside around York, giving the city an attractive setting. These open spaces also provide important habitats for wildlife. There are a number of different factors which we can consider when thinking about how we can improve open space provision in York, such as the amount of, the quality of and access to open space.

Which of the following do you think it is most important to improve (please tick one)?

- The amount of open space in York
- The quality of open space in York (for example improving cleanliness, maintenance, safety and greenery)
- The accessibility of open space to people's homes and places of work.

#### How do we protect the historic parts of the York area?

It is important that the unique character of York's historic centre and open spaces is not affected by new development. As with the Local Plan, the LDF will include policies to protect listed buildings, conservation areas and other features of national importance, such as areas of archaeological importance or parks and gardens (eg Museum Gardens). We therefore already have clear policies on York's historic centre; however, significant parts of the city are not covered by these policies and will also need appropriate protection of what makes them special.

Do you think we should do more to understand what is special about the character of suburban areas or villages which don't have this sort of national protection, such as by producing specific design guidelines for villages or a 'Local List' of important buildings?

- Yes
- No
- Don't know

**Q10**

### Difficult Choices

Deciding how we progress as a city will involve making difficult choices as we need to balance environmental concerns with the growth of the city.

The following issues have been identified as priorities to focus on for the future of York. Which ones do you think should be our top three priorities? (Please tick three only)

- Building strong, safe and healthy communities
- Developing the economy, jobs and skills
- Ensuring the city's housing and social needs are met (eg community and youth centres)
- Improving the city's physical, cultural and leisure facilities - for instance, by building more shops, live music venues and tourist attractions
- Improving travel within, to and from York
- Reducing our impact on the environment - for instance, by improving energy efficiency of new buildings, improving air quality, supporting nature / conservation sites, increasing the amount of green spaces and outdoor sports facilities.

Are there any other priorities the council should address?

**Q13**

*Have your say on York's future*

- If you wish to receive further information about the Local Development Framework in the future, please tick this box

**Thank you for giving your views. Please fold this sheet as shown and return by 31 October 2007**

**Publicity material**

22 February 2008

**Draft**

### **Working Group to consider feedback on local development**

The top three priorities for York residents are reducing our impact on the environment (63 per cent); developing the economy, jobs and skills (59 per cent); and improving travel within, and to and from, York (55 per cent), according to a recent survey.

These were the findings of the 'Festival of Ideas' consultation exercise carried out during the latter part of 2007 by City of York Council. A report outlining details of responses received from around 3,000 residents through a series of consultation activities, including exhibitions, workshops and a postal survey to all households in York, will be considered at a meeting of the Local Development Framework (LDF) Working Group on Tuesday 4 March.

The aim of the consultation exercise was to find out what kind of York residents would like to see in the future. Now, the feedback received will inform the council as it develops its Local Development Framework (LDF) core strategy, which will be the first development plan document produced under the new planning system introduced

by the government. The LDF core strategy will set out the council's planning strategy and vision for the city, and will play an important part in shaping the city in the future.

Issues that residents were asked to consider as part of the consultation exercise included:

- where to locate new development (around half of the respondents said that it should be concentrated in the main urban area);
- how many new homes should be built (opinion was sharply divided on this matter);
- how more employment can be created (three quarters of respondents said that it was important for the council to support Science City York and seven out of ten felt that support for the hospitality and tourism industry should be an important focus);
- the provision of retail and leisure facilities (nearly two-thirds are in favour of building more leisure attractions in the city centre)
- the use of environmental resources (four fifths of respondents would support a move to source at least 10 per cent of the energy demand from renewable methods).

When asked how best to reduce traffic congestion in York, residents' preferred option was to promote the use of alternative forms of transport.

(ENDS)

**Notes for Editors**

**PRESS RELEASE**

[www.york.gov.uk/news](http://www.york.gov.uk/news)

City Strategy:

All media enquiries should be directed to the council's press office on 01904 551068 or 552005.

·The council's executive member for city strategy is Councillor Ann Reid on 01904 701727

·The council's shadow executive member for city strategy is Councillor Tracey Simpson-Laing on 01904 640947

·The leader of the Conservative group is Councillor Ian Gillies on 01904 791512

·The leader of the Green group is Councillor Andrew D'Agorne on 01904 633526.

**For further information please contact:**

**Lucy Oates, Media and publications officer**

**Tel: 01904 552005**

**Fax: 01904 551064**

**Mob/out of hours: 07767318082**

**Email: [lucy.oates@york.gov.uk](mailto:lucy.oates@york.gov.uk)**



## **Exhibition**

# Have your say on York's future

**York will inevitably change in the future, as it has in the past, but what kind of City do we want it to be?**

For many people York is already a great place to live, but are the right things being done to make the most of York's assets for everyone's benefit?

Work has begun on a plan called the Local Development Framework (LDF) Core Strategy. This will set out the overall planning vision for York, which could affect many aspects of your daily life. Consultation is being run in conjunction with work on a new Sustainable Community Strategy, to update the Without Walls Community Strategy which was produced 3 years ago.

**What are the issues that are most important to get right to safeguard York's future?**

- To expand York's economy?
- More training opportunities?
- Improved travel within, to and from the city?
- To plan for the impact of predicted population changes?
- Enhanced tourist attractions and retail facilities?
- To ensure the city's housing needs are met?
- To protect York's Natural and Historic Environment?



# York and its villages



In the future we will need extra land for homes and businesses.

Where should we focus new development in York?

Thinking about where people live and work is important in trying to reduce congestion. What else could help?

Many households spend around half their income on rent or mortgage payments.

How can we make housing in York more affordable?

Different types of households need different types of housing.

Should more family houses be built, rather than flats?

Have your say

# York's BIG ISSUES



Much of York's housing is in areas at risk of flooding, particularly in the historic city centre.

Flood prevention measures can be built into new developments. Where these are used, do you think it would be ok to build on land that floods?



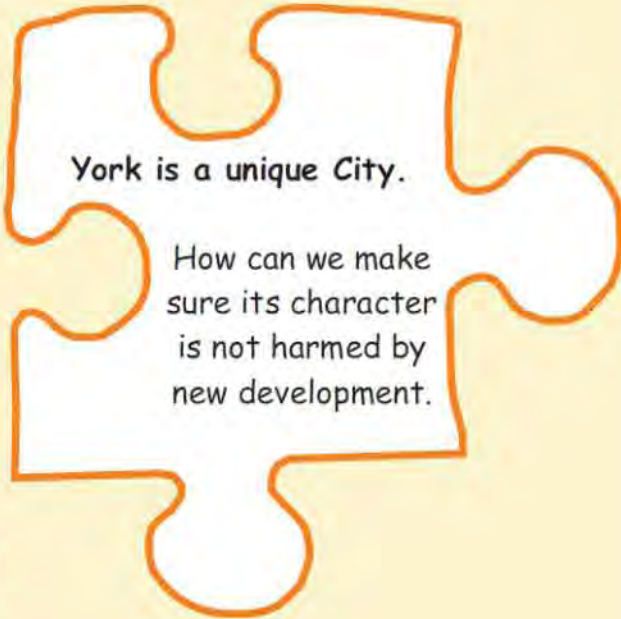
Almost 20% of York's carbon emissions come from how we heat, light and run our homes.

How can we make new buildings part of a solution to climate change, rather than part of the problem?

York is currently faced with huge opportunities that will determine its future as it continues to grow over the next two decades.

With a healthy economy and low unemployment, the city compares well when measured against other British cities.

However, in order to remain competitive and improve quality of life for all, York will need to deal with challenges such as traffic congestion, rising house prices and providing training opportunities for job seekers to help address skills shortages. The council is also committed to reducing York's eco-footprint, to help tackle climate change. We need to ensure that York meets its needs in a way that does not compromise the city's special character.



York is a unique City.

How can we make sure its character is not harmed by new development.

on York's future

Without Walls, York's Local Strategic Partnership, and the City of York Council are asking residents to join in the discussion about York's future through the



The Festival runs from 17th September to 31st October, so why not contribute your views on York's future by:

Taking part in a **City Summit at the Park Inn Hotel:**  
3 to 5pm or 6 to 8pm on 16th October

Filling out the **questionnaire** delivered with your 'Your City'

Visiting the website, and filling in the consultation online at  
[www.york.gov.uk/environment/FestivalofIdeas2/](http://www.york.gov.uk/environment/FestivalofIdeas2/)

The closing date for comments is **Wednesday 31<sup>st</sup> October**

We look forward to hearing your views.

You may have been involved in one of the LDF events last summer. We'd now like to know if you think we have picked up on what you told us last time, and which options would help to make York a better place to live, work and visit.

You can view and download the full Core Strategy Issues and Options 2 document through the Festival of Ideas 2 website.

Please contact us if you have any queries  
(no stamp required)

 **City Development  
City Strategy  
City of York Council  
FREEPOST (Yo239)  
York  
YO1 7ZZ**

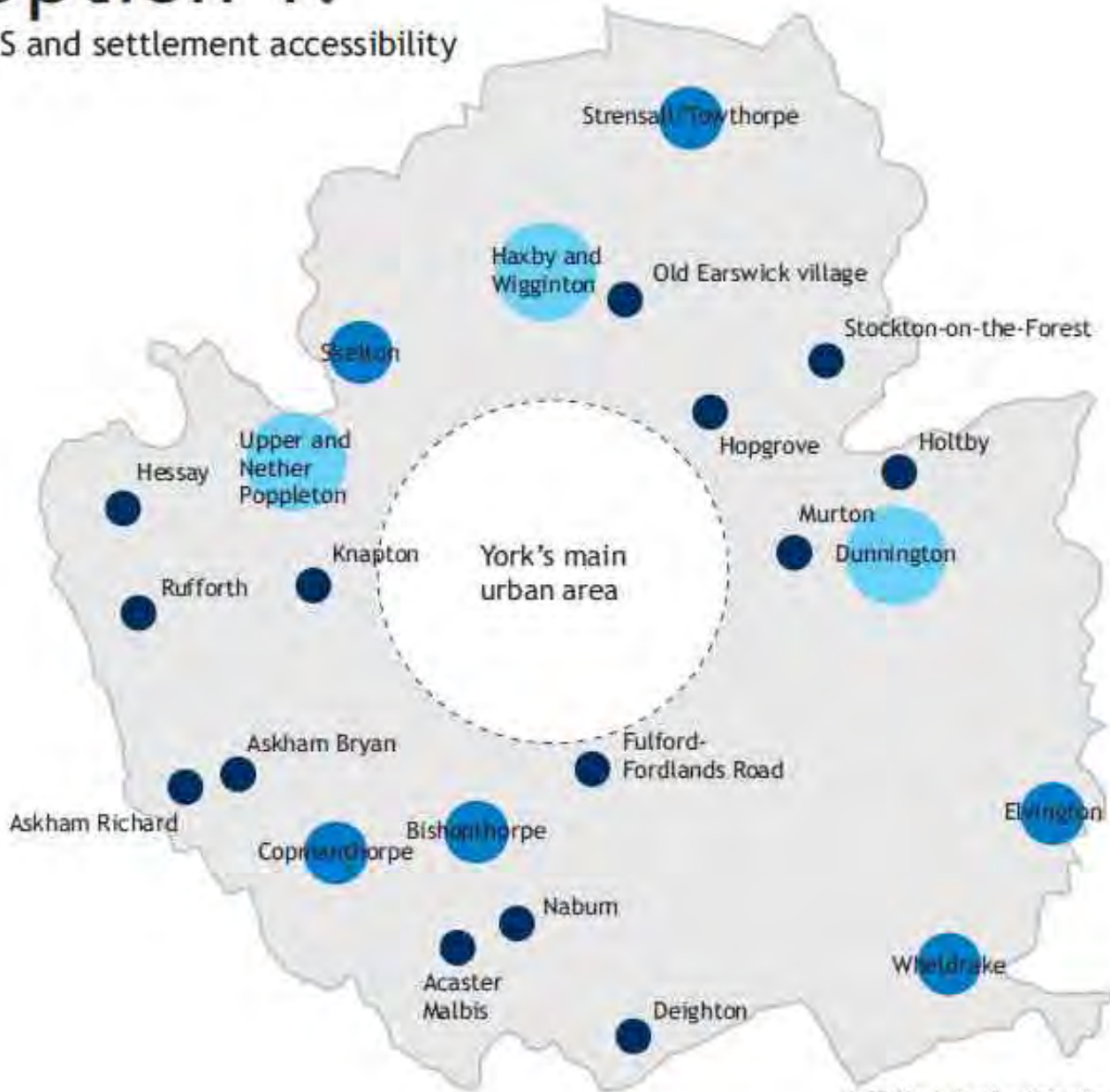
**Telephone: (01904) 551466  
E-mail: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)**

**WITHOUT WALLS**  
*building a future for york.*

[yorkwow@york.gov.uk](mailto:yorkwow@york.gov.uk)

# Option 1:

## RSS and settlement accessibility



NB: Fulford - Fordlands Road is identified in the Local Plan as a separate settlement to the main urban area.

### Key

- This settlement would accommodate the majority of York's future growth through infill / redevelopment and if necessary urban expansion. It would also be the prime focus for employment growth.
- These settlements are capable of accommodating some infill/redevelopment, and expansion. Some development to allow for economic diversification would also be appropriate.
- Within these settlements, development should be primarily in the form of small scale infill/redevelopment. Minor small scale expansion would only be allowed where it addressed specific local economic, community or social objectives, such as for affordable housing to meet local needs.
- Limited infill development/redevelopment would only be permitted within these settlements where it would be appropriate to the form and character of the settlement and fall within the settlement boundary.

Do you think accessibility should be the primary influence in guiding where future development should go?

# Option 2:

RSS and Existing market trends



NB: Fulford - Fordlands Road is identified in the Local Plan as a separate settlement to the main urban area.

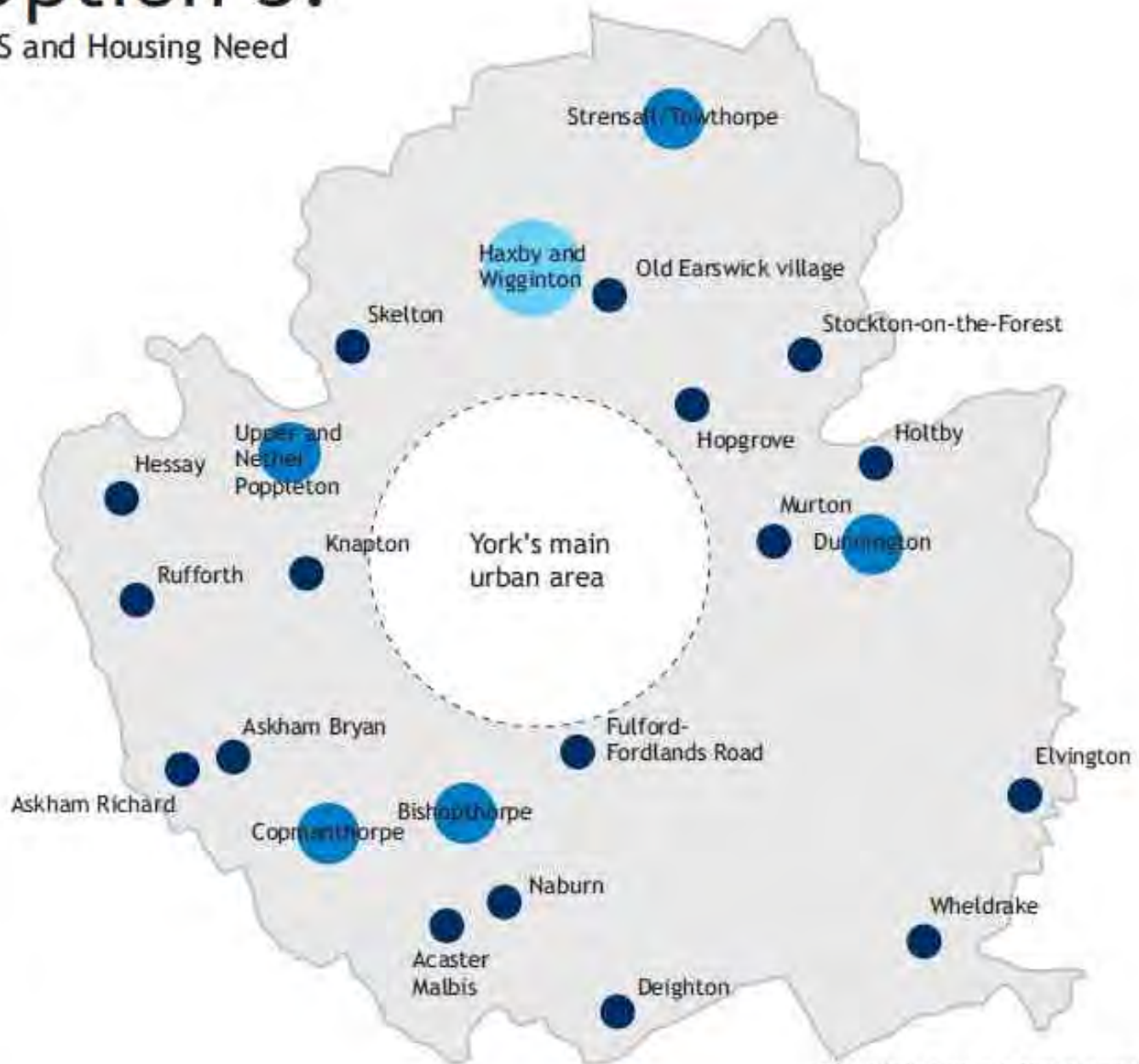
## Key

-  This settlement would accommodate the majority of York's future growth through infill/redevelopment and if necessary urban expansion. It would also be the prime focus for employment growth.
-  These settlements are capable of accommodating some infill/redevelopment, and expansion. Some development to allow for economic diversification would also be appropriate.
-  Within these settlements, development should be primarily in the form of small scale infill/redevelopment. Minor small scale expansion would only be allowed where it addressed specific local economic, community or social objectives, such as for affordable housing to meet local needs.
-  Limited infill development/redevelopment would only be permitted within these settlements where it would be appropriate to the form and character of the settlement and fall within the settlement boundary.

Do you think past development trends should be the primary influence in guiding where future development should go?

# Option 3:

## RSS and Housing Need



NB: Fulford - Fordlands Road is identified in the Local Plan as a separate settlement to the main urban area.

### Key

-  This settlement would accommodate the majority of York's future growth through infill/redevelopment and if necessary urban expansion. It would also be the prime focus for employment growth.
-  Within these settlements, development should be primarily in the form of small scale infill/redevelopment. Minor small scale expansion would only be allowed where it addressed specific local economic, community or social objectives, such as for affordable housing to meet local needs.
-  These settlements are capable of accommodating some infill/redevelopment, and expansion. Some development to allow for economic diversification would also be appropriate.
-  Limited infill development/redevelopment would only be permitted within these settlements where it would be appropriate to the form and character of the settlement and fall within the settlement boundary.

Do you think housing need should be the primary influence in guiding where future development should go?



# Detailed Influences

Which of the following factors could play a role in refining York's approach to growth?

Areas which would preserve York's historic character and setting

Areas of statutory or local nature conservation interest

Areas at risk of 1 in 100 (or greater) probability of flooding

Commuting patterns

Areas affected by traffic congestion

City and District Centres- local shops and food stores

Major Development sites and opportunities

Other

# Sustainable Design and Construction

The Council believe that all development which is tested by BREEAM in York should, as a minimum, meet the 'VERY GOOD' rating

This would require development proposals to demonstrate that they have contributed to a reduction in carbon emissions and other pollutants.



New build residential development rated highly by the Code for Sustainable Homes would benefit from lower greenhouse gas emissions and would better adapt to climate change (having proven water efficiency and measures to deal with surface water run-off).



What scale of development should require a Code for Sustainable Homes (residential) or BREEAM (non-residential) assessment?

Option 1: All development sites

Option 2: As per government guidance: developments of 10 or more homes, or industrial or commercial developments of more than 1000sqm of floorspace (eg a store around the size of Debenhams on Davygate)

Option 3: A York specific threshold - the majority of planning applications dealt with by Council in York are of a smaller scale than the governments threshold for major development (Option 2)

# York's Historic Environment

To better understand York's historic character, which of the following local studies/appraisals should be progressed?

Conservation Area appraisals

Local List

Village Design Statements/Parish Plans

Landscape character appraisal/protected views of the Minster

Other?

# Housing numbers and density

How many homes should we build?

Less than 630 homes per year

630 homes per year (three quarters of the current rate)

880 homes per year (current rate)

More than 880 homes per year

What housing density should we build at, and in which areas?

City Centre    Suburbs    Rural villages

60 or more dwellings per hectare



40 or more dwellings per hectare



30 or more dwellings per hectare



# Employment numbers and types of jobs

What levels of employment growth should we aim for?

Employment Land Review  
Projections: 1060 additional jobs per year

Regional Planning Projections:  
545 new jobs per year

An alternative approach: how could a new approach be developed?

What types of business should we support?



Hospitality and Tourism

-----

Traditional Manufacturing

-----

Light Industry

-----

Professional and  
Financial Services

-----

Science City (hi-tech)

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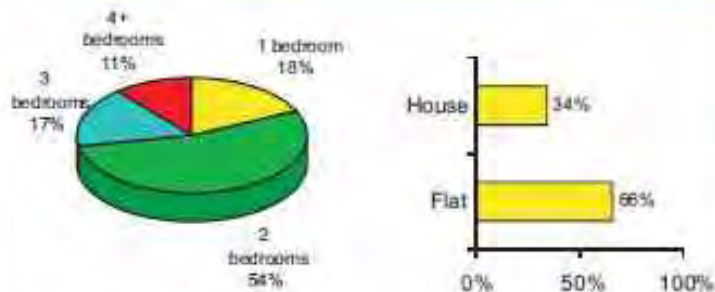
Construction and Transport

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# Housing Issues

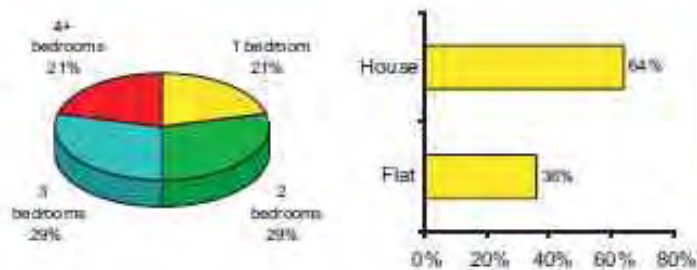
## Housing types

**Housing completions 2003-2006**



**Size and type of housing required (all tenures)**

Source: HMA



What TYPES of housing do you consider to be a priority

## The needs of particular groups

The following groups have been identified as needing specialist housing in York

- Families
- Students
- Black and Minority Ethnic Groups
- Older people
- Gypsies and Travellers
- People with support needs
- Those requiring housing at affordable rent

Any other groups?

# Have your say on York's future



Without Walls  
York City Council

York will inevitably change in the future, as it has in the past, but what kind of city do we want it to be?

You can have your say on York's big issues at any of the following events. There's no need to book, just turn up.



## City Summits: 16th October

Come along to the Park Inn Hotel on North Street. The first session will take place between 3 - 5pm, and then the same programme will be repeated at 6 - 8pm

## Exhibitions

Pop along to:  
Parliament Street /  
St Samson's Square  
4th / 5th / 6th October,  
10am - 4pm

Tesco, Clifton Moor  
23rd October,  
10am - 4pm

Tesco, Askham Bar  
14th October,  
10am - 4pm

## For more information...

visit the website:

[www.york.gov.uk/environment/festivalofideas/](http://www.york.gov.uk/environment/festivalofideas/)

e-mail:

[citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

phone:

(01904) 551486



# Have your say on York's future



Without Walls  
York City Council

York will inevitably change in the future, as it has in the past, but what kind of city do we want it to be?

You can have your say on York's big issues at any of the following events. There's no need to book, just turn up.



## City Summits: 16th October

Come along to the Park Inn Hotel on North Street. The first session will take place between 3 - 5pm, and then the same programme will be repeated at 6 - 8pm

## Exhibitions

Pop along to:  
Parliament Street /  
St Samson's Square  
4th / 5th / 6th October,  
10am - 4pm

Tesco, Clifton Moor  
23rd October,  
10am - 4pm

Tesco, Askham Bar  
14th October,  
10am - 4pm

## For more information...

visit the website:

[www.york.gov.uk/environment/festivalofideas/](http://www.york.gov.uk/environment/festivalofideas/)

e-mail:

[citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk)

phone:

(01904) 551486



# Have your say on York's future

York will inevitably change in the future, as it has in the past, but what kind of city do we want it to be?




**Festival  
OF IDEAS**



**WITHOUT WALLS**  
Building a future for York








**Climate Change is one of the most urgent issues of our time.**

**It is the greatest environmental challenge we face today as a global community.**



**York, 2000**

**An indication of the type of event that scientists say will become more frequent in the future**



**"The weight of evidence for climate change, and the link with greenhouse gas emissions, most notably carbon dioxide, is in my view now unarguable. This is a global problem requiring a global solution, but we can all help to make a difference. If we reduce the amount of energy we use and make our energy consumption more efficient, we will reduce the impact we, as individuals, have on the environment."**

**Sir David King, UK Government Chief Scientific Adviser**

Burning fossil fuels to heat our homes or produce electricity release carbon emissions, which cause climate change. The energy you use at home is likely to be your biggest contribution to climate change.

## Reduce the need for energy

**60%** of an average York household's carbon footprint comes from home heating, lighting and appliance use

There are lots of different ways you can reduce the amount of energy you use and reduce your carbon footprint.

- turning your thermostat down by 1°C
- buying energy efficient appliances
- walking to work, or getting the bus, instead of driving, even if it's only 1 day a week

The Energy Efficiency Advice Centre can help

## Supply energy from renewable sources

Renewable energy comes from sources with no climate change effects, like the wind, sun and water, or from crops that absorb carbon when they grow, which balances out the emissions produced when they are burned.

There are 5 main types of renewable energy that can be used by individual households, businesses, schools...everyone.

...if it saves me money then it's worth doing, otherwise I wouldn't really do much..."

Wind energy is one of the most cost effective methods of renewable energy generation. Small turbines can be sited on individual houses, although in densely built up areas wind speed can be affected. The electricity can either link up to the grid or charge batteries. Schemes range from individual turbines or small clusters, to large wind farms.

## Wind turbines

**Turbines would be particularly suited to schools, office and industrial developments, and could provide the lowest overall cost renewable source for medium density, 'suburban' style housing developments.**

Turbines are available with outputs ranging from 600W to 2MW, and are able to power the equivalent of up to 1,200 homes.



Solar power is particularly suited to sites that use electricity during the day - offices, shops and schools.

## Solar power



## **Workshops**

# Festival of Ideas 2: Sustainable Community Strategy/LDF Core Strategy

Talkabout workshop  
Merchant Taylor's Hall  
Tuesday 30th October  
6:00-8:30

---

- |           |                                       |
|-----------|---------------------------------------|
| 6:00-6:30 | Buffet                                |
| 6:30-6:45 | Welcome and brief introduction        |
| 6:45-8:15 | 4 Workshop sessions (20-25 mins each) |
| 8:15-8:30 | Feedback                              |
- 

32 people have confirmed their attendance, to be split into 3 or 4 groups depending on how many turn up on the evening.

Each group would move through 4 workshop sessions, facilitated by 2 officers. Officer would give a short introduction to the issues, direct debate and collect comments.

Introduction: Martin Grainger

Workshop 1: A Vision for York: Denise Simms/Chris Newsome

- Sustainable Community Strategy and community involvement in creating the vision.

Workshop 2: Location of Development: Gail Goodall/Anna Woodall

- Broad influences on location of growth
- Accessibility criteria

Workshop 3: Housing and Employment: Rebecca Marcus/John Roberts

- Future level and density of housing growth
- Future level and type of employment growth
- Relationship between housing and employment growth

Workshop 4: Historic and Natural Environment/Sustainable Design/Climate Change: Claire Beech/Rebecca Sheridan

- Role of BREEAM and Code for Sustainable Homes
- Renewable Energy

- Historic Environment (Village Design statements/Conservation area appraisals/Local Lists)
- Natural Environment

# Festival of Ideas 2: Sustainable Community Strategy/LDF Core Strategy

Hard to Reach Groups workshop  
Friends Meeting House  
Thursday 18<sup>th</sup> October  
6:00-8:30

---

- |           |                                       |
|-----------|---------------------------------------|
| 6:00-6:30 | Buffet                                |
| 6:30-6:45 | Welcome and brief introduction        |
| 6:45-8:15 | 4 Workshop sessions (20-25 mins each) |
| 8:15-8:30 | Feedback                              |
- 

Likely to be 3 groups of around 8/9 in each, with people representing groups such as:

- Friends of the Earth (York and Ryedale)
- York Older Peoples Assembly
- Friends of St Nicholas Fields
- York Racial Equality Network/BME Citizens Open Forum
- Citizens Advice Bureau
- York Coalition of Disabled People
- Age Concern
- Salvation Army

Each group would move through 4 workshop sessions, facilitated by 2 officers. Officer would give a short introduction to the issues, direct debate and collect comments.

## Introduction

Set York in context – needs to explain broad growth figures for York

## Workshop 1: Location of Development

- Broad
- Influences on location of growth
- Accessibility criteria

## Workshop 2: Role of the City Centre

- City Centre Area Action Plan
- Retail/Leisure/Tourism

### Workshop 3: Housing and Employment

- Future level and density of housing growth
- Future level and type of employment growth
- Relationship between housing and employment growth

### Workshop 4: Historic and Natural Environment/Sustainable Design/Climate Change

- Role of BREEAM and Code for Sustainable Homes
- Renewable Energy
- Historic Environment (Village Design statements/Conservation area appraisals/Local Lists)
- Natural Environment



Core Strategy Preferred Options June 2009

## **Publicity material**

# Planning York's



# Future



This leaflet is a brief summary of the key issues we are looking at in preparing a new development plan for York called the Local Development Framework (LDF) Core Strategy. It asks questions on the main issues and preferred approaches to planning York.



If you'd like more detail on the issues raised in this leaflet, a full Core Strategy document, along with further information on the consultation, will be available on the council's website [www.york.gov.uk/LDF/corestrategy](http://www.york.gov.uk/LDF/corestrategy). An 'Online Survey' is also available, or you can contact the Forward Planning team (01904 551466). Further information will also be available over the summer in your local library as well as at a range of events across the city such as exhibitions at your local Ward Committee.

**By filling in this questionnaire you're helping to plan the long term future of your city.**

**Please tell us what you think by Friday 28<sup>th</sup> August 2009.**



# LDF Vision for York

The Sustainable Community Strategy provides the overall vision for York. The plan (LDF) aims to deliver its planning or land use elements, whilst responding to both the key challenges facing York and wider environmental challenges such as climate change.

## LDF VISION

**York aspires to be: a city of confident, creative and inclusive communities; economically prosperous at the forefront of innovation and change; and a world class centre for education; whilst preserving and enhancing its unique historic character and setting and fulfilling its role as a leading environmentally friendly city. This will be achieved in a way that ensures that York fulfils its role at the centre of the York Sub Area and as a part of the Leeds City Region. The plan (LDF) will take this agenda forward providing a planning framework to 2030 and beyond for the city's sustainable development.**

## KEY THEMES

Building Confident, Creative and Inclusive Communities

A Prosperous and Thriving Economy

An Environmentally Friendly City

York's Special Historic and Built Environment

**Q1. Do you think that this Vision Statement and the four themes above are appropriate for York?**

a. Yes  b. No

**If no, what needs to be changed?**

## Future Growth

In planning for future growth the plan (LDF) will focus development within the main built up area of York and its surrounding villages maximising the use of brownfield land. Land outside these areas, currently within the draft Green Belt, would only be considered for development once these options had been exhausted. This would clearly be dependent upon issues relating to the need for land for jobs and homes.



## Land for Jobs

A study undertaken in 2007-08 predicted that York's economy would grow by over 1,000 jobs per year, similar to the past 10 years. In spite of the current recession, the council still feels that this is reasonable, as over the long plan period (20 years) there are bound to be ups and downs in the economy. The majority of the new jobs will be accommodated within York's main built up area however additional land is likely to be needed outside the main built up areas, for industry and distribution.

**Q2. Do you agree with the number of predicted jobs?**

a. Yes  b. No, should be higher  c. No, should be lower

# Land for Homes

The Regional Plan requires that York provides an average of 850 new homes a year until 2026. This is less than the number of homes you would need if you simply looked at the city's population projections. Using a figure of 850 homes per year over the full period of the plan, up to 2030 we would have a shortfall of land for 6,600 homes that we couldn't accommodate in the main built up areas of York. In the past, York has benefitted from a significant number of 'windfall' sites; these are brownfield sites that become available at short notice, for example the Terry's factory. National guidance does not let us make an allowance for as yet unidentified new windfalls to be included in the plan but as we are planning over a long period we have included an allowance of 2,200 windfalls beyond 2025.

If we include these windfalls then the shortfall is reduced to 4,400 homes which we may need to accommodate on land outside York's main built up areas, currently within the draft Green Belt. Concerns have been expressed about the impact this may have on the city's setting, natural environment and services.

**Q3. In light of the current recession, but given the long timescale of the plan(LDF) and housing pressures in York, do you think we should:**

- |  | Agree                    | Less                     | More                     |
|--|--------------------------|--------------------------|--------------------------|
| ▪ <b>up to 2026, build 850 homes per year</b>        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ▪ <b>between 2026-2030, build 850 homes per year</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If we were able to use windfalls this could reduce the amount of land we need to develop in the draft Green Belt.

**Q4. Do you think that the council should be allowed to include a higher level of windfalls in the plan (LDF)?**

- a. Yes     b. No

Another way of minimising the amount of draft Green Belt land needed for homes would be to build at higher densities in existing built up areas.

**Q5. Would you be prepared to see more densely built developments than those which currently exist in your area to reduce the need for development on land currently in the draft Green Belt?**

- a. Yes     b. No



## Planning York's Future

We recognise the main built up area of York as being the primary focus for housing, jobs, shopping, leisure, education, health and cultural activities and facilities. However, as highlighted we may need, through the plan (LDF) process, to find land outside the main built up areas of York for employment and housing. If we need to take this approach, it will be based upon the following:



### 1. Protecting areas that preserve York's Historic Character and Setting

- River Corridor
- Strays
- Green Wedge
- Extension of the Green Wedge
- Areas retaining rural setting
- Areas preventing coalescence
- Village Setting

**Q6a Do you think that this is appropriate?**

Yes  No  \_\_\_\_\_

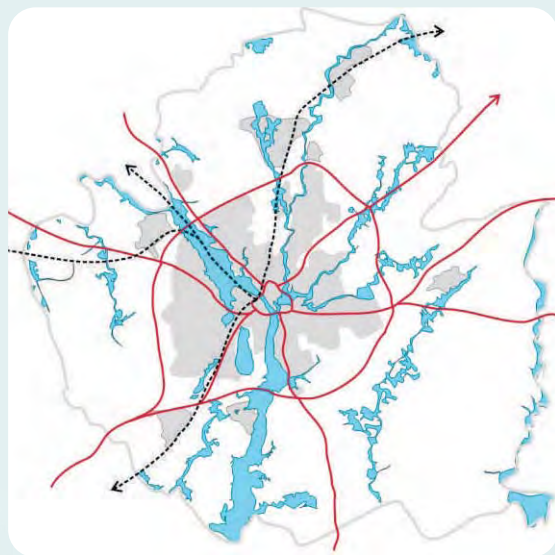


### 2. Protecting York's Green Infrastructure including Green Corridors and Nature Conservation Sites

- Regionally significant green corridors (We are currently undertaking further work to identify District and Local Green Corridors, which will also play a key role in the future planning of York)
- Nationally, regionally and locally designated nature conservation sites

**Q6b Do you think that this is appropriate?**

Yes  No  \_\_\_\_\_



### 3. Minimising Flood Risk

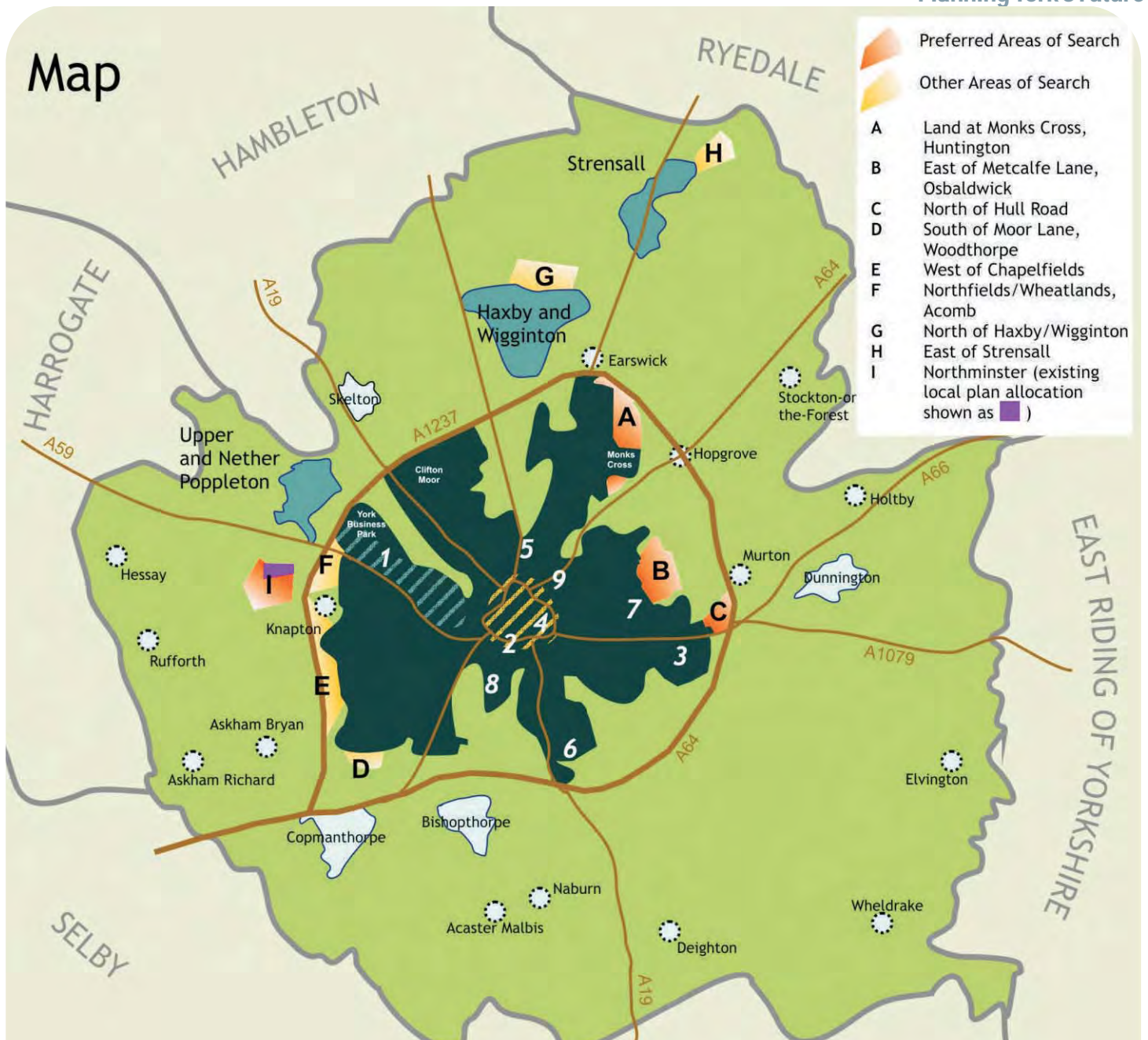
- Highest risk Flood Zones

**Q6c Do you think that this is appropriate?**

Yes  No  \_\_\_\_\_

**Q6d What other issues do you think we should consider?** \_\_\_\_\_

When the above are brought together, this leads to nine potential areas currently in draft Green Belt (A-I on the facing map) where development could be accommodated should additional land be needed. We then looked further at the transport network, landscape character, agricultural land quality and open space levels. This leads to areas A, B, C and I as the preferred options, with A and B suitable for housing and C and I most suitable for employment.



**Q7.** Do you think it is appropriate to identify land for development in the draft Green Belt?

- a. Housing      yes       no
- b. Employment      yes       no

**Q8.** If we need to identify land for new homes do you think that areas A and B, currently in the draft Green Belt, are the most suitable locations?

- a. yes       b. no

If no, which other areas would be more suitable? (please mark on the map)

**Q9.** If we need to identify land for employment do you think that areas C and/or I are suitable locations for industrial and distribution employment areas?

- a. area C       b. area I       c. neither

Which other areas would be suitable? \_\_\_\_\_

- York - Sub-Regional City (main urban area)  
Defined by the regional plan and relates to the main built up area of York as the focus of employment, housing, shopping, health, leisure, business and public service
- Local Service Centres  
The most sustainable settlements after York itself, ensuring good access to services, employment and public transport
- Villages
- Small Villages
- 1 York Northwest  
2 Castle Piccadilly  
3 Heslington East (pp)  
4 Hungate (phase 1 pp)  
5 Nestle South  
6 Germany Beck (pp)  
7 Derwenthorpe (pp)  
8 Terry's  
9 Layerthorpe area  
\*pp: planning permission granted
- General extent of the proposed Green Belt
- York North West Area Action Plan
- City Centre Area Action Plan

York's special  
Historic and Built  
Environment

**Q10.** How important is fully understanding the special character of York in informing high quality new design?



Not important      1      2      3      4      5      Very important (Please circle)

Building confident,  
creative and  
inclusive  
communities

**Q11.** York is in a high demand area for affordable housing and need each year is higher than the total number of houses built. The council currently negotiates with developers to provide up to 50% affordable housing on medium to large sites in the main built up area and on small to large sites in the villages. Developers say this is too high. The 50% target can be reduced if evidence is provided to show that development is not viable at this level.

Should we:

- a.  continue to negotiate for up to 50% only on medium to large sites in the main built up area and on small sites in villages. On site provision would be prioritised;
- b.  require a level of affordable housing on all sites in the city, increasing from 20% (on small sites) to 50% (on large sites). In villages, continue the target of 50% on sites of two or more homes. On site provision would be prioritised;
- c.  require a level of affordable housing or equivalent financial contribution (which could, for example, be used to buy existing empty properties) in both the city and villages increasing from 10% (on small sites) to at least 40% (on large sites). Developers have an option to supply properties off site from their main development.

**Q12.** A recent housing study shows that in the past we have built too many flats and not enough family houses, and that the longer term need is for two thirds houses and one third flats. The LDF is planning for a 20 year time period and demand for smaller properties may increase during this time, given the trend towards smaller family groups. Smaller properties, such as flats, would mean more homes could be accommodated within the main built up area, reducing pressure on the draft Green Belt. Do you agree that we should build more houses (around two thirds) than flats (around one third)?

a. Yes       b. No

Do you think that this should increase to a greater number of smaller properties, such as flats, towards the end of the plan period if this reflects the changing needs of York?

a. Yes       b. No



A Prosperous and Thriving Economy

**Q13.** Following a recent employment study, we have identified the following areas for new office development. Please tick those that you feel are appropriate:

- York City Centre
- A new office quarter at York Central (behind York station)
- As part of the redevelopment at Layerthorpe
- As part of the redevelopment at Terry's
- As part of the redevelopment at Nestle
- Monks Cross



Do you have any comments? \_\_\_\_\_

**Q14.** Whilst York city centre will remain the main focus for shopping development, there are limited opportunities to increase the number of shops. This is important in maintaining York's role as a key shopping location allowing for competition with other key shopping locations. We think that the following locations may be suitable for new shops. Which do you feel are suitable?

- a. Castle Piccadilly       b. Stonebow area       c. York Central (behind the station)   
 d. Other (please specify) \_\_\_\_\_

**Q15.** After the city centre, two district shopping centres are currently identified at Acomb and Haxby. District centres generally serve a local neighbourhood and contain a range of shops and services such as banks, building societies and restaurants as well as local public facilities such as a library. Do you think that there are any other district centres in York? \_\_\_\_\_

A Leading Environmentally Friendly City

**Q16.** A key role of the plan (LDF) is to promote sustainable development, this includes addressing the issues of climate change. Which of the methods below, do you think will be most effective in York?

- a. By promoting renewable energy on site (e.g. solar panels)
- b. By promoting renewable energy off site (e.g. wind turbines)
- c. Promoting sustainable design and construction techniques
- d. Providing alternative means to landfill to dispose of waste
- e. Ensuring that new development does not add to the flooding and drainage problems in York
- f. Encourage low emission transport systems
- g. Other \_\_\_\_\_

**Q17.** The approach to transport set out in the plan (LDF) aims to minimise the need to travel thereby reducing congestion and reliance on the private car. It will help achieve this through encouraging walking and cycling and the use of public transport in addition to improving access to services. Do you agree with the above approach for transport?

- a. Yes       b. No

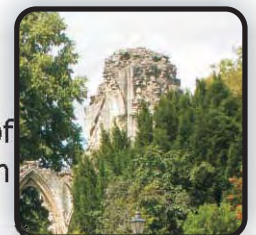
Key transport schemes to help support this approach are available on the councils website 'online survey' to allow you to make more detailed comments.

**Q18.** York's parks, open spaces, nature conservation sites, river corridors are part of the city's green infrastructure. We intend to protect and improve these existing green assets whilst also addressing "gaps" in provision. Do you agree with this approach?

- a. Yes       b. No

Which parks and open spaces do you think need to be improved and where do you think new ones are needed?

\_\_\_\_\_  
 \_\_\_\_\_







Tuck Flap A in here

If you would like this information in an accessible format (for example in large print, on tape or by email) or another language please telephone: (01904) 551466 or email: [citydevelopment@york.gov.uk](mailto:citydevelopment@york.gov.uk) or come to our offices at 9, St Leonard's Place, York

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

☎ (01904) 551550



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City Development  
City Strategy  
City of York Council  
FREEPOST (YO239)  
York  
YO1 7ZZ

Fold along this line last

**Any other comments**

**Please provide the first part of your postcode, eg YO24 3XX**

Flap A

Core Strategy Preferred Options June 2009

## **LDF conference**



**Local Development Framework Core Strategy Conference**  
**Tuesday 28<sup>th</sup> July 2009**  
**Friends Meeting House, Friargate, York**  
**9.30am-4pm**

**Programme**

- |              |  |
|--------------|--|
| <b>9:30</b>  | <b>Registration and Coffee</b>   |
| <b>10:00</b> | <b>Introduction</b>  |
| <b>10:10</b> | <b>Presentation on Vision and Future Growth</b>  |
| <b>10:30</b> | <b>Group Discussions on Vision and Future Growth</b>   |
| <b>11:30</b> | <b>Feedback</b>  |
| <b>12:00</b> | <b>Lunch</b>   |
| <b>12:45</b> | <b>Introduction to afternoon</b><br>In the afternoon attendees will take part in three workshop sessions: (1) design and the historic environment; (2) green infrastructure; and (3) sustainable transport and access. |
| <b>13:00</b> | <b>Workshop Session</b>  |
| <b>13:45</b> | <b>Workshop Session</b>  |
| <b>14:30</b> | <b>Coffee Break</b>  |
| <b>14:45</b> | <b>Workshop Session</b>  |
| <b>15:30</b> | <b>Feedback</b>  |
| <b>16:00</b> | <b>Close</b>   |

Core Strategy Preferred Options June 2009

## **CABE event**

**From:** Carolyn Pepper  
**Sent:** 24 April 2009 13:54  
**To:** 'martin.grainger@york.gov.uk'  
**Subject:** Invitation to attend LDF Workshop - Thursday 2 July, Bradford Design Exchange  
**Importance:** High

Dear Martin,

I have been given your contact details by Geoff Dibb, Head of Planning at the Government Office for Yorkshire and the Humber. CABE is holding an informal one-on-one workshop session on LDFs in conjunction with GOYH, and we would like to invite City of York Council to participate. The workshop is based around an informal discussion between the team involved in the preparation of the Core Strategy document and a CABE Panel.

### What are we aiming to do?

This session is aimed at developing thinking and practice around how design can be considered within local development framework DPDs and SPDs to:

- Encourage a truly spatial approach to statutory development planning
- Identify and develop 'methodologies' for DPD/SPDs that encourage design consideration throughout the DPD process - including collection of evidence base; analysis of options; and the final spatial plan
- Promote design policies that are locally distinctive and raise design quality standards
- Promote clear communication of an area's vision and policies through visual representations, such as diagrams and maps.

As well providing advice on specific DPDs, we would like to develop and share learnings that result from these sessions. Lessons and learnings would then be promoted by CABE, GO and others to inform future development of DPD and SPDs to better consider design, functionality and space.

### How will it work?

The session is designed to push boundaries of how we might deal with design issues within the new spatial planning framework. This session is outside CABE's formal design review for schemes, but will have an informal advice role with the panel acting as a critical friend to local authorities to better explore their approach to design within planning policy. We have developed a set of design review questions that will help focus discussion, which I have attached for your consideration.

The day will be structured around informal one-on-one workshops for each Core Strategy. Each workshop will involve a 15 minute introduction by the local authority, which is an opportunity to discuss your approach, vision and how design has been (or is going to be) embedded in the Core Strategy. The panel then have around an hour to ask questions, discuss and comment. 'Chatham House' rules will apply.

Please encourage as many from the team as possible to attend the session as it is extremely beneficial - for planners and managers alike.

The workshop is being held on **Thursday 2 July 2009** at the [Bradford Design Exchange](#). Please can you contact me at your earliest convenience to confirm whether you are available to attend? I hope that you would like to be involved in what we think will be a very useful workshop.

**Please note - you don't have to attend the full day, just the portion of time that you will present to the panel, and then the discussion (around 2 hours).**

I look forward to hearing from you soon.

Kind regards,

**Carolyn Pepper**  
**Planning advisor**  
DDI: 020 7070 6742  
Fax: 020 7070 6777

**The government's advisor on architecture,  
urban design and public space**

Commission for Architecture and the Built Environment  
1 Kemble Street  
London  
WC2B 4AN  
[www.cabe.org.uk](http://www.cabe.org.uk)

# CABE - LDF Workshop

Thursday 2<sup>nd</sup> July 2009

## **York LDF Core Strategy Preferred Options**

Dave Caulfield – Head of City Development

Martin Grainger – Principal Development Officer (Forward Planning)

David Warburton – Head of Design, Conservation and Sustainable  
Development



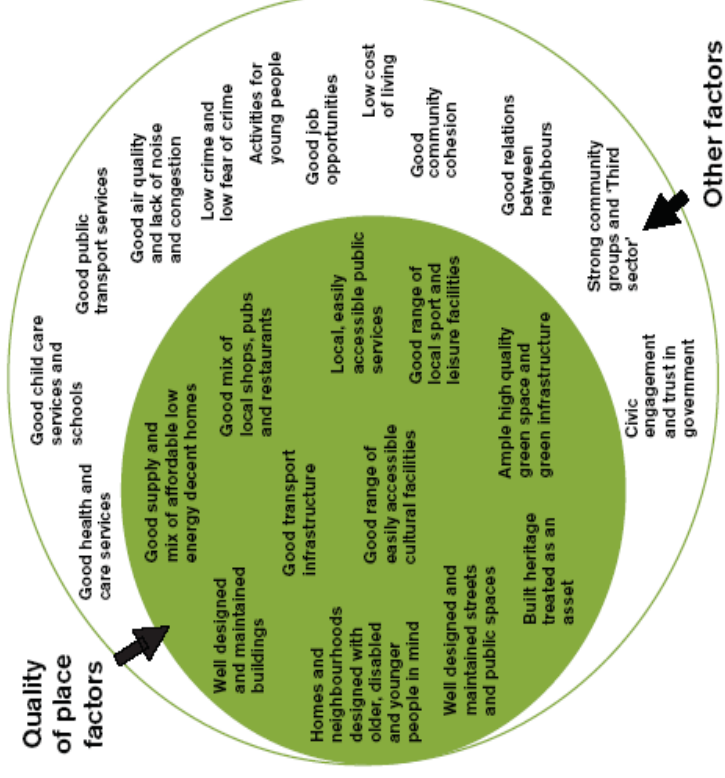
# The Positive Role of Planning

- “Planning **shapes the places** where people live and work”
- “a process of **place shaping** and delivery”  
(PPS1- Delivering Sustainable Development)



# Planning and Quality of Place

Local area factors contributing to good quality of life



**“World class places - The Government’s strategy for improving quality of place” (2009)**

# The LDF and Quality of Place

Outcomes	The LDF Contribution to Quality of Place
Health & Wellbeing	Parks, recreation and sports provision, transport, walking and cycling, air quality, access to goods and services, strong economies and access to employment
Combating Climate Change	transport, walking and cycling, energy supply, recycling, housing design and renewal, bio-diversity, access to goods and services, minerals and waste, flood risk
Safer Communities	licensing decisions, design, landscaping, recreational and sports provision, transport
Vibrant and Sustainable Neighbourhoods	housing, strong economies and access to employment, social and community infrastructure, transport, walking and cycling, service co-location, safe and green environments, school provision and design
Social Inclusion	equal access to goods and services, transport, strong economies and access to employment, housing quality and housing provision, affordable energy, involving communities in plan making
Economic Development	availability of employment sites and access, transport, social and environmental infrastructure, housing – location, accessibility, levels and type of tenure, access to goods and services, energy provision





- Quality of Design.....influences....
- Quality of place.....which influences....
- Quality of Life

“There is a growing recognition that design is also about the way neighbourhoods function as social environments and how they affect peoples lives.”

***(Making Design Policy Work, CAFE, 2005)***



# York's LDF – 4 Key documents

- **Core Strategy**  
spatial vision, spatial strategy, policies and 'broad areas' for growth
- **Allocations Document**  
key sites (housing, employment, open space etc), new infrastructure needed (transport and community) and sets Green Belt boundaries
- **City Centre Area Action Plan**  
vision, strategy, policies and allocations for the next 20 – 25 years.
- **York Northwest Area Action Plan**  
vision, strategy, policies and land-use allocations for the York Central and British Sugar sites



# Our Approach

## Informed by:

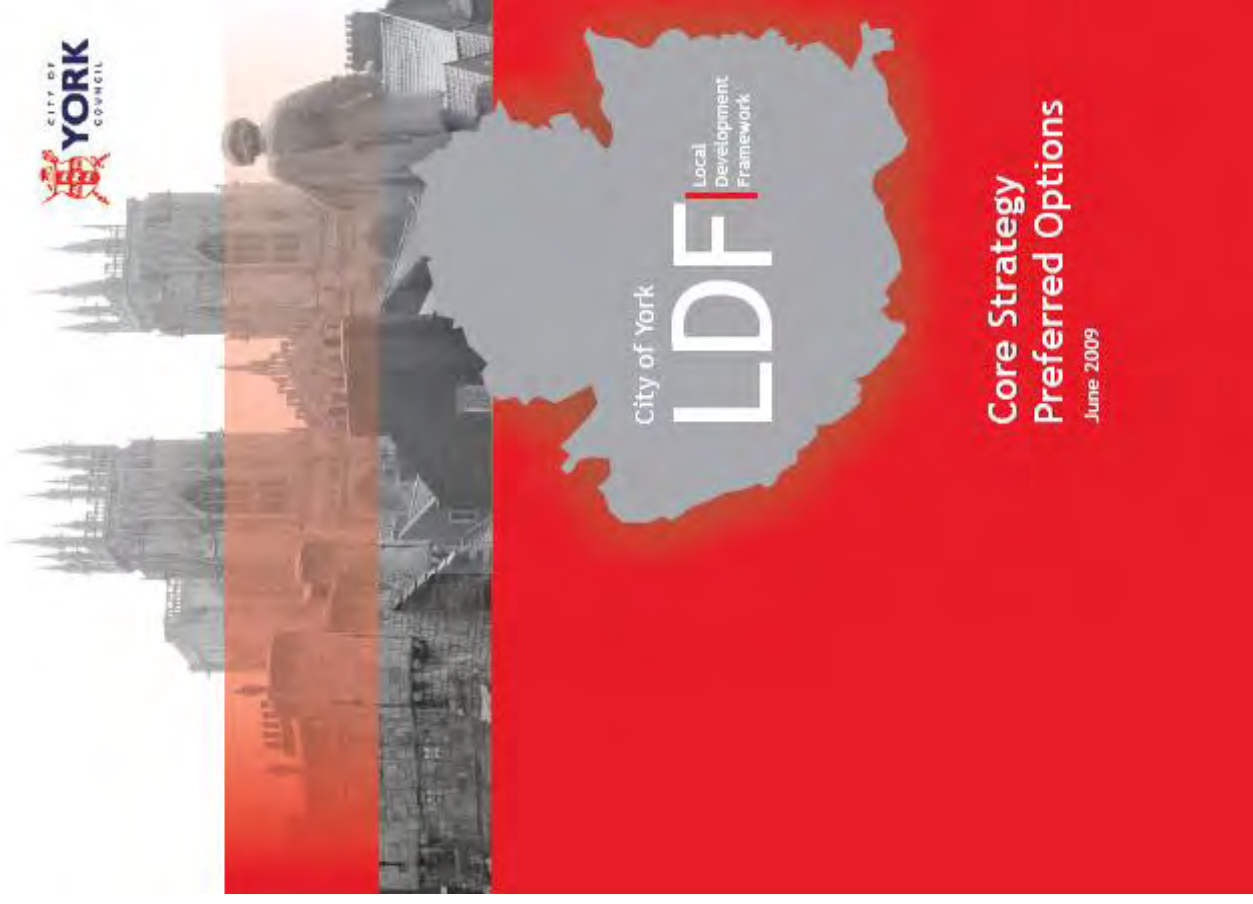
- The evidence base – *understanding of place*
- Public consultation – *understanding of community aspirations and concerns*
- Sustainability Appraisal – *understanding of social, economic and environmental impacts*

# The City of York LDF

- Considers ‘quality of design’ in its widest sense:
  - all the factors that make up ‘quality of place’
  - a cross-cutting issue which influences all policy areas and DPD’s
  - covers social and sustainability issues not just visual and functional
- Considers different places and scales:
  - York - the historic core; its neighbourhoods
  - Surrounding villages
  - Rural York

# York Local Development Framework

## The Core Strategy

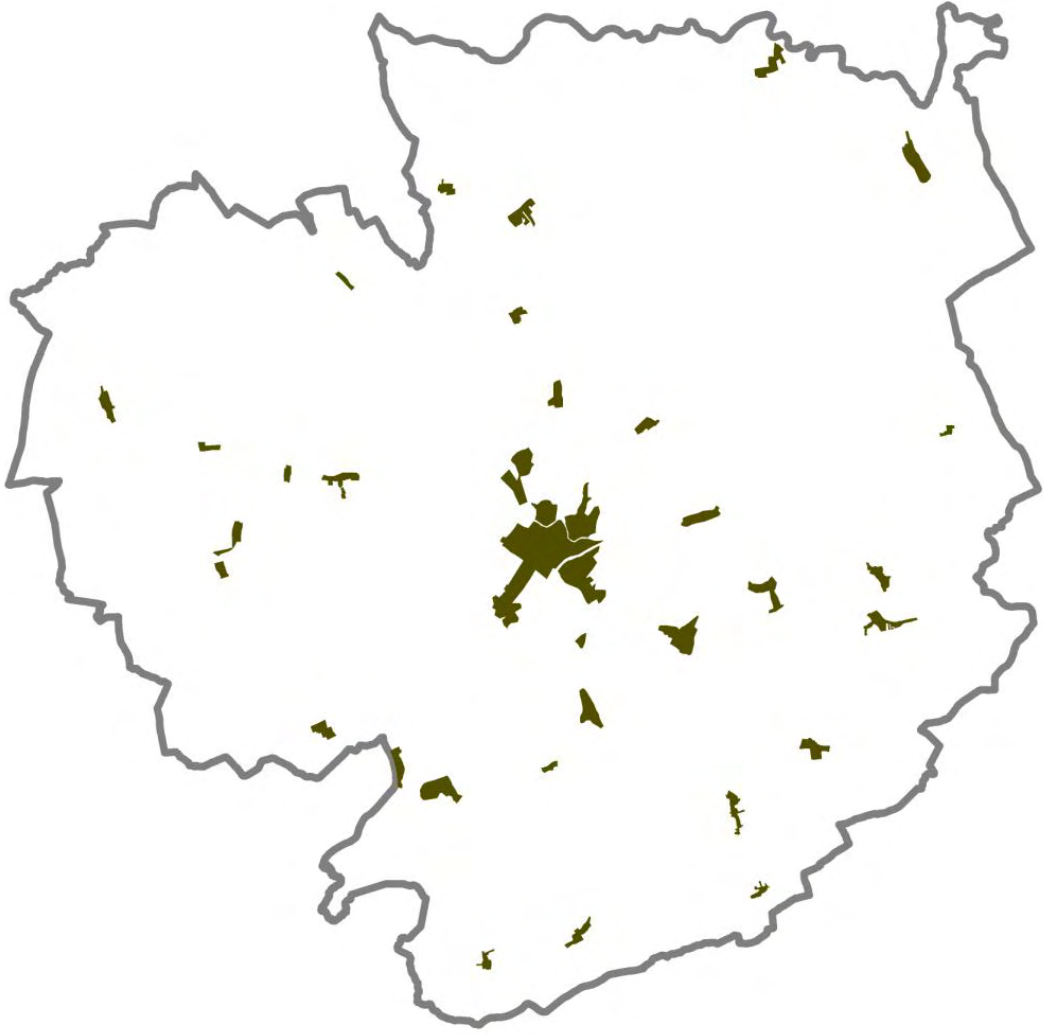


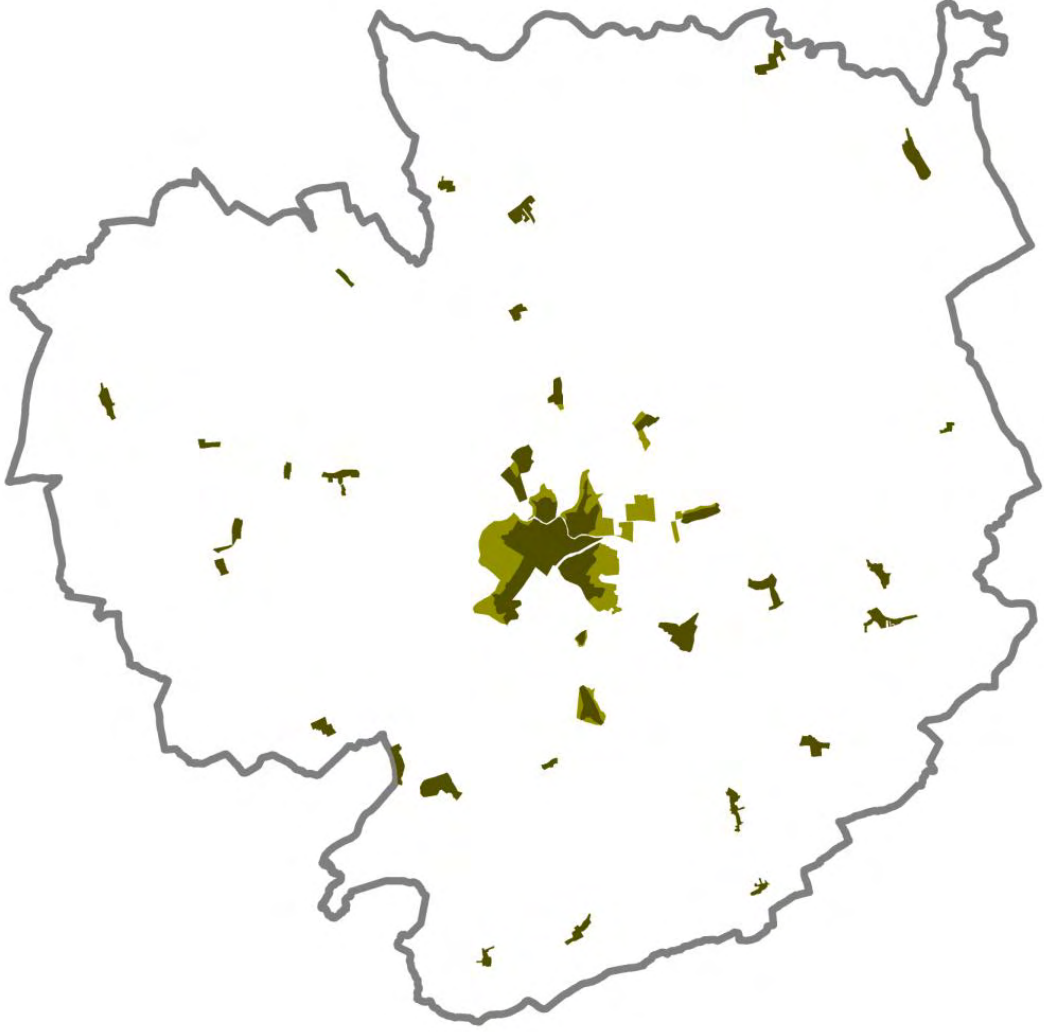


# York in Context

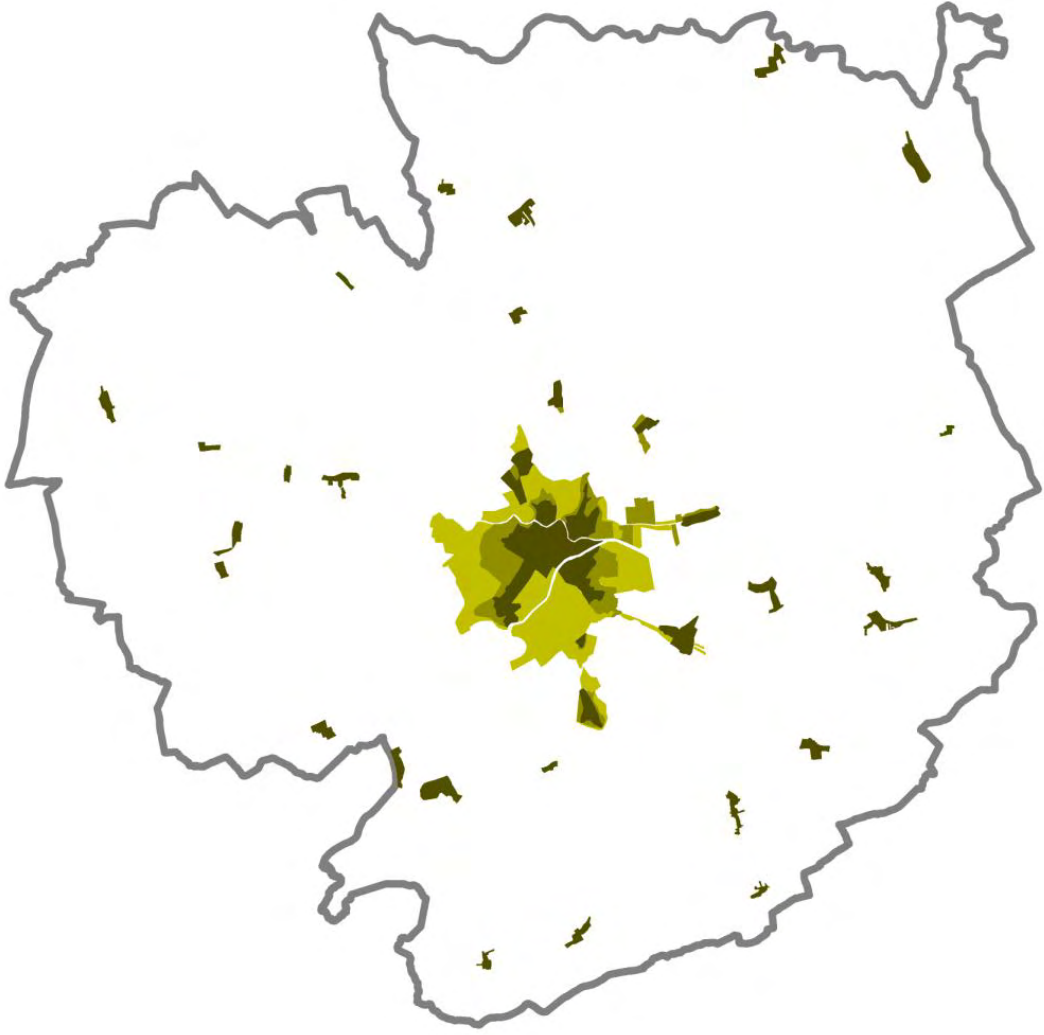
- Historic City – founded AD71
  - Romans, Vikings, Medieval, railways, chocolate, science, tourism...next?
- Many layers of history
- Significant growth in the last 150 years
- A growing City



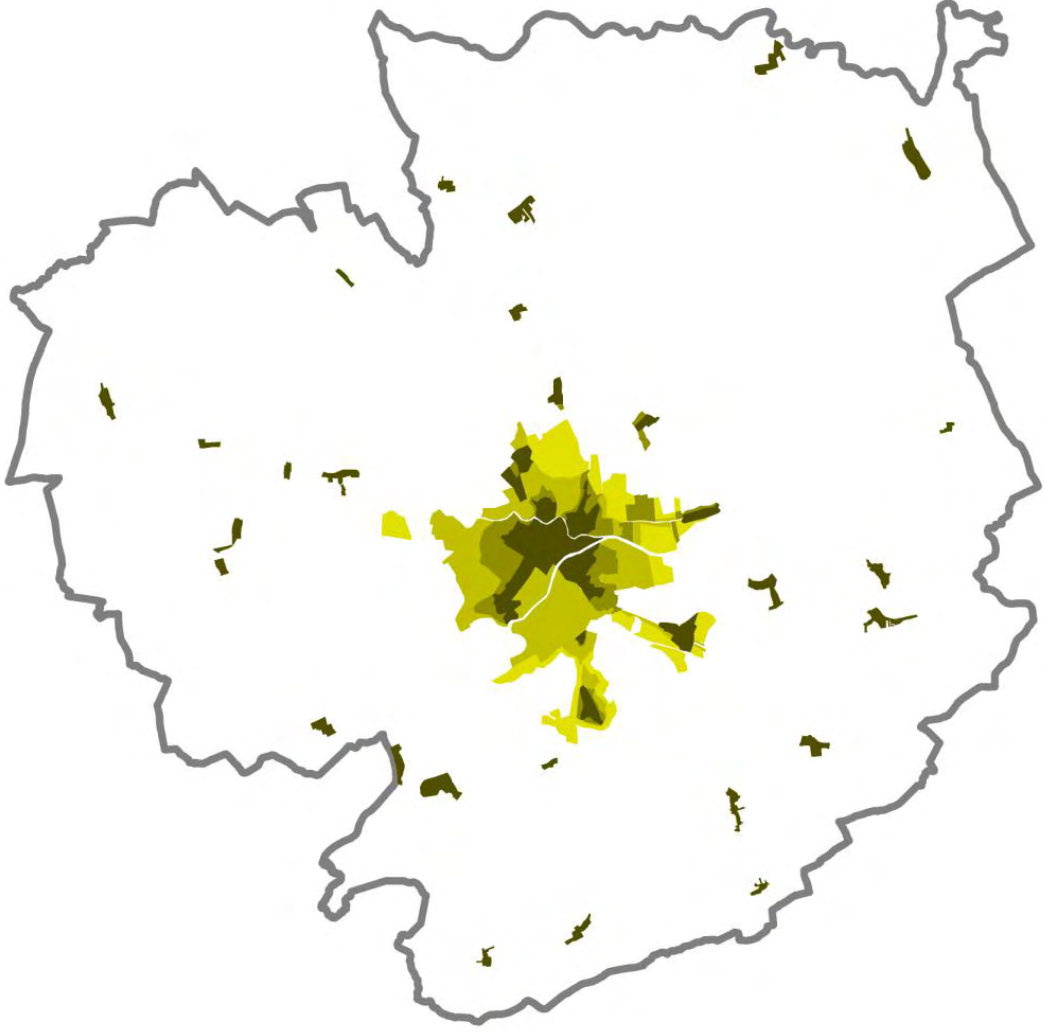




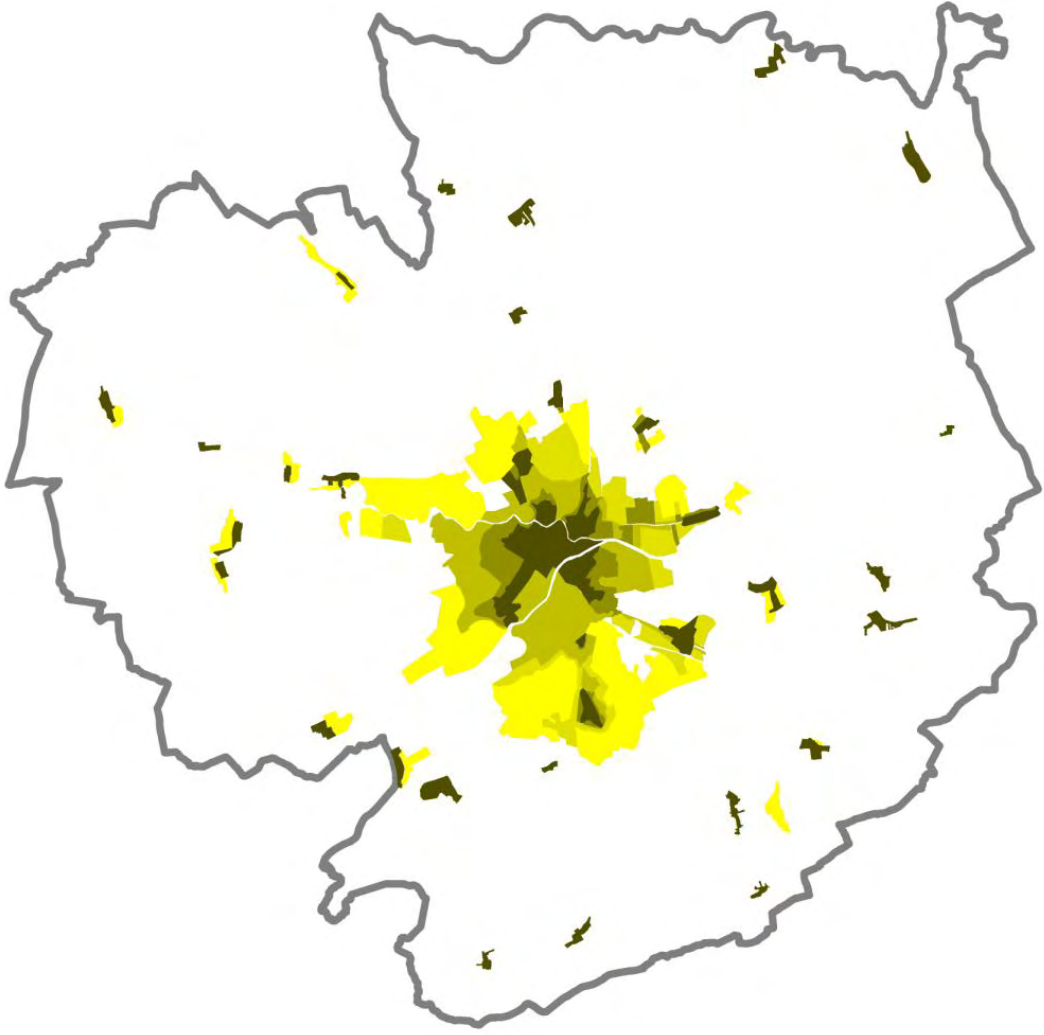
1910



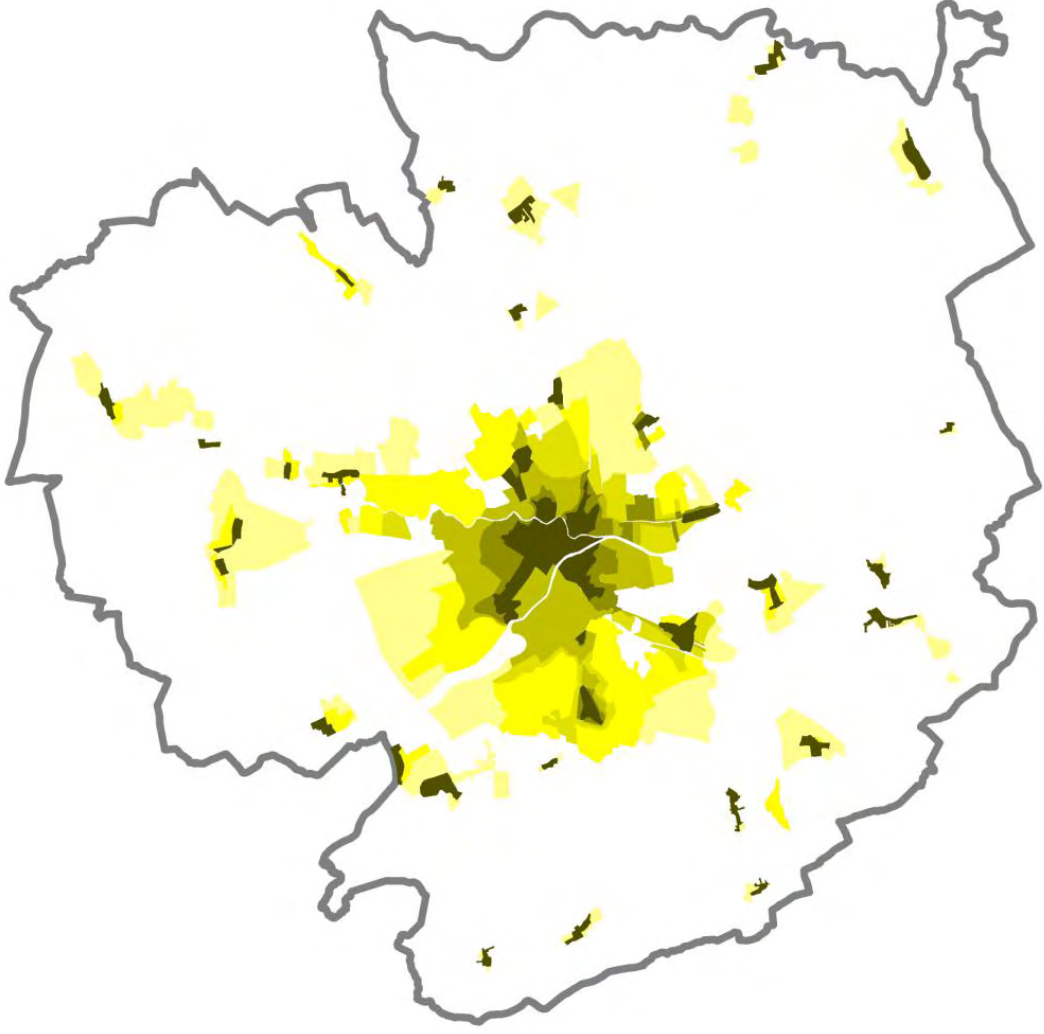
1929



1959



# Present Day



# Managing growth and change

## Look at the past 25 years

- Significant population growth - 159,000 in the 1981; 191,000 in 2006
- Economic growth and restructuring
- ‘Technology’ revolution
- How we live our lives

**A different city in many ways!**





# Managing growth and change

## The next 25 years

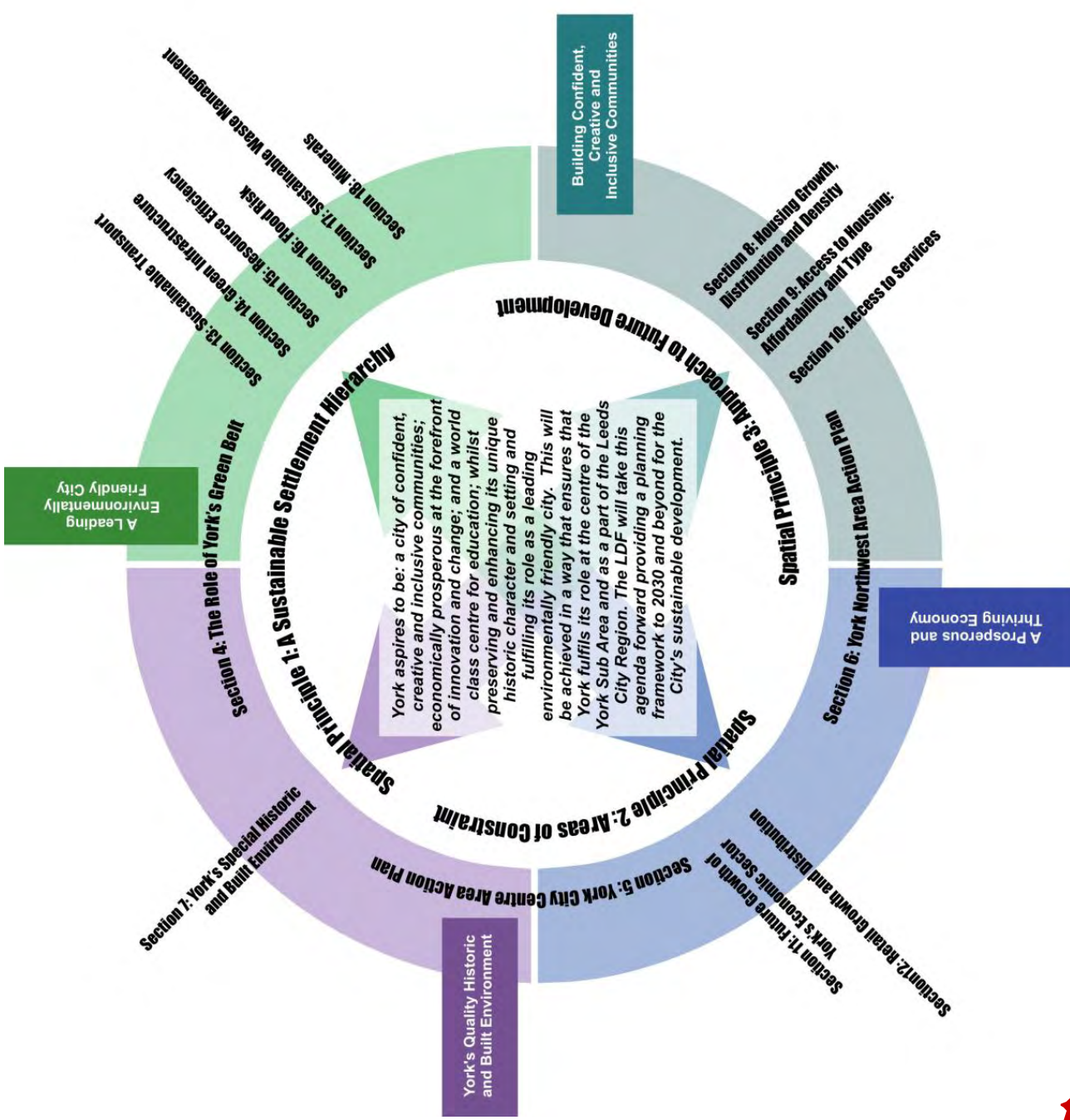
- Population projections show significant growth – an extra 30,000 people by 2029 - 225,000 people
- An ageing population
- Housing – 850 new homes per year
- Economic growth – at least 1000 new jobs per year
- Dealing with climate change
- Sustainable neighbourhoods and communities – not a ‘twin track’ city

# York's LDF

- One of the fundamental issues is meeting future growth needs whilst conserving those aspects which give it its unique identity
- The historic environment is an asset- quality of life and quality of place is what attracts businesses and tourists to the city

# The Vision - Key Influences

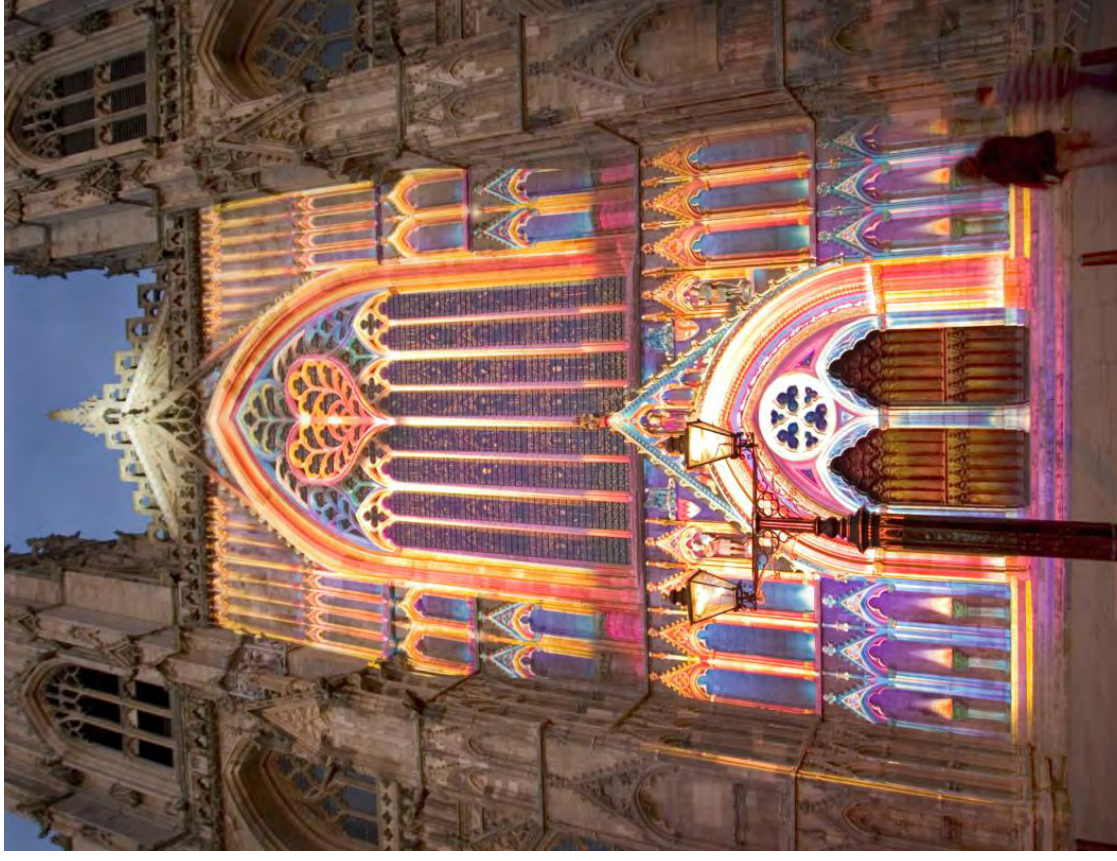




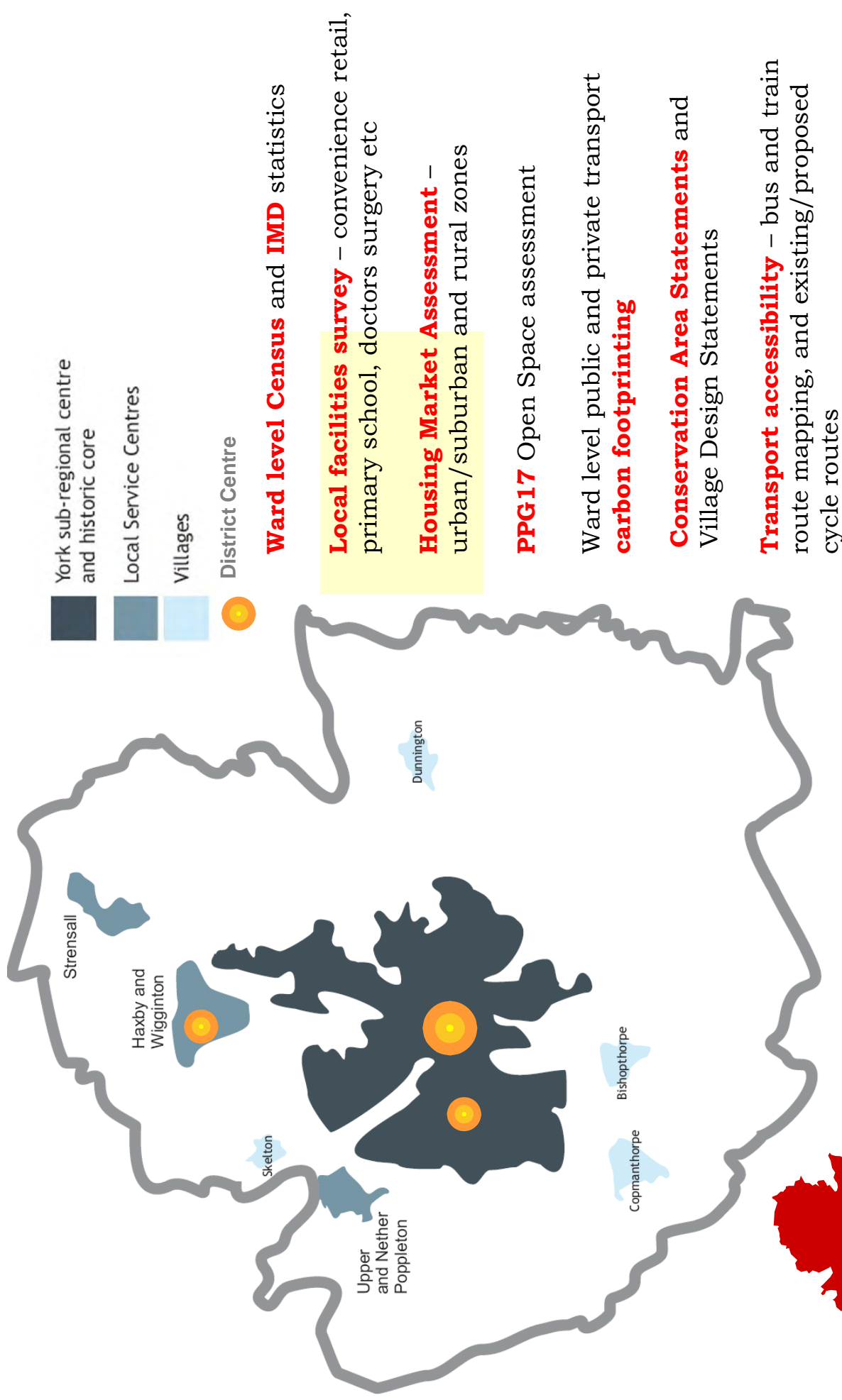
# Spatial Strategy - Objectives

To deliver the LDF vision through the adoption of a strategic spatial strategy for the distribution of development which allows the city to meet its economic and social aspirations whilst ensuring the following:

- York's unique character & setting is protected;
- future development is concentrated in locations well served by public transport & services;
- that flood risk is appropriately managed; and
- wildlife and habitats are protected.



# Sustainable Settlement Hierarchy





# Major Urban Opportunities

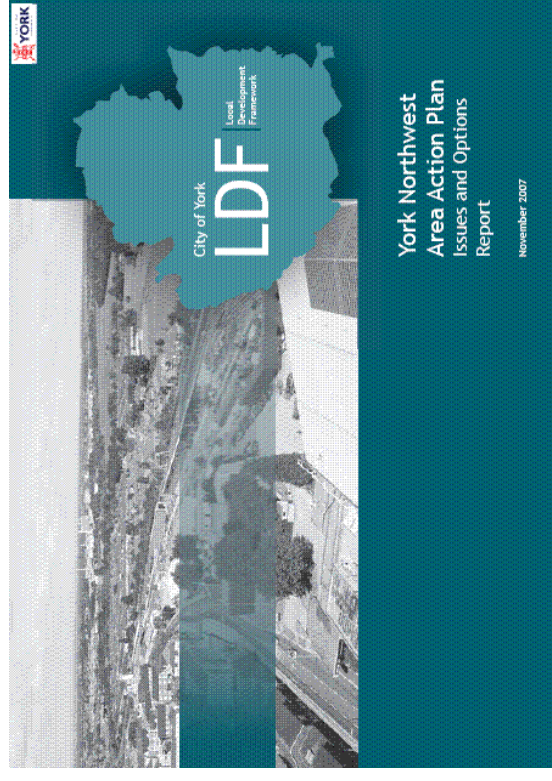
- York Northwest (AAP)
- City Centre (AAP)
- Castle Piccadilly
- Heslington East
- Hungate
- Nestlé South
- Germany Beck
- Derwenthorpe
- Terry's
- Layerthorpe





# York Northwest Area Action Plan

- Major new business district on York Central - 1 million sq.ft of offices
- Enhanced National Railway Museum
- New leisure and retail uses in a new urban quarter
- Over 3,000 homes on the York Central and British Sugar sites
- Strong links with the City Centre – sustainable transport
- High quality public realm and open spaces

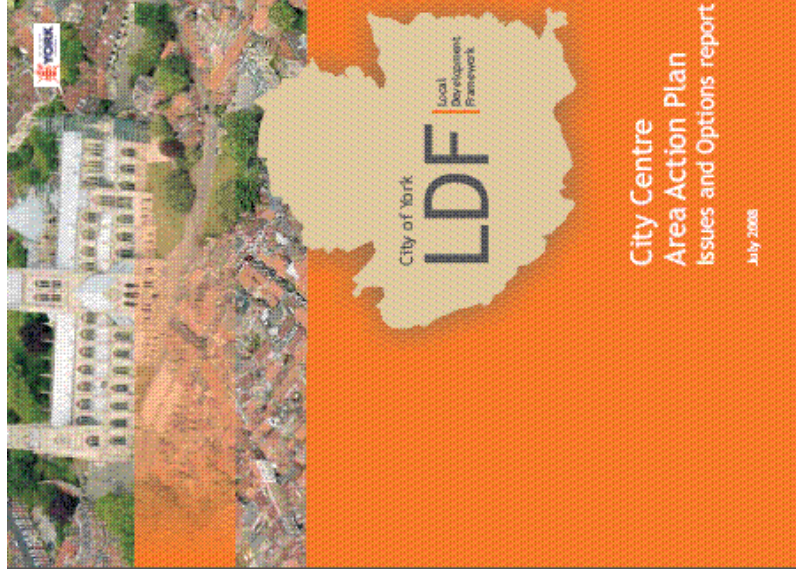


- New community facilities
- Exemplar new sustainable communities



# City Centre Area Action Plan

- Will provide a 20 year vision and strategy
- The first comprehensive plan since the Esher Report (1968)
- key projects to enhance the city centre:
  - gateway streets; the riverside; Castle-Piccadilly etc
- public realm improvements
- access and transport improvements

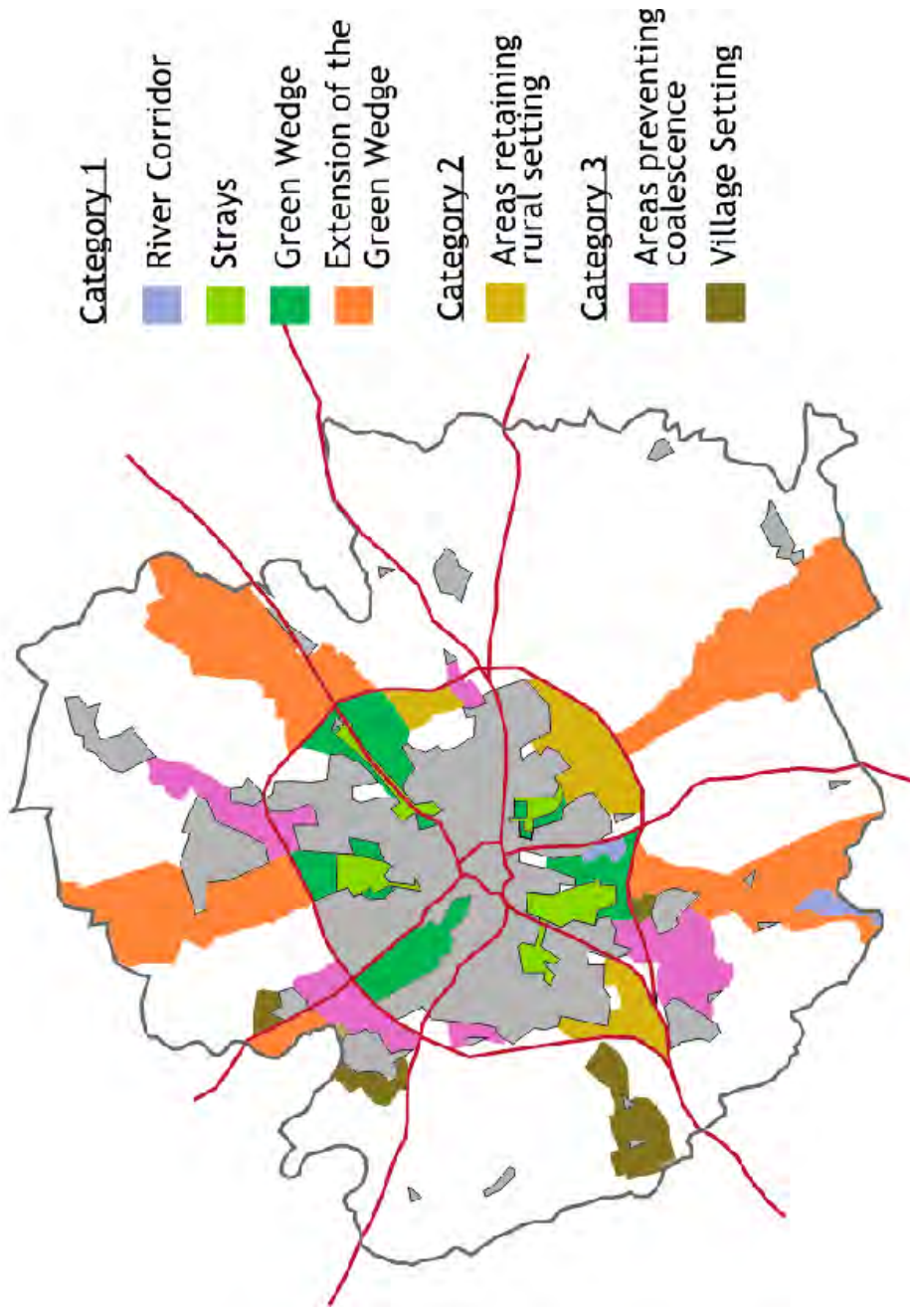


# Beyond the Urban Area

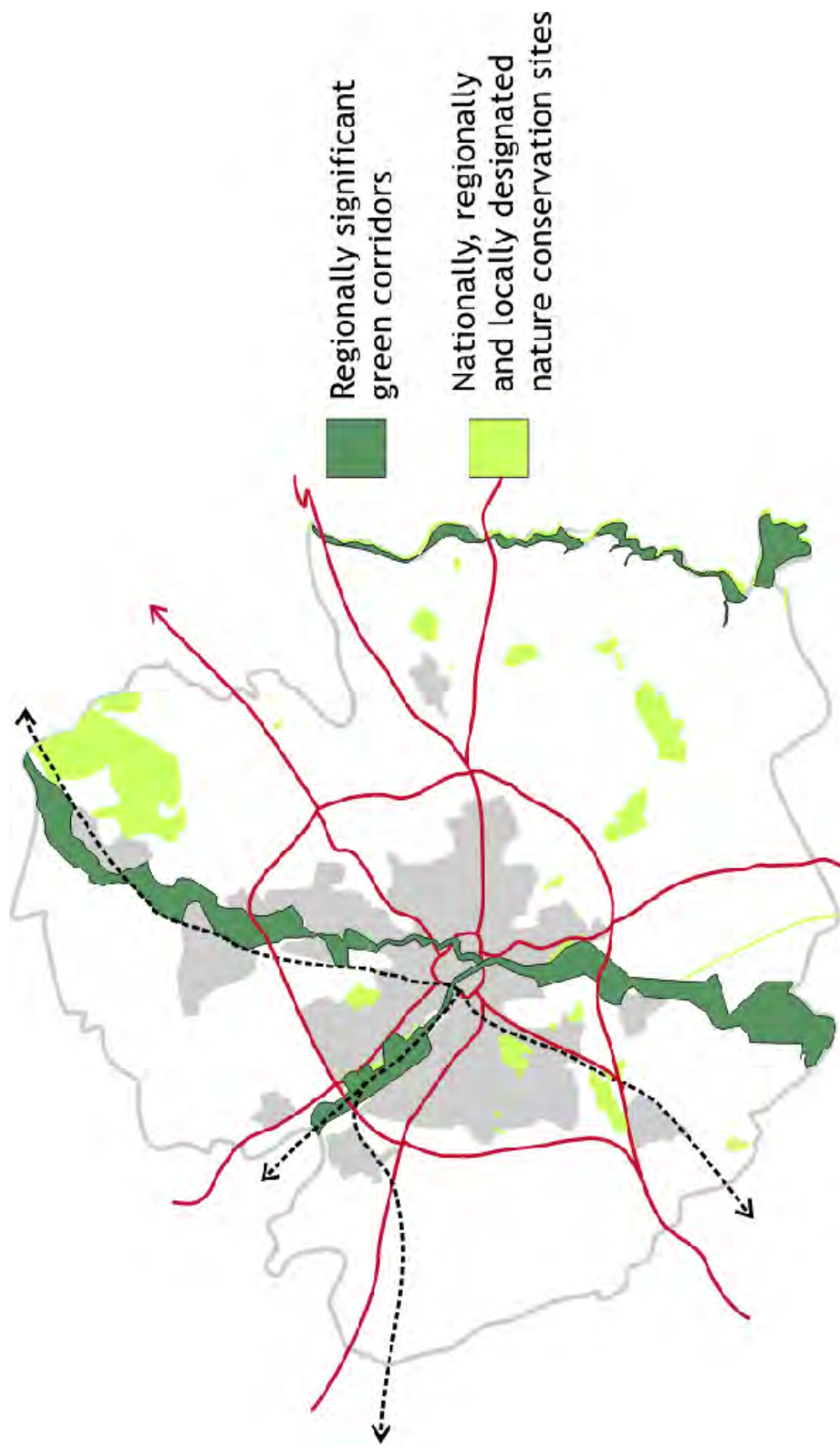
- Land for new sustainable communities of up to 4,400 homes.
- New land for business



# Key Constraints - Protecting the Areas That Preserve York's Historic Character & Setting

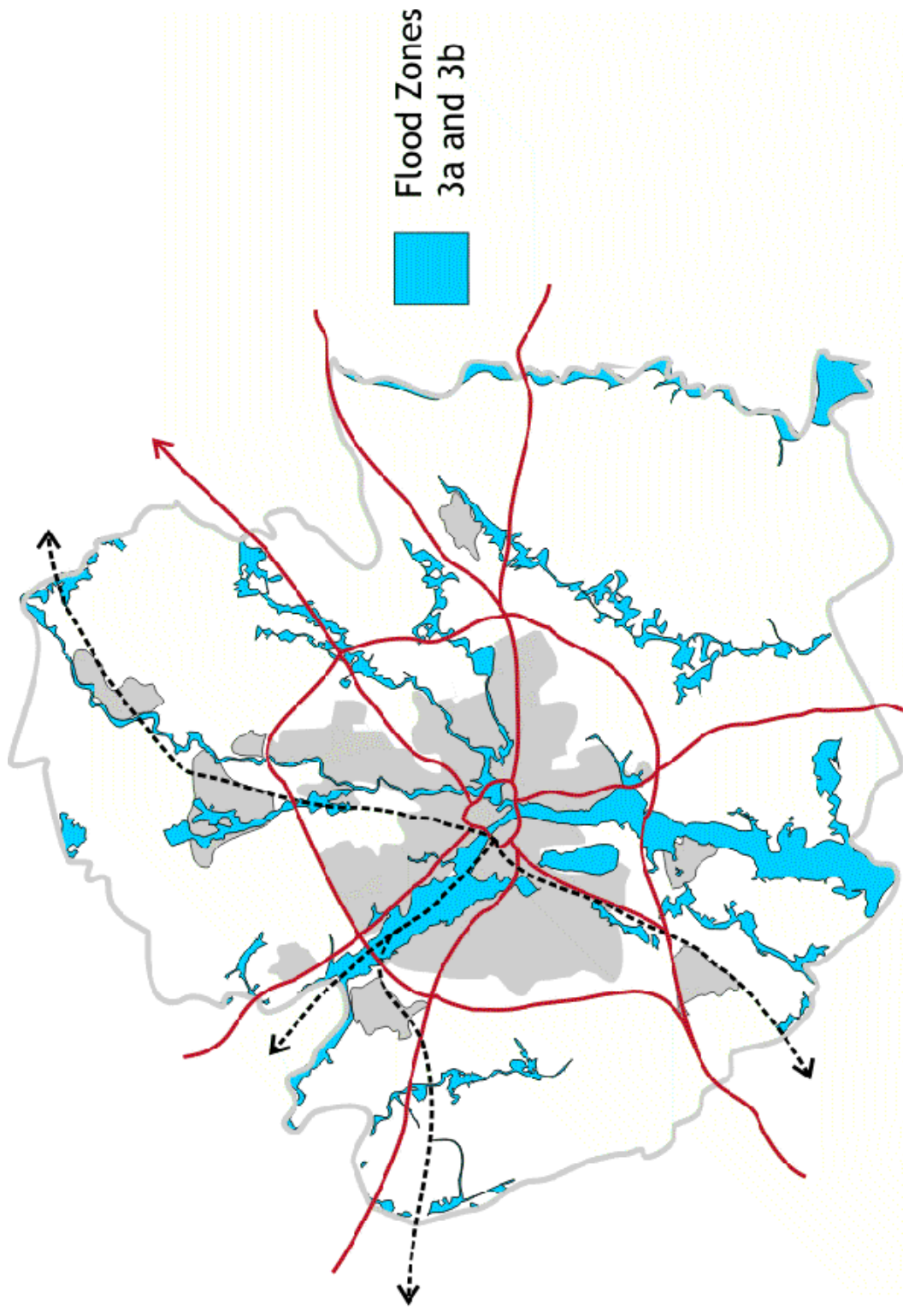


# Key Constraints - Protecting Green Infrastructure

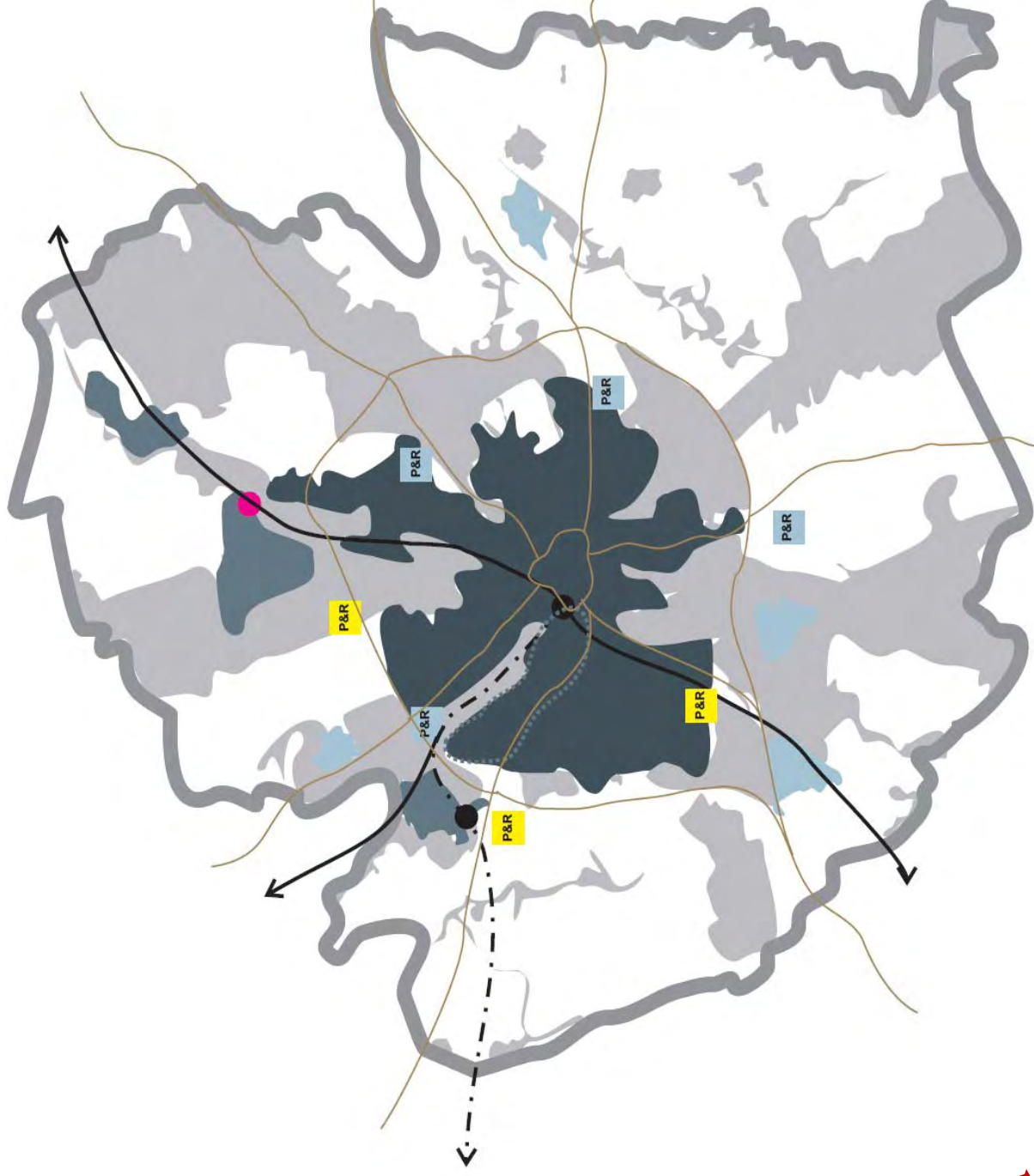


# Key Constraints - Minimising Flood Risk

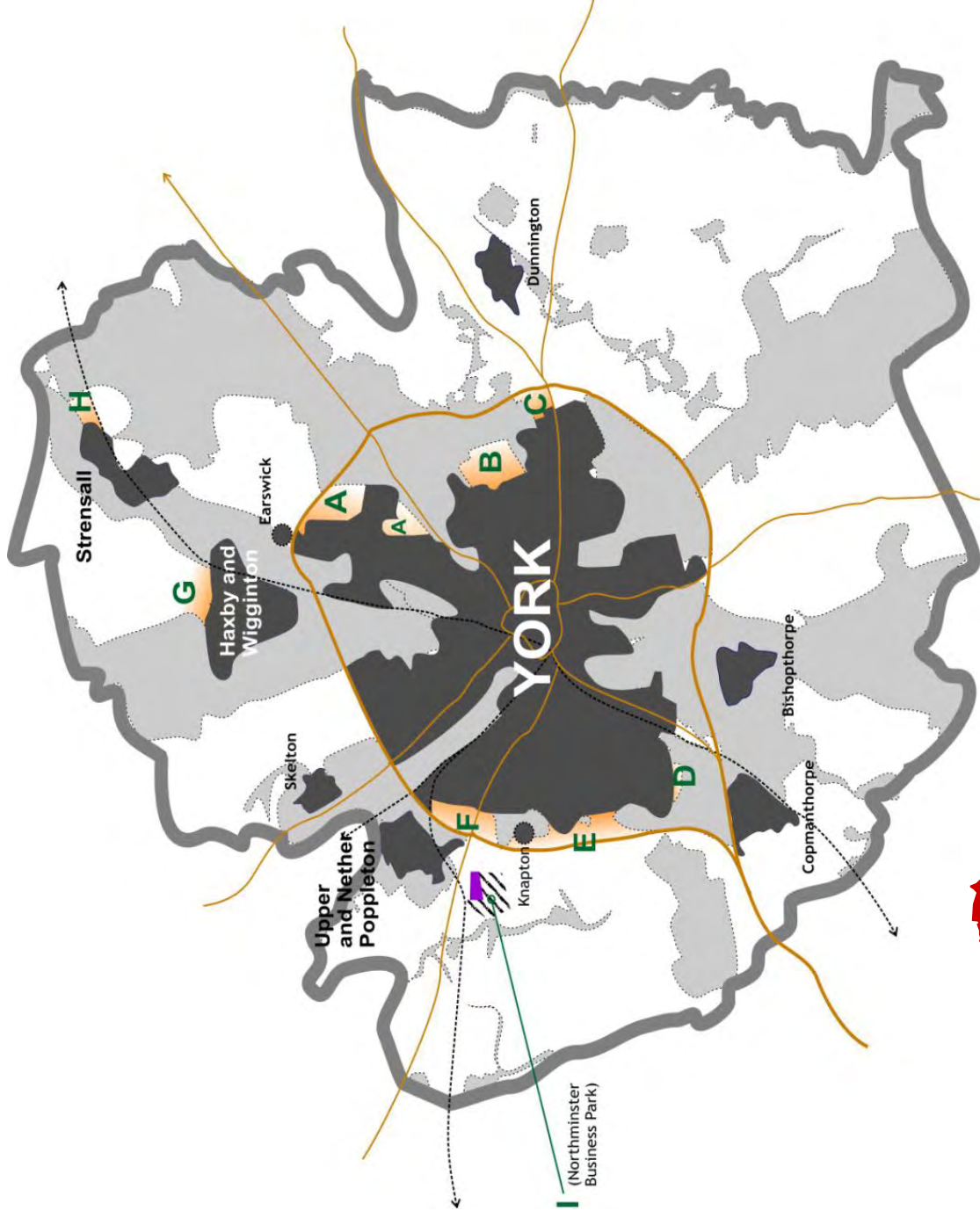
## Risk



# Key Constraints



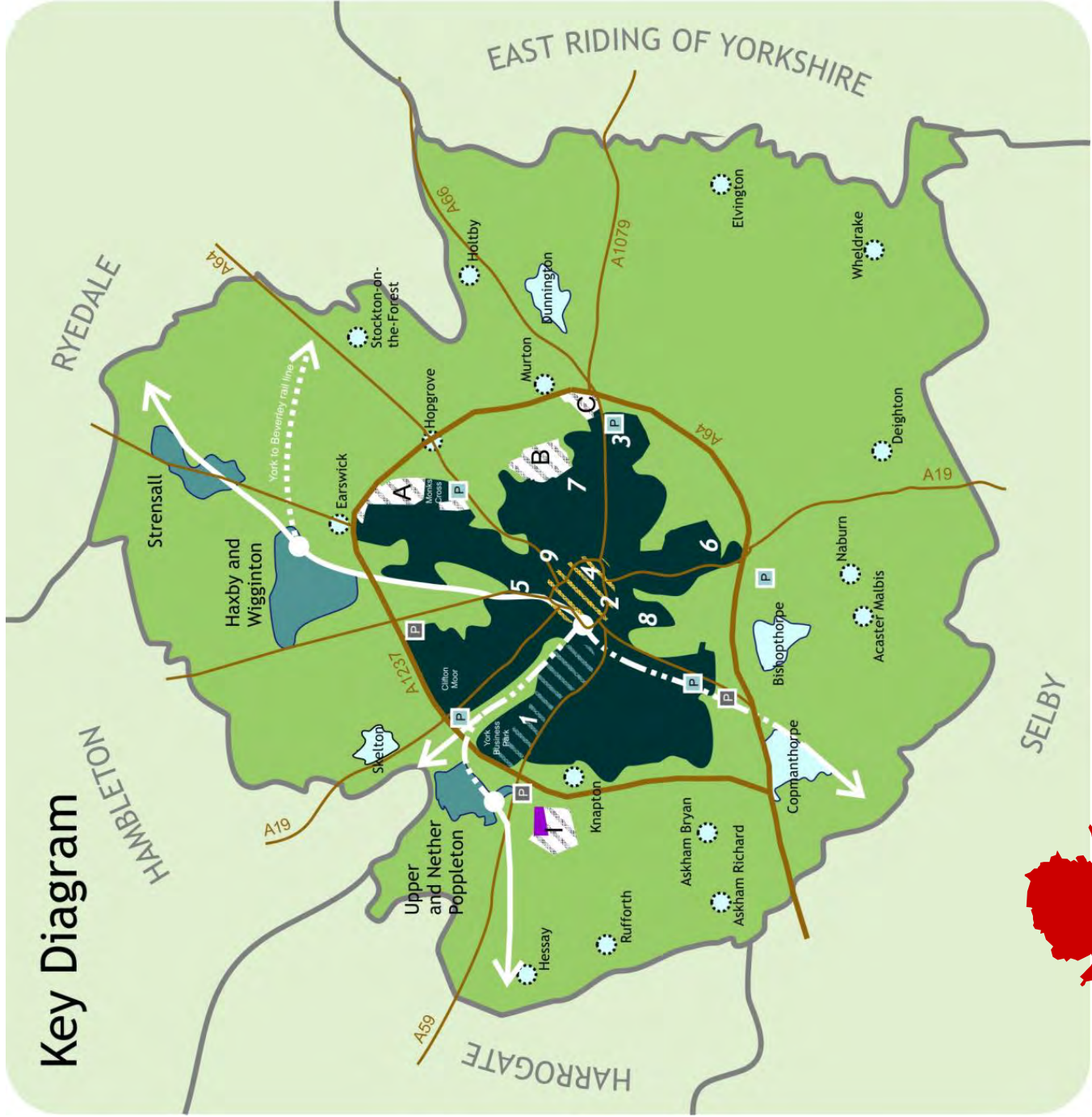
# Further Considerations



- Transport;
- Sustainability;
- Agricultural Land Quality;
- Landscape Character;
- Openspace; and
- Flood Risk.



# Key Diagram



**York - Sub-Regional City (main urban area)**  
 Defined by RSS and relates to the main urban area of York as the focus of employment, housing, shopping, health, leisure, business and public service

**Local Service Centres**  
 The most sustainable settlements after York itself, ensuring good access to services, employment and public transport

**Villages**

**Small Villages**

**General extent of the proposed Green Belt**

**Potential Areas of Search**

**York North West**

**Castle Piccadilly (pp)\***

**Heslington East (pp)**

**Hungate (phase 1 pp)**

**Nestle South**

**Germany Beck (pp)**

**Derwenthorpe (pp)**

**Terry's**

**Laverthorpe area**

\*pp: planning permission granted

**Potential Areas of Search**

**A Monks Cross, Huntington**

**B East of Metcalfe Lane, Osbaldwick**

**C North of Hull Road**

**I Northminster Business Park (nb existing employment allocation shown as )**

**York North West Area Action Plan**

**City Centre Area Action Plan**

**Existing/proposed new or relocated Park and Ride site\***

\*exact locations to be determined

**Tram-train**

**Main rail network**

**Main road network**

**York North West Area Action Plan**

**City Centre Area Action Plan**

**Existing/proposed new or relocated Park and Ride site\***

\*exact locations to be determined

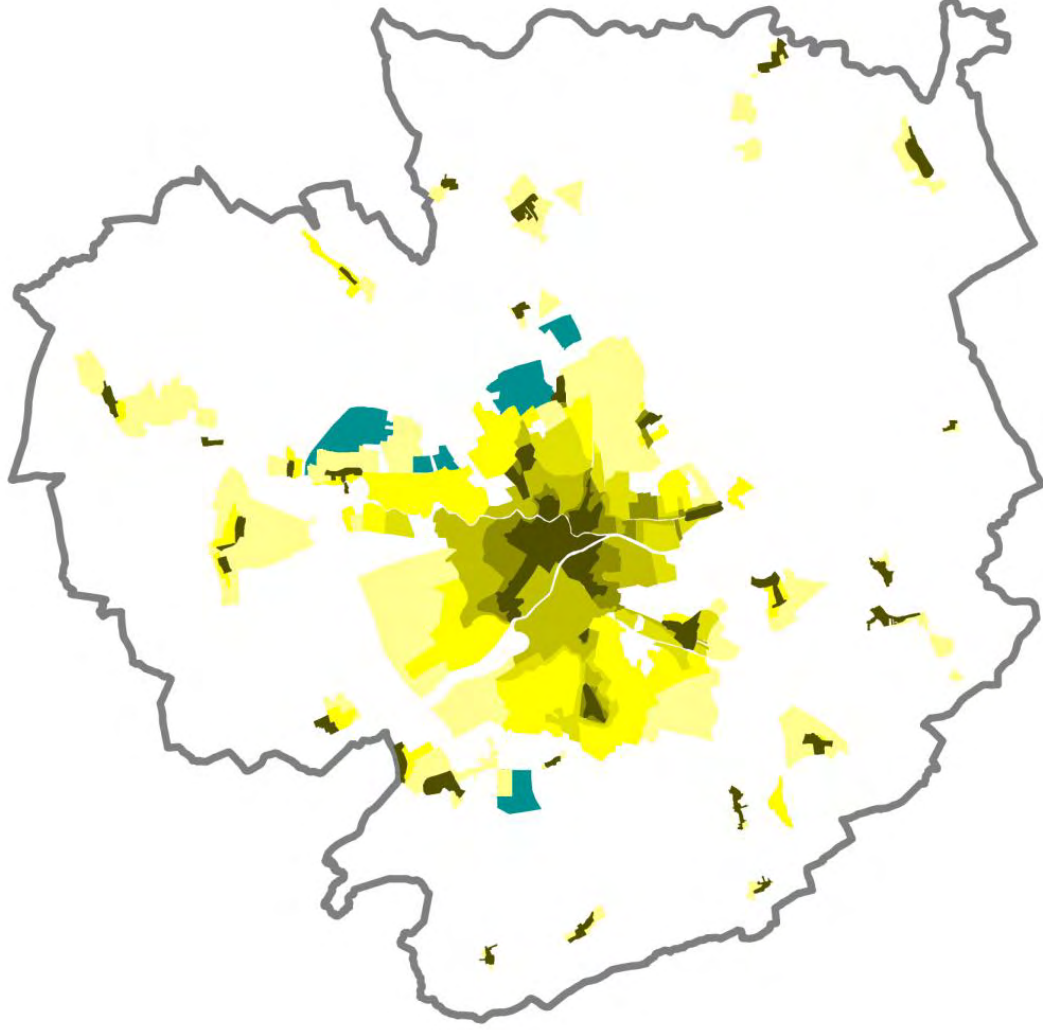
**Tram-train**

**Main rail network**

**Main road network**



# Future Growth In Context



# Strategic Policies



Affordable housing

Design and conservation

Gypsy and Traveller sites

Community stadium



Plan for sustainable waste management

Reduce energy demand

BREEAM/sustainable design



Encourage public transport.

Walking and cycling

Green infrastructure

Maximise public space

Manage flood risk

# Discussion

# LDF Vision for York



*York's Quality Historic and Built Environment*

*A Leading Environmentally Friendly City*

York aspires to be: a city of confident, creative and inclusive communities; economically prosperous at the forefront of innovation and change; and a world class centre for education; whilst preserving and enhancing its unique historic character and setting and fulfilling its role as a leading environmentally friendly city. This will be achieved in a way that ensures that York fulfils its role at the centre of the York Sub Area and as a part of the Leeds City Region. The LDF will take this agenda forward providing a planning framework to 2030 and beyond for the City's sustainable development.

*A Prosperous and Thriving Economy*

*Building Confident, Creative and Inclusive Communities*

## York's Special Historic and Built Environment

The city's unique historic character and setting is an essential component of its future success as well as being valuable in its own right.

York's outstanding architectural and archaeological heritage gives the city special significance, distinctiveness and sense of place.

The LDF should ensure that the City's heritage is preserved and enhanced; in particular:

- the architecture and archaeology of its historic centre;
- surrounding historic village
- valued open spaces that contribute to the city's setting.

High quality urban design and architecture should be promoted **equally** throughout the whole of the York area.

## A Leading Environmentally Friendly City

The LDF should help York to become a leading environmentally friendly city through:

- reducing energy use
- exceeding the renewable energy targets set within the Regional Plan;
- contributing to the reduction of waste;
- safeguarding mineral deposits along with reducing the use of non renewable resources; and
- ensuring that future development is designed and constructed in a sustainable way.
- reducing the need to travel,
- by ensuring that non car type of travel are key components of future development.

York Green Belt once set should endure until at least 2030.

The principle aim of York's Green Belt should be to preserve the special character and setting of York.

The wildlife areas and habitats in the York area should be protected and enhanced. This would include international, national and locally recognised areas of nature conservation value, the historic strays and river corridors.

The plan should aim to ensure that residents have access to an appropriate range of recreational open spaces to promote health and well-being in York.

## Building Confident, Creative and Inclusive Communities

The LDF should promote the creation of sustainable neighbourhoods with attractive living environments with good access to jobs and key services, including education, training, healthcare and recreation.

There should be accessible and varied opportunities for leisure and recreational activities in order to promote healthy lifestyles. All residents should have access to open spaces and sports facilities. This includes a new city centre swimming pool and a new community stadium for the city.

In York we should make provision for at least the level of homes set out in the Regional Plan (850pa)

In setting Green Belt boundaries sufficient flexibility will be built in to accommodate higher levels of growth if needed.

Whilst delivering housing it should be ensured that it is of an appropriate type and mix to meet the needs of York's residents reversing the proportion of flats and houses that have been built in recent years.

The amount of affordable housing will be set at a level that maximises delivery without compromising supply.

The LDF will support York's role as a world-class centre for further and higher education by helping to facilitate the continued success of the University of York, York St John University, College of Law, Askham Bryan College of Agriculture and York College.

## A Prosperous and Thriving Economy

York should play a key role as an important player in the regional economy aiming to create up to 1,000 additional jobs per year.

Support should be given to the development of Science City York and other knowledge based industries, business and financial services and tourism.

York should strengthened its role as a regional shopping and entertainment centre through increasing the supply of modern retail units and enhancing department store representation in the city centre. This will include the development of the Castle Piccadilly site and considering options for complementary comparison goods retail development on York Central (within the York Northwest AAP area).

Food retail should be directed in the first instance to the city centre, and then Acomb or Haxby.

# Transport and Access

## An Introduction



### Vision

- Confident, creative and inclusive communities
- Leading environmentally friendly city

**A sustainable community is made by balancing and linking the social, economic and environmental parts of a neighbourhood to meet people's needs today and in the future.**

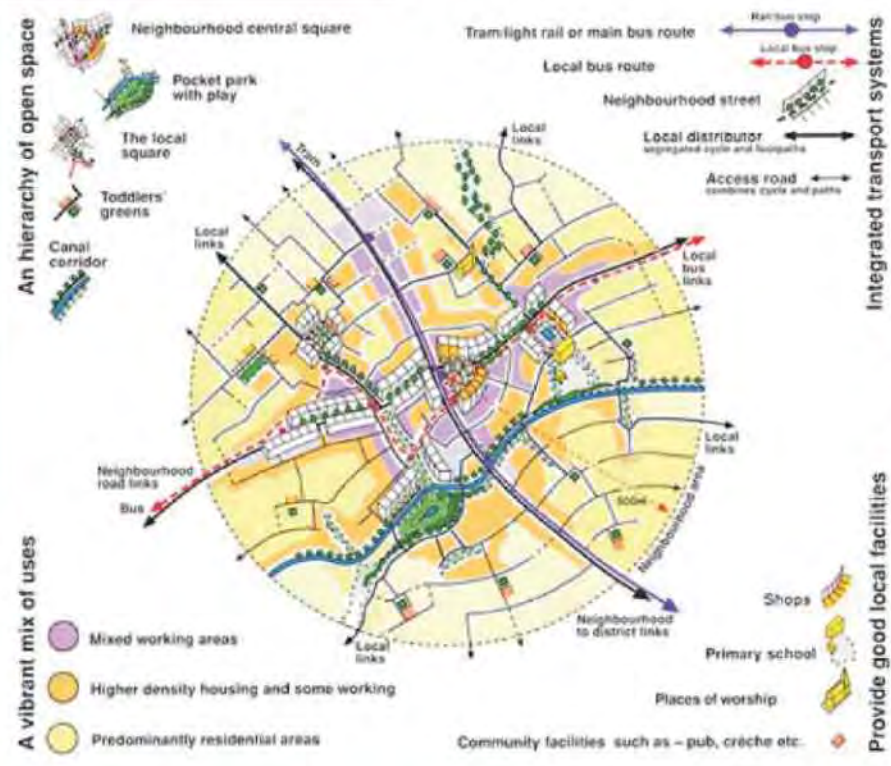
### Objectives

- To create sustainable neighbourhoods where communities have good access to key services
- To support development in locations accessible to public transport and key services by means other than the private car.
  - To reduce congestion
  - To reduce the need to travel and deliver a sustainable transport network that supports York's long term



**What are the key elements of a sustainable neighbourhood?**

# Approach to Access to Services



Housing Corporation and English Partnerships work to support Urban Task Force's 'Towards an Urban Renaissance' report.

**Which of these facilities do you think are most important?**

**Should they be provided in every neighbourhood or will they serve a wider catchment?**

**Are there any other services which are essential to create a sustainable neighbourhood?**

## City Wide Services

- Community Stadium
- Built Sports Facilities
- Hospitals
- Emergency Services
- Higher and Further Education

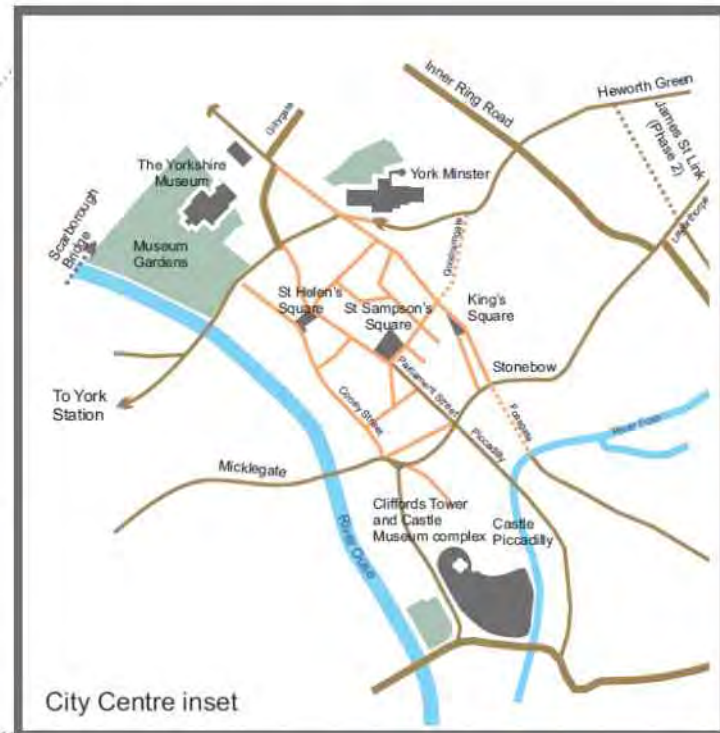
## Local Services

- Local Health Services
- Schools
- Local Shops
- Community Facilities
- Public Transport and Accessibility





# Transport and Access



- Roundabout upgrades on Outer Ring Road between Wetherby Rd and Strensall Rd
- Tram-train
- Main rail network
- Main road network
- Existing/proposed new or relocated Park and Ride site\*  
\*exact locations to be determined
- New road linkages
- Proposed Public Transport Interchange - exact location to be determined
- Existing Pedestrian Priority Streets (Footstreets)
- Potential expansion of Footstreets

## Transport Schemes

### Highway Improvements

- Junction improvements on the York Outer Ring Road (A1237).

### Public Transport

- new /enlargement of **Park & Ride sites**;
- The development of the **Tram-Train** initiative
- New **Haxby rail station** (2013); The development of a transport interchange as part of the York Central development (a component of the York Northwest area). This will be covered in the forthcoming York Northwest AAP and is a longer term measure (2011-2021).
- re-opening of the **York-Beverley rail line**;

# Transport and Access



- Improvements to **public transport infrastructure** including major bus priority measures and the development of a **bus interchange** facility in the City Centre
- additional **coach Rendezvous Points** in the Piccadilly and Lord Mayor's Walk areas,

## Cycling and Walking

- Expansion of (**safer**) **cycling and walking routes** throughout the city
- Further expansion of **Footstreets Zone** including Goodramgate and Fossgate
- improved **pedestrian/cycling crossing** of the Outer Ring Road.

## Parking (up to 2011)

- **Parking control** by both car parking standards and price
- The city currently has no plans to introduce congestion charging.

## Freight (2011-2021)

- Identify locations for a possible **freight centre** on the outskirts of York.

**Do you think that these key schemes will help to reduce traffic congestion and reduce the need to travel by private car?**

**What schemes should have priority?**

**Are there any other schemes we should consider?**

# Green Infrastructure: An Introduction



Green Infrastructure is a network of multifunctional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.



Well designed, managed and integrated green infrastructure can deliver a range of benefits, often in combination, these could include:

opportunities for sport and recreation



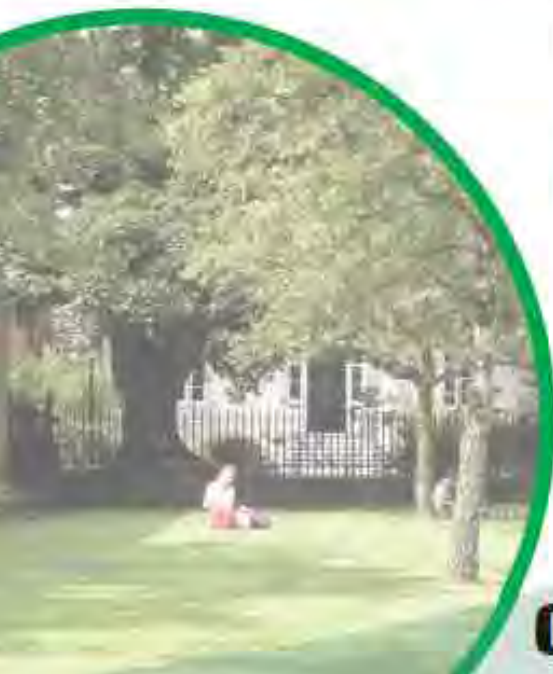
improvement in environmental quality e.g. better air and water quality;

improved access to the local environment promoting health and well-being;

mitigation and adaptation of climate change; contribution to sustainable drainage and flood mitigation;

enhanced environmental backdrop and landscape that will assist in attracting business and inward investment;

maintenance and enhancement of biodiversity



**Can you think  
of any more functions  
or types of Green Infrastructure**



# York's Existing Green Infrastructure

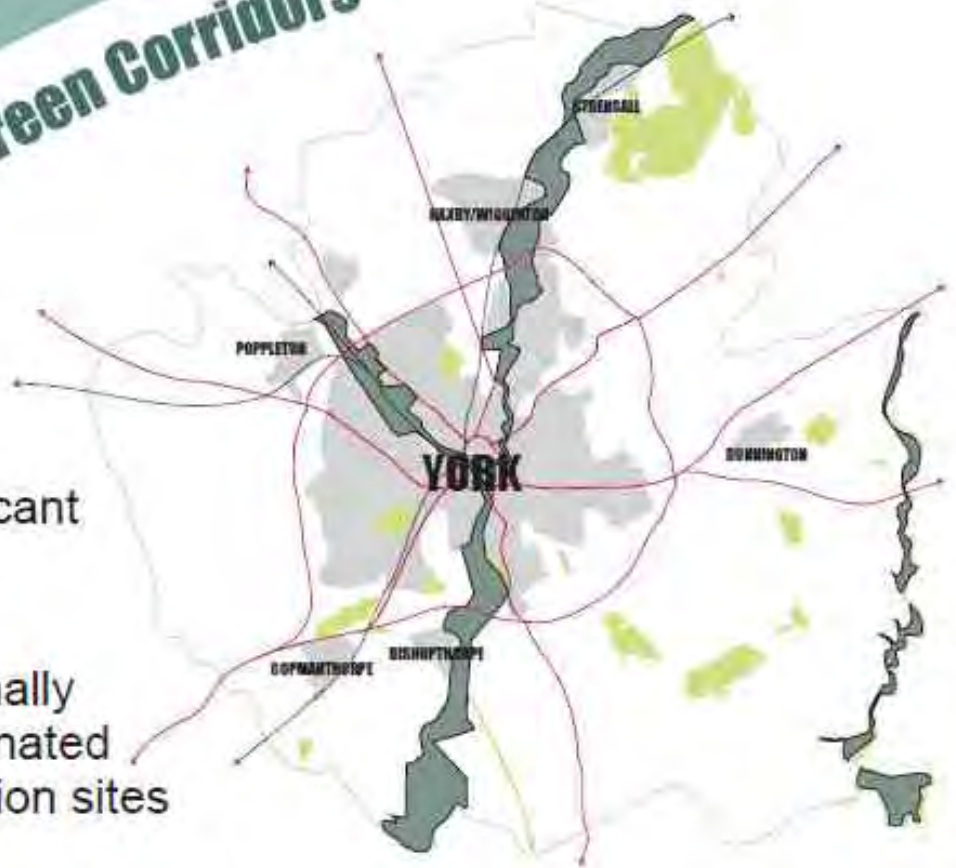
TYOLOGY	QUANTITY STANDARD (HA PER 1000)	ACCESSIBILITY STANDARD
<b>Parks and Gardens</b>	<b>0.18</b>	20 minute walk (960 metres) - City Park 15 minute walk (720 metres) - Local Park
<b>Natural and semi-natural</b>	<b>2.13</b>	<b>15 minute walk (720 metres)</b>
<b>Amenity Green Space</b>	<b>1.45</b>	<b>5 minute walk (240 metres)</b>
<b>Provision for Children</b>	<b>0.48</b> FACILITIES PER 1000	<b>10 minute walk (480 metres)</b>
<b>Provision for Teenagers</b>	<b>0.21</b> FACILITIES PER 1000	<b>15 minute walk (720 metres)</b>
<b>Outdoor Sports</b>	<b>1.78</b>	15 minute walk (720 metres) - local facilities eg pitches/tennis/bowls  20 minute public transport time - synthetic pitches and golf courses. An aspiration standard of a 20 minute walk time to synthetic pitches has also been set
<b>Allotments</b>	<b>0.292</b>	<b>15 minute walk (720 metres)</b>

**What do you think about the findings of the existing studies? Do you think any additional studies should be undertaken**

# A Green Infrastructure Network

## Regional Green Corridors

-  Regionally significant green corridors
-  Nationally, regionally and locally designated nature conservation sites



-  Local
-  District
-  Regional

All Green Corridors - DRAFT



# The Preferred Approach to Green Infrastructure



...The LDF will protect and improve the countryside and the diversity of wildlife and habitats in the York area, including international, national and locally recognised areas of nature conservation value, the historic strays and river corridors. The LDF will also aim to protect, enhance and create a variety of quality open spaces to ensure that residents have access to an appropriate range of recreational open spaces to promote health and well-being in York. A green corridor network that has a wide range of functions including wildlife and recreational benefits will be maintained and enhanced. These issues will be addressed through the adoption of a Green Infrastructure Strategy for the city.

(excerpt from Core Strategy Preferred Options Vision, 2009)

## But how will we deliver this?

1. Audit existing Green Infrastructure
2. Assess quantity, quality and accessibility
3. Identify deficiencies, priority areas and opportunity areas
4. Produce an Action Plan to show delivery
5. Monitor and Manage

## What do you think the priorities are in York?

Improve quality of existing Green Infrastructure	Improve access to, and linkages between, Green Infrastructure	Create new Green Infrastructure (fill in gaps)

# Delivering Design Quality



Pedestrian friendly internal streets

**Accordia,  
Cambridge**

**Building for  
Life GOLD**



Green Rooftops



Large open spaces

Urban residential  
scheme

67 units/ha - 50/50  
mix houses to flats



## What makes a place work well?



Relevant to its context

**Highgate,  
Durham**

**Building for Life  
GOLD**

Urban residential  
scheme

49 units/ha - 60/40 mix  
houses to flats



Linkages



Diversity within standard house types



# Delivering Design Quality Making Great Places

Places are more important than buildings



Plymouth City Centre

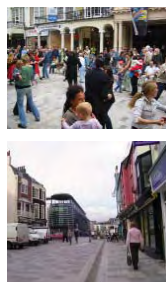
Preserve and enhance a **sense of place** where it presently exists and establish that quality where it does not



People should be free to walk where they want and need to go



Reducing **dominance by the car** and privatisation of the public realm



New Road, Brighton

Improving **pedestrian networks** - these help create convivial, lively and attractive places

New schemes should learn from and respect their context



National Maritime Museum, Cornwall

Contemporary **design** can enhance the setting of buildings of historic significance...if it is based on a good appreciation of the existing **qualities of the place**

Locally vibrant, not corporately bland



Seven Stories, Newcastle

Making the built environment **beautiful, distinctive and fun**

How can the outside **reflect what's inside**



**Delivering Design Quality**

**What prevents a place from working well**

# Delivering Design Quality Preferred Options Policy Approach

## Policy Approach

**Conservation Area Appraisal for the Central Historic Core, characterisation studies for key strategic sites and an assessment of key views** and support the production of **other Conservation Area Appraisals, Parish Plans and Village Design Statements** to ensure that future development is based on a thorough understanding of local character and context.

**Strategic Objective**  
To continue to protect, preserve and enhance York's exceptional historic legacy, including its architecture and archaeology, significant views and its distinctive townscape characteristics of York's neighbourhoods, and ensure that all new development delivers the highest quality of urban design, architecture and public realm.

**Targets**  
Progress towards achieving this objective will be measured against the following targets:

- Completion of characterisation studies for key strategic sites;
- Completion of a Conservation Area Appraisal for the Central Historic Core and delivery of the City Centre AA 2011; and
- All large sites of at least 10 core dwellings to be measured against the Building for Life criteria.

**Protect, conserve or enhance York's historic environment**

Encourage a **strong sense of place**

Development should **respect local form and scale** and **promote high quality standards** of contemporary design

**Allow inclusive access and movement** for pedestrians and cyclists, and promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for

improve the **quality of the public realm and environment** presenting first impressions to visitors arriving in, exploring and passing through York

# **Delivering Design Quality Preferred Options Policy Approach**

**Does the policy work?**

## YORK ENVIRONMENT FORUM

### MINUTES OF MEETING ON 21st.July 2009

#### Present:

Philip Crowe	York Tomorrow
Isobel Waddington	Murton PC
Ron Healey	CTC.Campaign for Better Transport
Barry Potter	YNET
Cllr.A. d'Agorne	CYC Green Group
Cllr. J. Watt	CYC Cons Group
Alastair Cooper	York Friargate Quaker Meeting
Richard Hampton	North Energy Associates
Bryony Wilford	York in Transition
Kate Lock	York Rotters/Friends of St.Nick's Fields & Rowntree Park
Dot Lawton	Heslington PC
Barry Otley	FWAG/Wheatlands Community Woodland
Steve Carney	Origin Energy
Rosemary Suttill	York CAB/YOPF
Sara Robin	York Cycle Campaign/York Wildlife Trust
June Tranmer	The Healing Clinic/Briar House Resources
Rebecca Harrison	CYC
Claire Beech	CYC
Alison Cooke	CYC
Ian Stokes	CYC
Chris Newsome	CYC

**Chair:** Jonathan Tyler      Passenger Transport Networks

#### 1      **WELCOME AND APOLOGIES**

Apologies were received from Guy Woolley, Chris.Chambers, Susan Wade-Weeks, Cllr.Potter, Liz Morris, Carole Green, John Cossham.The Chair welcomed Kate Lock, Dot Lawton, and the CYC officers.

#### 2      **MINUTES OF LAST MEETING**

**item 9-** AC asked that his comments on CCTV coverage in the final para. be deleted as they were not a correct record. Cllr.A d'A stated that the gating issue had **NOT** been debated by Council.

#### 3      **MATTERS ARISING**

none

#### 4      **WASTE GROUP, TRANSPORT GROUP - updates**

CC had reported limited progress on transport issues.

On waste, SWW had asked that attention be drawn to the experience of other authorities e.g.Chichester, which appeared to have far more advanced systems than

York. BP had tabled a draft report for comment, and thanked JC *in absentia* for his helpful contribution. He emphasised that waste management should be a total concept, and deal with the origin of potential waste as well as its effective disposal, and include site remediation. This should be a community-wide issue. Suggestions for incorporation into the EF final report are still welcomed. Cllr. A d'A warned against incineration as an easy option. BP quoted Greenwich, where only 30% of domestic waste was not recycled. BO stressed the importance of processing and conserving material which can be used for soil conditioning. Was Harewood Whin site exploiting this sufficiently? Delivery of such material to sites for individuals to collect could pose problems. PC stated that to have any effect the EF comments should reach CYC and NYCC before any decision on the award of the PFI contract for waste management was made in the autumn.

## 5 YORK ENVIRONMENT PARTNERSHIP-membership of sub-groups

Membership of the sub-groups was now agreed. The next meeting of the EP was on 9th.Sept.

## 6 CYC PRESENTATION ON THE LDF

CB reported that the RSS had now been adopted and that CYC had now to work within its constraints. The LDF Core Strategy "Preferred Options" document was derived from the previous "Issues and Options"consultation, and was prepared from detailed evidence-based studies. A parallel Sustainability Appraisal assessed the social, environmental and economic impacts, based on the latest "Vision for York". RH outlined the RSS targets of 850 housing units and 1000 employment opportunities to be created per annum to 2026. After 2021 there would be a shortfall of some 4400 housing units, and no allowance for "windfall" sites was permitted. There would also be insufficient land for warehousing and distribution. It appeared inevitable that greenbelt land would be required. Three major factors to be taken into account were the need to preserve York's historic character and setting, protect the green infrastructure and minimise flood risk. CB outlined the detailed housing policy areas of significance - density, height and mix: the need to develop sustainable neighbourhoods (cf.Rogers "Towards an Urban Renaissance") and promote linkages between them: the need to promote city-wide easily accessible facilities, eg sports centres. RH noted the current economic mix as being 49% "traditional" activities and 51% cultural, retail, leisure and tourism activities, which emphasised their importance. There were ongoing green infrastructure studies tied into the RSS obligations, looking at strategic and specific sites, suggesting priority and "opportunity" areas, eg. York Northwest, and sites for renewable energy development.

A general discussion followed.

AC wanted more encouragement of cycling, and commented that effective and cheap public transport could best be achieved by developing at high density. Could this be examined through a pilot project? BW stated that infrastructure **must** be in place in advance of development. CB stated that Govt. required policies to be deliverable when the proposals were considered at examination stage. BO queried options for city-wide cycle hire. It was essential to consider rural area needs. He quoted the Harrogate Valley Gardens play area as a valuable city centre resource for comparison. Cllr.A d'A noted the failure to include any reference to a climate change

strategy and sites for renewables. He felt that the programme was based on invalid economic forecasts. IS confirmed that the LDF did have a transport content, but that LTP3 will include detailed short term and long term strategy measure. SR was concerned over areas D (proximity to Askham Bog site) and I (infrastructure overload leading to traffic congestion) on the consultation leaflet map. She quoted the Sheffield and Manchester green planting policies as exemplars. BP questioned the assumption of "need" particularly when this implied growth in existing green areas. The RSS targets were unacceptable, when there were extensive "brown field" sites in other more disadvantaged areas which should be developed. JTy felt that the SCS (Sustainable Community Strategy) required a significant reduction on York's Eco footprint, which was not being addressed. How can an increasing requirement for eg. warehousing, be justified? BW called for policies which promoted local food production, major tree planting, high housing density which would allow for more accessible open space, and an end to reliance on road for distribution, with an emphasis on rail linkages. It was essential to work within the city's environmental limits. RH confirmed the importance of low energy housing, and the need for proper housing orientation. PC stated his concern for the fact that although some sites had been indicated as being suitable for development in the public consultation leaflet they had been omitted in the final document before the consultation had been evaluated. This made a nonsense of the consultation procedure. How can the public have confidence in consultation if decisions had already been made? SR felt that a similar Ryedale document offered a far greater number of options than York. Would guidance on tree surgery be incorporated? BO wanted clarity on a green infrastructure strategy. CB hoped to finalise the document by spring 2010 with the examination in public taking place later that year. JTy asked that a copy of the CYC notes taken at the meeting be made available. It was agreed that CYC would accept comments from the EF in Sept. JTy called for contributors to the debate to formulate a draft response to be tabled at the next EF meeting on Sept.8th. for approval.

## **7 YORK RAILWAY STATION - ticket gating** (note that this item was dealt with at the end of the meeting, when all members did not participate)

JTy reported confusion among the objectors. He noted that under the TCP Act 1990 no consent for the development of interiors of buildings was required, so that railway operators had a free rein. However under the General Development Orders consent for CCTV installation **was** required. There was a distinction between "character and appearance" and "appearance" in the PPG guidance and this might be an appeal argument. The Local Plan also refers to "character and appearance". BO asked when is an interior not an interior? This is particularly tricky in this case. JTy noted that Virgin Trains policy was against barrier installation. The Planning Cttee. had refused the application 6-3 on July 16th. as follows:-

*"The design, location and materials of the proposed gates and barriers will have a serious adverse effect on the grade 2\* listed building by reason both of their incongruity with the existing structure and the detracting effect they would have on its unique character. This would be contrary to policy HE4 which states that consent will only be granted for internal alterations to listed buildings where there is no adverse effect on the character and appearance of the building and is also contrary to advice contained within paras 3.12. and 3.13 of PPG15"*

## **8 SUSTAINABLE COMMUNITIES ACT**

BW reported that 5-6 shortlisted proposals were to be confirmed after some 48 had been considered in detail by citizens panels. This exercise was unlikely to be repeated. AC thought that all individual submissions should be acknowledged as a matter of courtesy. Cllr.A d'A would check the SCI to see if this was relevant.

## **9 YORK BUSINESS FORUM**

Cllr.A d'A stated that the EF document commenting on the Community Strategy had been circulated but was not on the agenda for discussion. An Economic Development and City Strategy Overview and Scrutiny Panel was being set up, to which the EF was welcomed to contribute. JTy could possibly act as the EF representative, subject to further EF discussion.

## **10 WITHOUT WALLS BOARD**

JTy reported that the WoW annual conference was scheduled for Sept.24th. Would additional members be invited? The EF should aim for two members to be present. The EP representation on the WoW Board would be discussed at the next EP meeting. All these matters needed to be clarified.

## **11 AUTUMN PROGRAMME**

JTy reported the growing membership of the EF. The election of Chair needed to be formalised. A detailed response to the LDF, subject to background papers being available, should be scheduled for the 8th.Sept. meeting at the latest. BO would liaise with CN on CYC progress on environmental issues. A discussion on forward programme and other internal matters should be held over until the 13th.Oct. meeting.

## **12 ANY OTHER BUSINESS**

### **NEXT MEETING**

Date	8th.Sept. 4.00 pm
Venue	Guildhall
Agenda	tbc

**York Property Forum and York and North Yorkshire Chamber of  
Commerce  
Focus Group Response**

**Monday 14 September 2009, 3.30pm – 5.30pm**

**The Bar Convent, Blossom Street, York**

**Agenda**

(Coffee and Tea will be available from 3.30pm, with the formal meeting commencing at 3.45pm)

1. Welcome and introductions (All)
2. LDF Core Strategy presentation (Martin Grainger)
3. Initial response to the draft LDF Core Strategy (Focus Group members)
  - York Northwest
  - CYC Projects
  - Retail
  - Tourism
  - Housing Policy
4. Next steps / future engagement (Martin Grainger)
5. Close and Buffet





## City of York LDF Core Strategy

# Preferred Options approaches to Affordable Housing

## Background

Improving the quality and availability of decent affordable homes in York is one of the Council's Corporate Priorities over the next four years. Currently, the actual need for affordable housing in the city outstrips the total supply coming forward each year. In effect there is technical justification for 100% affordable housing, although this is clearly not an economically viable option.

The Council currently seeks to meet affordable housing need both directly, through its role as a social housing landlord of over 8,000 homes, and also in an 'enabling' role through policies and initiatives that ensure additional affordable homes are provided by other means. The use of planning policy is especially important in this respect; providing new affordable homes through securing on-site provision, as well as some off-site or financial contributions, through negotiations on individual planning applications. The current 50% affordable housing policy target in York was approved by elected members in April 2005 and backed up by a Housing Needs Survey (2002 and then updated in 2006). The City Council's planning policy on affordable housing has provided a clear and consistent policy framework for the city which has, to date, secured over 1,500 new affordable homes (completions and outstanding permissions) for local families, couples and single people since the policy has been operating.

Other initiatives include bringing empty properties back into use, supporting 'homes over shops' and providing discounted land to enable Housing Associations to develop 100% affordable housing schemes with the support of Housing Corporation grant funding. Other emerging schemes include a downsizing scheme, freeing up larger properties to help house homeless families and works to bring inefficient or previously vacant properties up to modern living standards.

The Strategic Housing Market Assessment supports a policy target of 50%, which is considered achievable, especially on unconstrained greenfield sites. However, it is acknowledged that it will not always be possible to achieve 50% affordable housing. There may be contaminated sites, for example, with very high clear up costs, which could not have been fully identified at the time of land acquisition. The existing Local Plan Policy is a maximum target and officers have been consistent but flexible in negotiations where developers have demonstrated that abnormal site costs mean that this figure cannot be fully met for reasons of site viability.

## Preferred Approach

Within the context of PPS3, affordable housing in York includes social rented and intermediate (discount sale or shared ownership) housing provided to specified eligible households whose needs are not being met by the open housing market, and who cannot afford to enter that market. They are currently living in unsuitable accommodation for a variety of reasons. The definition specifically excludes low cost market housing.

Whilst the Housing Strategy (2006-2009) sets out measures for delivering affordable housing through a variety of Council initiatives, such as the annual development programme and living over shops, planning policy remains key to delivery. This is why it is crucial to seek maximum provision of affordable homes through planning policy, whilst still ensuring that development is viable and not stifled. Key considerations include the % target, whether a sliding scale could be applied, proposed thresholds, when a financial contribution might be appropriate, along with site viability issues. The policy development is firmly based on evidence (SHMA, Housing Waiting List, Annual Monitoring Report), and will be tested by a Viability Assessment in order to ensure that any thresholds and targets set are financially viable for developers in accordance with guidance set out in PPS3.

### *Viability Assessment*

All the proposed options targets will be tested by a district-wide viability assessment, which accords with PPS 3. This assessment will feed into the Core Strategy Submission document. Viability Assessments will be carried out periodically over the lifetime of the Core Strategy to ensure that targets remain relevant and reflect normal market conditions.

### *Rural Exception Sites*

The above three options set out approaches for securing affordable housing on new private housing sites. York has an important rural hinterland, much of which is draft green belt. Whilst major housing development is unlikely in parts of rural York, housing needs issues are particularly acute in smaller rural communities. PPS3 promotes 100% affordable rural exception sites to address locally identified need; this will be supported and taken forward in the future policy approach

### *Affordable Housing Supplementary Planning Document*

In order to give clear and consistent guidance, and to be able to react to changing circumstances, such as new housing need and mix, more detailed information and advice on the operation the approach to affordable housing policy in York will be set out and dealt with in the Supplementary Planning Document. It will explain the process of negotiation, on site expectations with respect to integration and quality, tenure mix, subdivision of sites, application of grant, nomination criteria and viability assessments.

## Strategic Objective

To ensure that York's current and future residents have access to decent, safe and accessible homes throughout their lifetime, by ensuring that new development proposals respond to the findings of the Strategic Housing Market Assessment.

## Targets

**Progress towards the strategic objective will be measured by the following targets:**

- Provision is made for at least 9,141 affordable homes for local people (43% of overall housing provision<sup>1</sup>).
- Delivery of Affordable Housing Supplementary Planning Document by 2011.

## Policy CS7: Affordable Housing Options

### Option 1 – Implement existing Policy

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 50% affordable housing in line with the Council's Strategic Housing Market Assessment, 2007 subject to viability assessment.

Developers will be required to provide the affordable housing on site unless the City Council and the Developer agree that it is preferable for offsite provision or a financial payment towards the delivery of affordable housing.

### Option 2 - Sliding scale requiring varying % levels from 1 dwelling increasing to 50% at 28 dwellings with different requirements for urban and rural settlements

#### *Main Urban Area*

In the main urban area of York, as illustrated in Figure 12, affordable housing provision will be secured by negotiating a realistic proportion of affordable homes within private housing schemes, in accordance with the following sliding scale.

<u>Site Size</u>	<u>Maximum Target (subject to viability testing)</u>
1 – 4 dwellings	10% Off site financial contribution (OSFC)
5 – 7 dwellings	20%
8 – 11 dwellings	25%

<sup>1</sup> Relates to SHMA assessment of net demand for affordable housing

12 - 15 dwellings	30%
16 – 19 dwellings	35%
20 – 23 dwellings	40%
24 – 27 dwellings	45%
28+ dwellings	50%

For sites greater than five dwellings developers will be required to provide the affordable housing on site unless the City Council and the Developer agree that it is preferable for offsite provision or a financial payment towards the delivery of affordable housing.

*Other settlements – as set out on Figure 12*

In settlements outside of York’s Main Urban Area, as illustrated on Figure 12, all sites of 2 or more homes (or 0.03ha and above) will have a target of 50% affordable housing, subject to assessments of site viability. An offsite-commuted sum will be sought for single dwelling sites.

**Option 3 - Sliding scale requiring varying % levels from 1 dwelling increasing to 40% over 30 dwellings. No distinction between urban and rural**

In all settlements affordable housing will be secured by negotiating a realistic proportion of affordable homes within private housing schemes, in accordance with the following sliding scale

<u>Site Size</u>	<u>Maximum Target (subject to viability testing)</u>
1 – 4 dwellings	Off site financial contribution (OSFC)
5 – 10 dwellings	10%
11 – 20 dwellings	20%
20 - 30 dwellings	30%
Over 30 dwellings	at least 40%

Developers have the option to negotiate an offsite provision

The Council will consider the payment of commuted sums in lieu of onsite provision

## **The event will focus on the following questions:**

- a) Do you agree that we should be trying to achieve 43% of all housing being built as affordable as recommended in the SHMA (2007). If not, please submit alternative evidence to support any proposed revised target.
- b) Which option approach do you consider we should use to meet affordable housing need in York and why?
- c) Would you support Developers having the option to supply affordable properties off site from their main development, by instead providing a financial contribution which, for example, could be used to buy existing empty properties?
- d) Commercial developments employ a wide range of employees and a proportion of these will be on a low income and will not be able to afford to buy a property. Unplanned commercial developments may therefore put a strain on existing housing stock. Other cities successfully operate a policy to secure financial contributions from new commercial development that generate significant need for affordable housing. Do you consider that this is an avenue that York should explore?
- e) Do you consider that the options promote appropriate and fair methods to achieve the target of 43% of all homes being built as affordable? If not, what methods do you suggest?

**Meeting of York Civic Trust and City of York Council  
25<sup>th</sup> September 2009  
Bar Convent, Blossom Street**

**Present**

**York Civic Trust**

Janet Hopton  
Peter Addyman  
Richard Caracher  
Jane Granville  
Peter Brown  
Roger MacMeekin  
Martin Stancliffe  
June Hargreaves  
Paul Shepherd  
Daryl Buttery

**City of York Council**

Dave Caulfield  
Derek Gauld  
Martin Grainger  
David Warburton  
Gail Goodall

**Notes of the meeting**

***General***

The Trust would like to more clearly understand how the hierarchy of vision/strategy/policy would work through the Core Strategy, Area Action Plans (in particular the City Centre Area Action Plan) and other subsequent policy or guidance documents, and how the emerging Conservation Area Appraisal for York's Historic Core would inform these 'layers'.

Whilst acknowledging the description of York's unique built environment, set out in the Background section, it was felt that the Vision in particular could be strengthened with a fuller description of York's sense of place and historic significance. To help address this, it was suggested that the Vision and introduction to the Spatial Strategy (para 3.16) draw more reference from the Trust's previously submitted Prologue paper.

York is a 'gold standard' city. Negotiations around the quality of architectural design in York must aim to achieve excellence, rather than accepting mediocrity. Reference was made to the redevelopment of the former Charlie Browns site on Bootham, where the implementation of policy had failed to protect a key view of York Minster. The Trust strongly support the Council's intention to define and protect important views of York (both aspect and prospect), and wish to be involved with commissioning and undertaking this important piece of work.

In terms of policy and maintenance of aspects of historic streetscape, discussions around the loss of fabric (eg setts replaced by bitumen surfacing) led on to the potential for CYC/Civic Trust to establish a list or hierarchy of priorities for reinstatement, and the potential to undertake a character walk taking in Micklegate and its relationship to North St/Skeldergate and the Bishophill area. There is potential for this to feed into the City Centre AAP's key projects.

### *Specific*

Draft policy CS1 – strengthen the description of the role and function of York's Green Belt using the Civic Trust's response of September 2007.

In relation to draft policy CS4, reference was made to the supplementary comments made by the Trust in response to the Core Strategy Issues and Options 2 document (received October 2007), in particular to the stated criteria and qualities which, it was felt, should replace those in the policy as currently drafted.

Paragraph 7.16 should make reference to York's architectural wealth, alongside both historic and archaeological assets.

Re Figure 9 City Centre Context Diagram – the extent of Castle Piccadilly retail growth area shown on the diagram needs to properly reflect the Inspector's recommendation that an area of open space be retained in order to protect the setting of Clifford's Tower.

All of the above to be reflected in other emerging AAPs and guidance documents.

### *Actions*

Civic Trust to:

- Provide comments on the Core Strategy Preferred Options document by 2<sup>nd</sup> November 2009 (with particular emphasis on strengthening the Vision). This to be followed up with a further discussion with CYC Officers late November;
- host a walking tour of Micklegate area, following on from City Centre tour last year;
- review the revised City Centre Historic Core CACA brief and provide comments to David Warburton;
- draft a list of those aspects of York which have been altered or lost through inappropriate interventions, to inform the City Centre AAP;

## ***York - Planning an Attractive Place for Business***

**York Professionals and York Business Forum Workshop**

**Monday 28 September 2009, 5.30pm**

**Merchant Taylor's Hall, Aldwark, York**

### **Agenda**

- 5:30 Registration and refreshments
- 6:00 Introduction (Peter Kay)
- 6:10 Local Development Framework and introduction to discussions 1 and 2 (Dave Caulfield)
- 6:20 Discussion 1 and 2
- 6:50 Feedback (Martin Grainger)
- 7:00 Introduction to discussion 3 (Martin Grainger)
- 7:15 Discussion 3
- 7:45 Feedback and close (Martin Grainger)
- 8:00 Buffet and networking



# York - Planning an attractive place for business

## Key Issues and Challenges

### York's economy:

- Loss of **traditional industries** and major companies.
- Current **economic climate**.

### Retail:

- **Growing competition** from other shopping destinations.
- **Lack of space** for retail development within city centre.
- Need to maintain **vitality and viability** of the city centre.

### Tourism:

- Potential for **pressure on the historic city** in terms of congestion and disruption for residents.

### Transport:

- **Traffic congestion**, and its associated air quality and safety problems.

### Workforce:

- Need to retain a workforce with the **knowledge and skills** to match employment opportunities and industry needs.
- Need for sufficient and appropriate **housing provision**.

### Employment land:

- Opportunities for **office development** within city centre are limited.
- Timely and effective development of key **brownfield sites**.
- Some employment areas in need of **regeneration**.
- Need to diversify and strengthen the role of the **rural economy**.

**What do you think makes York good for business, what are the barriers to doing business in York?**

# York - Planning an attractive place for business

## LDF Preferred Policy Approach

### Type of Employment

- Support development of Science City York and other knowledge-based industries
- Promote financial and professional service activities
- Facilitate the development of appropriate rural businesses and enterprises

### Retail

- Increase the supply of modern retail units and enhance department store representation - e.g. Castle Piccadilly
- Resist comparison goods retail outside York City Centre
- Direct new convenience goods retail to city centre, district centres and smaller centres.

### Tourism and Culture

- Tourism - increase length of stay of visitors potential to increase earnings without increasing overall number of visitors
- Enhance cultural, leisure and tourism provision in locations which are easily accessible by a variety of transport modes
- Establish a more diverse evening economy
- Improve the public realm, including public spaces, signage, lighting and river frontages

### Land for Employment

- Provide enough land in the right locations to achieve the target of 1000 new jobs/year.
- New office quarter on York Central site
- Provide enough employment land in a range of locations to facilitate choice and churn
- Development in accessible, sustainable locations that will enhance cultural and leisure provision for the benefit of both residents and visitors will be supported

Do you think that this policy approach will address the key issues and challenges that York faces now and in the future?

# York - Building an inclusive city

## Key Issues and Challenges

### Housing:

- Need for homes to be **designed to meet the needs** of people with disabilities (wide door ways, downstairs bathroom).

Homes should be **energy efficient** to reduce fuel poverty;

- Need for **affordable housing**;
- Need for **specialist housing** for people with specific requirements – older people, people with mental health problems, people with disabilities, Gypsies and Travellers, students.

### Accessibility:

- Lack of **disabled parking** spaces;
- **Design and layout of spaces** need to take account of those with disabilities – level and smooth pavements, kerbs, street furniture;
- **Balancing the protection of the historic environment** with providing **good access for all**;
- Potential **conflicts between pedestrians and cyclists**;
- Consider those with **sensory impairments** – potential issues with shared spaces. Need to use more tactile surfaces not just colour.

### Facilities:

- Need for **suitable toilets and facilities** in the city centre – 'Changing Places' standards;
- Need for specialised **multi-cultural community centre, new community space** large enough to accommodate weddings and funerals;
- Need for affordable ground floor **accessible office accommodation**. Need for **shops and services** (e.g. doctors surgery, school, community centre, places of worship, open space) close to **where people live**.
- Loss of **local shops**.

What do you think the issues and challenges are?

# York - Building an inclusive city

## LDF policy approach

### The vision:

York aspires to be a city of confident, creative and inclusive communities; economically prosperous at the forefront of innovation and change; and a world class centre for education; whilst preserving and enhancing its unique historic character and setting and fulfilling its role as a leading environmentally friendly city. This will be achieved in a way that ensures that York fulfils its role at the centre of the York Sub Area and as a part of the Leeds City Region. The LDF will take this agenda forward providing a planning framework to 2030 and beyond for the City's sustainable development.

### Housing:

- Target for all new housing to be built to **Lifetime Homes** standard from 2013;
- Future developments will be built to **promote energy and water efficiency** and will be required to get 10% of power from **renewable energy** sources;
- 43% of new homes to be **affordable**;
- Through the plan we will explore whether land is needed to build **specialist housing**;
- We are undertaking an **Older Person's Accommodation and Support Needs Study** (December 2009).

### Accessibility:

- Allow **inclusive access and movement** for pedestrians and cyclists, and promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for all;
- Encourage a **strong sense of place**, respecting local form and scale.

### Facilities:

- Through the plan we will explore whether land is needed to **build new facilities**;
- All new facilities should be in **locations which are well served by public transport and are accessible by walking and cycling**;
- **Protect against the loss of existing services**. This would only be permitted where alternative provision is made to meet the needs of the local community.

**Do you think that this policy approach will address the key issues and challenges that York faces now and in the future?**



Secondary School

Hospital



City Centre cinema, theatres and bars



Sports Stadium

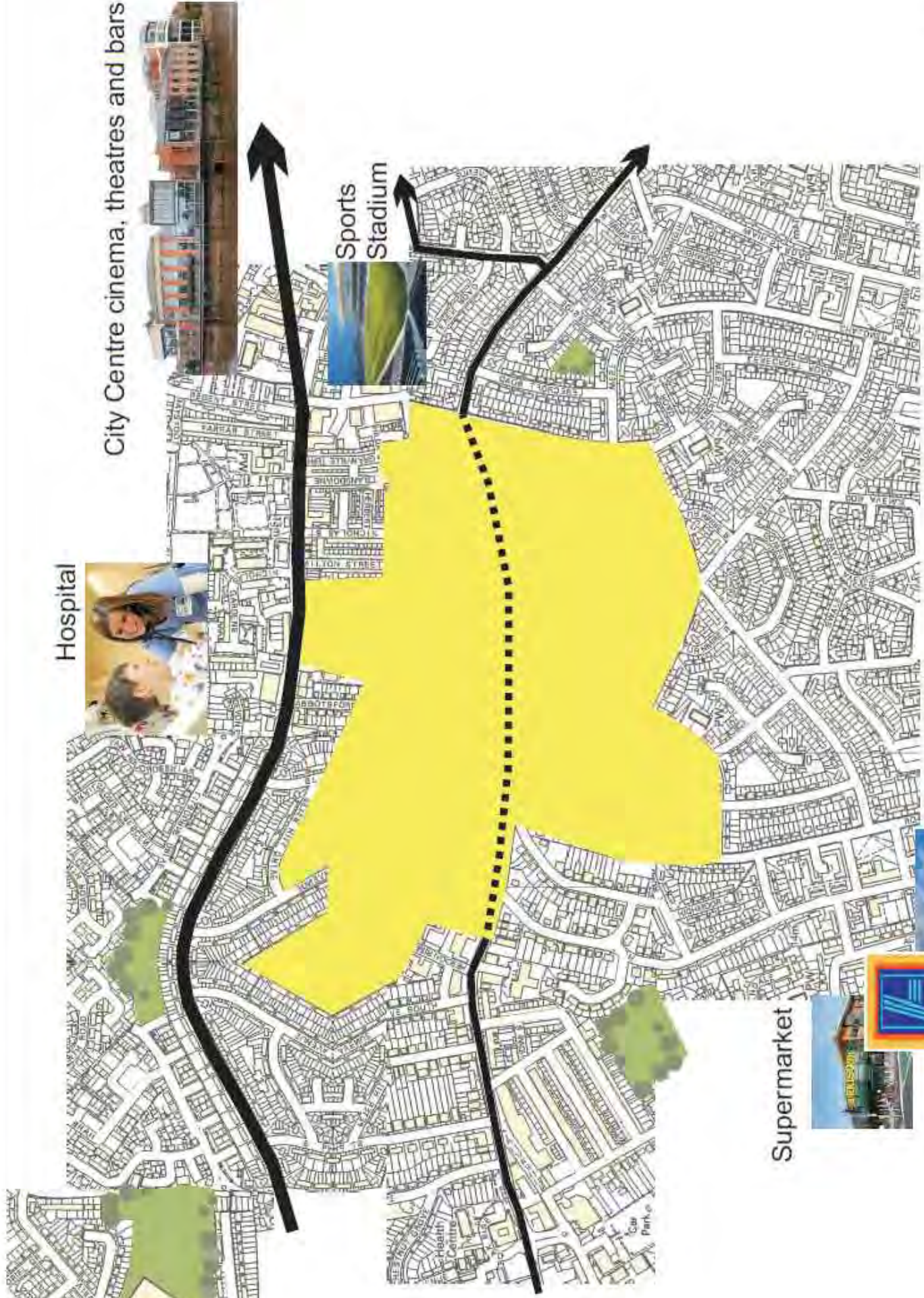


Supermarket



400m

800m



**Inclusive York Forum**  
**Thursday 8<sup>th</sup> October 2009**  
**10.00 – 12.00**

Introduction and Welcome (Colin Stroud)	10.00 – 10.05
Planning York's Future (Martin Grainger)	10.05 – 10.15
Introduction to Exercise 1 and 2 (Claire)	10.15 – 10.20
Exercise 1 and 2 – <i>Issues and Challenges</i> <i>How can we address these</i> <i>Issues and Challenges?</i>	10.20 – 10.55
Feedback (Martin)	10.55 – 11.05
Introduction to Exercise 3: Sustainable neighbourhoods presentation (Rebecca)	11.05 – 11.10
Exercise 3 – <i>Creating inclusive communities</i>	11.10 – 11.45
Feedback (Martin)	11.45 – 11.55
Close and next steps (Martin)	11.55 – 12.00

- The exercises will take place in round table discussions – 4 tables of 10 people
- Each group will have a facilitator and a scribe.
- Displays and interactive material will be provided for each group.

Exercise 1 – explore with each group what they think are the key issues and challenges as we plan for the next 20 years. Discussions will be guided by our views of what the issues and challenges are, based on feedback from previous consultations involving equalities groups.

Exercise 2 – discuss how the groups think these issues and challenges can be addressed. This will outline our current policy approach (main aspects of the vision, key relevant policies e.g. access to services, affordable housing) – asking whether they agree with this.

Exercise 3 – design an ideal neighbourhood. Interactive workshop to design a new community on a large urban site. Participants would be asked to identify what local facilities are essential to create a successful neighbourhood. A large plan and stick on elements will aid this exercise.

Core Strategy Preferred Options June 2009

## **Employer exhibitions**

**Are you  
interested in  
helping to...**

# **Plan York's Future**

**Consultation on the Local  
Development Framework will cover  
issues like...**

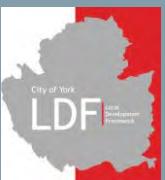
**How, or whether, York should grow,  
and which areas of land should be  
protected from development;**

**York becoming a leading  
environmentally friendly city;**

**What types of new homes and jobs York needs;**

**Making shopping and services more wide ranging  
and accessible**

**Please get in touch for  
more information, or to  
get hold of a copy of the  
consultation pack.**



**City Development Team  
City of York Council  
citydevelopment@york.gov.uk  
(01904) 551466**

**Exhibition  
Friday 14th August  
Richmond Room  
1pm to 2:15pm**



Core Strategy Preferred Options June 2009

## **Officer workshops**

# Shaping the future of York

## **Workshop 1:**

### **Vision and Strategic Context**

Focusing on setting out a picture of what York should be like in the future, and beginning to articulate how this could be achieved. This will involve testing the LDF's draft objectives against the broad range of strategies produced across departments and by external agencies, such as the RSS and the review of the Community Strategy.

## **Workshop 2:**

### **Living and Working in York**

Looking at how we can help to create places which meet people's needs, today and in the future. This will require consideration of housing supply, mix and type, future employment provision, identifying gaps in retailing, delivering cultural and leisure facilities, health care and education.

## **Workshop 3:**

### **Environmental Resources**

Addressing the balance required to protect and enhance York's natural and built assets in the context of the City's growth and 'locked-in' climate changes. Looking at greenscape and biodiversity; the preservation of, and intervention into, an historic environment; managing flood risk, water quality and resources; waste minimisation and management; energy reduction and generation.

## **Workshop 4:**

### **Transport and Access**

To consider the transport strategy needed to help facilitate future growth, including the opportunities offered by delivering the Local Transport Plan. It will also look at how the careful location of development can impact on trip numbers and distance.

## **Workshop 5:**

### **Spatial Strategy for growth**

To identify what different types of places in York are like, and to consider how the LDF could deal with the key issues which have been developed through previous workshops, with the aim of identifying in what ways places might change in the future. This will look at neighbourhoods and villages, and will identify major areas for change.

THE LDF CORE STRATEGY NEEDS

YOU





## **Workshop1 – Towards a Planning Vision for York**

**The Mansion House**

**Monday 17<sup>th</sup> March 2008**

- 1:30 pm**      *Buffet Lunch*
- 2:00pm**      *Introduction – Martin Grainger*
- 2:05pm**      *York in its Wider Context – Dave Caulfield*
- 2:15pm**      *York's Unique Historic Environment – John Oxley*
- 2:25pm**      *Without Walls – Nigel Burchell*
- 2:35pm**      *Towards a Planning Vision for York – Martin Grainger*
- 2:45pm**      *Workshops*
- 3:45pm**      *Conclusions and Feedback*
- 4:00pm**      *Close*

# LDF Workshop 1: Towards a Planning Vision for York

## 1. Introduction

The aim of this workshop is to help us create York's future planning vision. The diagram below provides a summary of what we currently see as the key influences on this exercise.

Diagram 1: Key Influences



## 2. Key Influence - Sustainability

*“to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations”.*(UK Sustainable Development Strategy – Securing the Future, 2005)

Sustainable Development must be at the heart of any future planning vision for York. The UK Sustainable Development Strategy identifies five principles and four key priorities in promoting sustainable development.

### The five principles:

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

### The four priorities:

- *Sustainable production and consumption*
- *Climate change and energy*
- *Natural resource protection and environmental enhancement*
- *Sustainable Communities*

## 3. Key Influence - York's Regional Role

The Regional Economic Strategy for Yorkshire and the Humber (2006-2015) identifies York as one of the five key cities in the Yorkshire and Humber region, alongside Leeds, Sheffield, Hull and Bradford. It pinpoints York's high technology assets, and the Science City initiative in particular, as a major opportunity to drive employment growth. This is also mirrored within The York and North Yorkshire Investment Plan which notes that in terms of productivity and business support York is

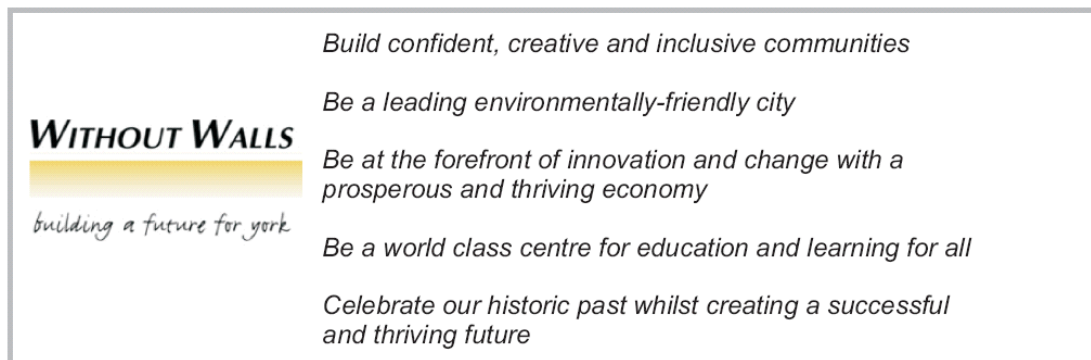
outperforming the rest of the sub-region. It highlights York's links to the University, and the role this plays in supporting innovation, research and development, along with the City's strength in terms of bioscience and digital clusters.

The Regional Plan (RSS) also highlights York's economic importance. It identifies York at the centre of a wider 'York sub area' and as an important part of the Leeds City Region. It also highlights its specific role as a national Science City (the only one in the region) focusing on bioscience and healthcare, IT and digital and creative technology. It indicates that the potential annual job growth in the City is around 2,130 per year, although this figure should be taken as a guide which needs to be considered further through more detailed local employment studies.

The Council will be required to accommodate a set number of new homes in York, as set out in the Regional Plan (RSS). This plan has yet to be finalised but the latest version indicate that York should accommodate 850 additional homes/pa up to 2026.

#### 4. **Key Influence - Without Walls**

The future planning vision for York will have a key role in helping to implement the Sustainable Community Strategy (Without Walls). The vision for York set out in the Community Strategy is highlighted below.



The community strategy is currently being refreshed; this exercise will not change the overall vision but will introduce seven strategic ambitions designed to help deliver it.

#### **Strategic ambitions:**

1. Use York's distinctiveness as a way to improve the City further;
2. Keep the economy strong and competitive and our employment levels high;
3. Develop strong, supportive and durable communities;
4. Strike a healthy balance between physical growth and environmental sustainability;
5. Recognise and encourage York's global brand and position;
6. Work in partnership for the benefit of everyone;
7. Assert our role as an important regional city.

#### 5. **Key Influence - York in Context**

It is important that any planning vision York is based on a sound understanding of its character and the key planning issues and challenges the city faces. These are highlighted below.

##### 5.1 **Population and Geography**

The City of York is a Unitary Authority covering approximately 105 square miles (272 square km) with a population of around 185,000. The majority of the population, around 140,000 people, resides within the

urban area, the remaining being located in the surrounding villages and rural areas. Situated midway between Edinburgh and London, just 20 minutes from the M1/M62 motorway network, York offers excellent rail and road traveling options to most regions in the UK. The nearest towns are Selby (14 miles), Malton (19 miles) and Harrogate (21 miles) and the cities of Leeds (24 miles) and Hull (37 miles).

The landscape of the 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 even spaced pattern of villages. Flooding is a key issue for the City, a concern that was brought sharply into focus with the events of August 2000.

## 5.2 York's Unique Historic Environment

For over two millennia York has been an important city both politically and economically. Founded by the Romans in 71AD as a major strategic fortress which developed into the capital of the northern province of Britain. The Vikings, who occupied the city in 866 created a great trading centre with links right across Europe. Following the conquest of 1066 William the Conqueror built a great castle at York firstly at the confluence of the Foss and the Ouse and then at the area now known as Baile Hill. During the medieval period, economically and politically, York was England's second city with the Minster achieving its present form in a long building campaign that lasted from the early thirteenth century to the late fifteenth century. By the eighteenth century although York was no longer the economic power it had been, it was a social centre unrivalled by other northern cities. In the nineteenth century York's economic fortunes and regional and national importance again rose when the railways came to the city.

York's history has provided a complex mosaic of buildings and streets unique in character. The importance of which is highlighted by the City's status as only one of five historic centres in England designated as an Area of Archaeological Importance. Its wealth of historic buildings include: York Minster, England's largest (surviving) medieval church and the largest Gothic Cathedral in Northern Europe.; around 1800 listed structures (of which 241 are Grade I and II\*); and 22 scheduled monuments including the City Walls, York Castle, Clifford's Tower and St Mary's Abbey.

The City's unique historic environment is not just about its built form but also its public and open space such as its historic parks and gardens including the Museum Gardens and Rowntree Park; and outside the City's core the green wedges that are a key feature of York. These green wedges are a product of York's history comprising the land around the historic 'strays' and the Ouse 'ings'. Its international and national importance is reflected in the current debate regarding the City gaining the status of a World Heritage Site.

## 5.3 Employment & Housing

Economically any future plan for York must help deliver York's Regional Economic role described above particularly its role as a Science City, a key regional and sub regional economic centre and as a key economic area of the Leeds City Region. Currently there around 30,000 people working in or adjacent to the City Centre. In addition, within authority area there is approximately 400 hectare of existing employment land, spread across around 30 main sites. ranging from the large scale sites at Clifton Moor, Monk Cross and York Business Park, which support multiple firms, to small scale individual plots, such as the Wood Richardson premises on Haxby Road.

To consider York's future economic growth the Council commissioned consultants to undertake an Employment Land Review (ELR). The review involved the preparation of forecasts for the York economy from 2006 to 2021. The study showed an overall job growth for the period 2006-21 from 90,418 Full Time Equivalent jobs in 2006 to 106,424 jobs in 2021, an increase of 16,006 jobs.

The Future York Group, whose task was to carry out an independent review of the York economy, recommend that it should be doubled in value by 2026 and that the Council and its partners create an economy which supports knowledge-led businesses and promotes financial and professional service activities. They endorse the proposals of Science City York, of City of York Council, and of the

University of York for the expansion of innovation activity including the provision of high quality sites and premises for science-based businesses. In relation to high quality sites the economic role of York Northwest is recognised. They also recommend that the Council play a full role within the Leeds City Region and play an active leadership role in its development helping to ensure that York achieves the investment needed to shape its long-term economic future.

The number of houses York will need to build as part of its future plan is set by the Regional Plan(RSS) currently 850 pa. However the type and mix of housing is something that the Council itself can control. Given the quality of York's environment and the success of its economy house prices are consistently high when compared to elsewhere in the region and there is a widely recognised need for affordable housing. The type of housing that has come forward in recent years has also been questioned - between 2003 and 2006 almost two thirds of new homes in York were flats, whereas nearly two thirds of demand is for houses. The need for houses rather than flats was a key factor in the recent approvals at Germany Beck and Derwenthorpe.

The relationship between economic and housing growth is a key issue for a future plan for York. The levels of growth described is likely to lead to a significant increase in the inward commute into the city. Currently around 22,500 people travel into York for work and 17,000 travel out. Extra investment in public transport measures, not just within York but possibly sub regionally, will need to be made ensure that growth can be achieved in a sustainable way.

#### 5.4 Tourism

Over the centuries York has changed significantly, but it has also preserved the physical evidence of its history like few other places in the country. As a result, York is world famous for its rich heritage, which can be seen through a mix of historical buildings, monuments and archaeological remains. However, tourists and visitors are not just attracted by York's historic heritage, they are also drawn by the City's retail and leisure attractions. York has now become a premier visitor destination with over 4 million visitors per year and gateway to the wider region.

#### 5.5 Retail & Leisure

York City Centre is vibrant and healthy with a wide range of shops and services including national retailers, independent department stores and smaller unique independent shops. York also provides a wide variety of leisure facilities throughout the City, including four theatres, museums, music venues and an art-house cinema at the City Screen.

York has a number of out-of-centre retail destinations which perform a sub regional role. Monks Cross shopping park is located to the north of the City Centre on the outer ring road, and consists of a number of high street retailers such as Next, Boots and Marks and Spencer along with two large supermarkets. Clifton Moor Retail Park is located to the north of York, and consists of a large supermarket, a number of retail warehouses, a multiplex cinema, leisure club and industrial and office units. The Designer Outlet located on the A64/A19 interchange offers a range of discounted designer and high street stores.

The City of York currently has two district centres: Acomb which is located to the west of the City and Haxby located to the north. Both these centres provide a range of shops and services, including banks, post offices, food shops, supermarkets, pharmacies and doctors surgeries. There are a number of neighborhood shopping parades within village centres (such as Copmanthorpe and Strensall) and within urban areas, such as at Bishopthorpe Road. It is important to retain the provision of these local and village shops outside the City Centre as they help to provide an accessible local service and encourage more sustainable lifestyles. This is particularly important for those without private transport who are unable to make journeys to larger centres to meet their everyday needs.

The emerging (draft) retail study suggests future floorspace requirements to help maintain or enhance York's role relative to other competing centres. In terms of food retail, it recommends creating an additional 11,300 sqm (net) by 2027, and up to 110,935 sqm (net) more to cater for non-food retail growth. Castle Piccadilly is identified as the major development opportunity for non-food retail. The

study acknowledges that there is limited scope for further retail development in the city centre, outside of the Castle Piccadilly site, and given the role of York NorthWest in contributing to York's future housing and employment needs, it suggests the consideration of two new local centres within it.

#### 5.6 Education

The founding of the University of York in 1963, the growth of St John's College to its recent university status, the opening of the College of Law in the 1980s, the establishment of medical training at the Hull York Medical School in 2002 and the role of Askham Bryan College of Agriculture and Horticulture has made York a nationally and internationally renowned centre for higher education. There are currently over 30,000 students living in York, one of the highest percentage of students to population in the whole of the UK. This figure will increase by over 5,000 following plans to expand the University of York.

#### 5.7 Key Development Sites

The City of York currently has several major sites and major development projects that are of key strategic importance which will influence the way the City is shaped in the future. These include: York Northwest; Castle Piccadilly; Heslington East Campus; Hungate; Nestlé South; Terry's; and the major urban extensions at Derwenthorpe and Germany Beck.

### 6. Other Influences

In Autumn 2007 we consulted the general public and key stakeholders on the future planning vision for York. Detailed comments were received which identified the following as the key priorities for a future plan for the area:

- to allow York to fulfil its role as a key driver in the regional economy and Leeds City Region through sustainable economic development;
- to support York's role as a regional and sub-regional retail centre;
- to ensure that York's historical and archaeological wealth and setting is recognised, preserved and enhanced;
- to create a permanent Green Belt for York that preserves its special character and setting, whilst ensuring sustainable development;
- to protect and enhance the bio-diversity, landscape character and environmental quality for the York area;
- to deliver the appropriate type and mix of housing to meet York's needs (including affordable housing).

The document produced for consultation was also subject to a Sustainability Appraisal. This supported the overarching vision of 'creating a sustainable city'. However it raised concerns relating to levels of economic growth and questioned whether it can be achieved in a sustainable way. It also highlighted that there are conflicts between economic and retail growth whilst at the same time reducing York's Eco-footprint.



## 7. Draft Planning Vision

Drawing on the key influences, we have drafted a detailed planning vision below that describes the aims and priorities for future planning in York. This descriptive vision will ultimately be supplemented with a brief succinct vision statement.

### **Living and working in York**

To deliver the appropriate type and mix of housing to meet York's needs, addressing the issues of affordability, 'lifetime homes', social inclusion and homelessness, housing for older people and assisted living, family housing, student housing and to meet the Regional Spatial Strategy requirements.

To ensure that York fulfils its role as a key driver in the regional economy, through supporting sustainable economic development.

To meet the educational and training needs of York, including helping to facilitate the continued success of the University of York and York St John University, and other higher and further education establishments.

To improve the provision of accessible open spaces and sports facilities to meet the needs of York, including maximising the recreational and nature conservation potential of the strays, ings and green infrastructure.

### **Our changing climate**

To contribute to a reduction in York's Eco-footprint, which will include reducing energy use and exceeding the renewable energy targets as set by the Regional Spatial Strategy.

To reduce waste through supporting the innovation and improvement of current waste practices, promotion of recycling, and provision of suitable and accessible sites. This includes meeting or exceeding the requirements of the European Landfill Directive, National Waste Strategy and the Regional Spatial Strategy.

To ensure that new development is not subject to, or contributes to, inappropriate levels of flood risk from the Rivers Ouse, Foss and Derwent and other sources, taking into account the full likely future impacts of climate change.

To safeguard mineral deposits and reduce the use of non-renewable resources, whilst contributing to meet the Regional Spatial Strategy requirements.

### **Built Environment**

To ensure that York's historical and archaeological wealth and setting is recognised, preserved and enhanced; in particular its historic centre, skyline, street patterns, views of the Minster, Medieval and Roman walls and valued open spaces, including the Strays and its 34 conservation areas.

To ensure the highest quality urban design and architecture in York.

To sustain an appropriate mix of uses and contribute to a safe, accessible and coherent environment.

### **Natural Environment**

To create a permanent Green Belt for York that preserves its special character and setting, whilst ensuring sustainable development.

To protect and enhance the biodiversity, landscape character and environmental quality of the York area, including international, national, and locally recognised areas of nature conservation value. This includes the current eight SSSI's and two Ramsar sites.

### **Transport and Access**

To develop and improve public transport interchanges to maximise service efficiency within the urban area, between the urban area and surrounding villages, and between York and the wider region.

To ensure that development is located to help facilitate easy access to York District Hospital and other responsive health and social care.

To support development in locations accessible to public transport and appropriate key services by means other than the private car, including maximising the potential of existing and potential rail stations and Park & Ride sites.

### **York's City Centre**

To support York's role as a regional and sub-regional retail centre and to ensure that major retail and leisure development is located where it will contribute to the vitality and viability of York's retail centres.

To strengthen York's international and regional role as a visitor destination and gateway to the rest of the region, and support the sustainable growth of the tourism sector.

## **8. Key Questions**

The aim of the workshop will be to consider the following questions.

- (i) Are the key influences correct, are there other factors that need to be considered, and are some key influences more important than others?
- (ii) Have we identified the key planning issues facing city in the 'York in context' section, and are some of these issues more important than others?
- (iii) Does the draft planning vision adequately address the key influences and issues, and are some elements of the draft planning vision more important than others?
- (iv) Setting the context of a vision statement.



## **Workshop 2 – Creating Sustainable Neighbourhoods**

**Friends Meeting House**

**Tuesday 8<sup>th</sup> April 2008**

- 2:00pm**      *Introduction - Martin Grainger*
- 2:10pm**      *Neighbourhood Area Action Plans (AAPs) – Mora Scaife*
- 2:15pm**      *Overview of workshop – Martin Grainger*
- 2:20pm**      *Break-out groups – How to define a ‘Sustainable Neighbourhood’*
- 3:00pm**      *Tea/Coffee break*
- 3:10pm**      *Break-out groups - York’s neighbourhoods: issues and opportunities*
- 4:00pm**      *Close*

# 1. Context:

The purpose of this workshop is to understand how planning can help create sustainable communities, to consider the issues identified and to discuss how planning can help address inequalities.

A sustainable community is made by balancing and linking the social, economic and environmental parts of a neighbourhood to meet people's needs today and in the future. When Planning for the future it is important that each of these factors is considered in relation to York's neighbourhoods. In addition it is important that an plans for different neighbourhoods should reflect their location, history and sense of place and identity.

The workshop will give an opportunity to discuss the results of our evidence base and analysis to date, to raise new issues and to steer policy to help address inequalities or play on existing strengths across the city.

# 2. Functions of a successful neighbourhood

How would you define a sustainable neighbourhood?

Figure 1: A Sustainable Neighbourhood

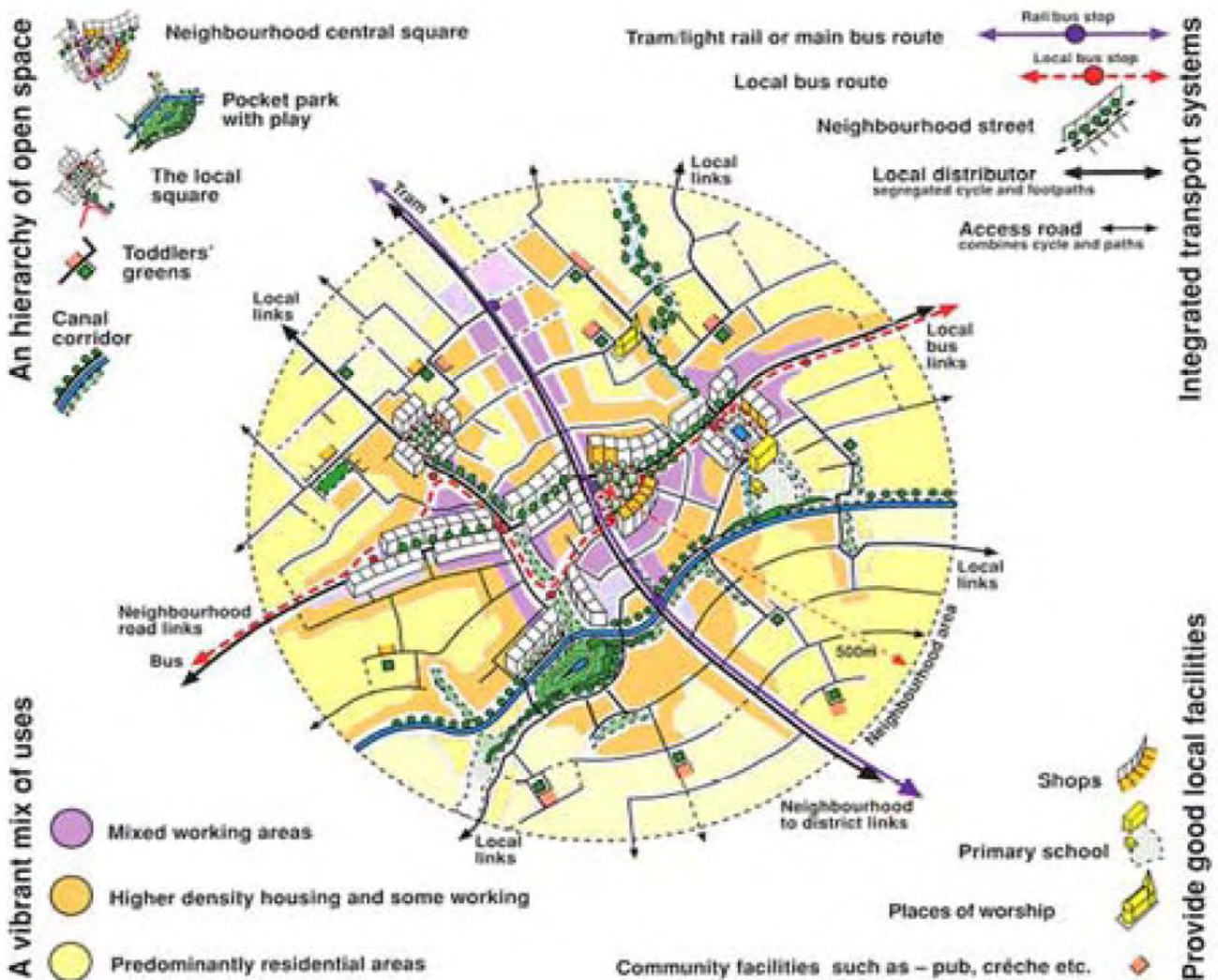


Figure 1 above attempts to illustrate an ideal neighbourhood in diagrammatic form and is taken from the work produced by the Housing Corporation and English Partnerships which supports the Urban Task Force's 'Towards an Urban Renaissance' report. Through the consideration of this work and other studies we have identified the following 5 points as capturing the common elements that would make up a 'sustainable neighbourhood':

1. **A neighbourhood with a thriving mix of uses**
2. **A balanced neighbourhood.**
3. **A well connected neighbourhood.**
4. **An attractive and safe neighbourhood**
5. **A neighbourhood that respects and capitalises on the environment.**

Each of these elements is described in a little more detail below. **As a part of the workshop we would like your views on whether they are correct and what they mean in the York context.**

**1. A neighbourhood with thriving mixed use centres.**

A sustainable neighbourhood should have access to jobs, education, healthcare, leisure, retail, public transport and open space, although not necessarily located together within a single 'centre'. The Urban Task Force report 'Towards an Urban Renaissance' sets out the key components which together made a 'model' sustainable community, in terms of types of facility and the population needed to support a facility, based on an ideal community of between 4,000-6,000 people. Some facilities, such as a leisure centre, may serve more than one neighbourhood.

Table 1: Level of services within a sustainable neighbourhood

<b>Facility</b>	<b>Number:</b>
Health Centre	1
Primary School	2.5
Secondary school	0.5
Nursery School	2.5
Library	0.5
Leisure Centre	0.5
Playing field	1
Local Store	1
Main Access Roads	N/a
Open Space	N/a

We have undertaken several pieces of work to help us understand the level and accessibility of facilities which exist within York's neighbourhoods. This includes access to services mapping, deprivation statistics, transport footprinting, an Open Space, Sport and Recreation Facilities Study, and an emerging retail study, which together help to paint a picture of place.

**2. A balanced neighbourhood.**

A sustainable neighbourhood means a balanced one with a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes. The council's Housing Market Assessment (HMA) begins to describe the patterns of housing supply and demand in different parts of York, and the priority to provide affordable housing.

For example, in terms of size mix, the main need among buyers is for 2 and 3-beds, but there is net demand for all sizes across the city. For private rent it is mainly small 1-bed units, and for affordable housing all sizes. The cheapest housing on the open market is almost exactly twice the social rent level- the intermediate gap is therefore very large. There is a substantial net need for affordable housing as well as a substantial latent demand for market housing. The HMA also defines 3 sub-areas within York (urban, suburban and rural) and identifies issues specific to each. For example, in urban and suburban areas, 40% of overall demand is for affordable housing. In rural areas this rises to 75%. At the workshops there will be the opportunity to look at this information in the context of IMD and census data, which sets out patterns of housing mix and type in York.

### **3. A well connected neighbourhood.**

A sustainable neighbourhood is one in which there is a very clear and understandable pattern of streets and spaces providing ease of movement between key destinations, adjacent areas, and to the rest of the City.

The viability of public transport is a key to achieving wider community advantages. Public transport can generate a 'community feel' as it allows a diversity of people to live in a neighbourhood, including those who cannot or do not wish to drive. Over one in four households in the district do not own a car. Furthermore, in many one-car households, use of the car will be limited to one person during much of the day and therefore the remainder of the household will often not have access to it. As is shown in through the Local Transport Plan, York has been at the forefront in developing extensive pedestrian and cycle route networks aimed at improving accessibility across the city. In addition, the bus network has been transformed and is now one of the most comprehensive and successful in the country.

### **4. An attractive and safe neighbourhood.**

A sustainable neighbourhood should be one that is an attractive and safe place to live in with good quality buildings and public spaces. Work on Neighbourhood Action Plans has identified ambitions across all wards in York, with the 5 most prevalent being:

- Increase community safety and make wards feel safer
- A cleaner, greener environment
- More opportunities and facilities for communities, especially young people
- Improved road safety
- Pride in communities/caring for people

### **5. A neighbourhood that respects and capitalises on the environment.**

A sustainable neighbourhood is one that respects its natural environment, uses resources efficiently and utilises its environment as an asset. The emerging green infrastructure strategy will consider the role of all green space in York, whether for habitat creation or protection, or leisure and amenity use.

**Having considered the elements which make up a sustainable neighbourhood we would like your views on how York's neighbourhoods compare in reality, and how planning (using the LDF) could help make improvements. These ideas will feed into LDF policy development, helping to steer the council's approach to planning for better neighbourhoods, community facilities, housing mix and affordability and service provision.**



## **Workshop 3 – Green Infrastructure Friends Meeting House**

*Wednesday 16<sup>th</sup> April 2008*

- 2:30pm Introduction – Martin Grainger**
  
- 2:35pm Green Infrastructure Context – Rebecca Marcus**
  
- 2:45pm Biodiversity in York – Bob Missin**
  
- 2:50pm Format of the Workshop – Martin Grainger**
  
- 3:00pm Workshops**
  
- 4:15pm Next Steps: Conclusions and Feedback – Martin Grainger**
  
- 4:30pm Close**

## **Workshop 3 - The Approach to the Natural Environment through the Local Development Framework**

### **1. Context**

The purpose of this workshop is to inform colleagues what Green Infrastructure is and to discuss its significance and value, to consider how to take the existing evidence base work to the next level, and to identify and develop a suitable approach through the LDF both at the strategic and at the site specific policy level. Finally, it is important to recognize that Green Infrastructure transcends the planning process and we will therefore be discussing which areas of the Council it will effect and hopefully benefit.

### **2. What is Green Infrastructure?**

The term used for the overarching framework related to all “green” assets is “Green Infrastructure”. There are a number of definitions for Green Infrastructure (GI) available, generally reflecting these three principles:

- a) that GI involves natural and managed green areas in both urban and rural settings;
- b) is about the strategic connection between open green areas; and
- c) that GI should provide multiple benefits for people and/or wildlife.

Green Infrastructure is the physical environment within and between our cities, towns and villages. It is a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees, nature reserves and open countryside.

### **3. What are the Benefits of Green Infrastructure?**

Well designed and integrated Green Infrastructure can deliver a range of benefits, often in combination, these could include:

- opportunities for sport, recreation and access;
- improvement in environmental quality e.g. better air and water quality, local climate control;
- contribution to sustainable drainage and flood mitigation;
- enhanced environmental backdrop that will assist in attracting business and inward investment;
- opportunities to maintain and enhance biodiversity; and
- help in the establishment of local identity or sense of place.

### **4. How does it fit with the LDF?**

The increased level of importance attached to the natural environment and in particular, Green Infrastructure is reflected in the emerging Regional Spatial Strategy (RSS) which includes a Green Infrastructure policy requiring Local Authorities to address Green Infrastructure in their LDFs.



It is our intention to include a Green Infrastructure policy in York's LDF and to produce a Green Infrastructure Strategy as a Supplementary Planning Document. Following an assessment of the coverage and quality of GI in York, it will set out an action plan outlining the key projects and pieces of work required to maintain, enhance and, improve and extend the city's Natural Environment. The important point to note is that a Green Infrastructure Strategy is an on-going process and as things progress or change it can be updated accordingly.

We anticipate the production of a Green Infrastructure Strategy will take place in three key stages highlighted below. A substantial amount of work has already be done for Stage 1 and it hoped that Stage 2 work will begin in Summer/Autumn 2008. We anticipate that the Green Infrastructure Strategy will be progressed alongside the LDF Core Strategy, and therefore it is hoped that something will be in place late 2009/early 2010. As the timescale for this work will depend on the timescales of the evidence base documents and other related work, a more specific timetable will be under review following the workshop.

Stage 1: This will begin with a general collation of all the existing information which will be mapped using a Geographical Information System (GIS). The purpose of electronically mapping the data is to allow for the information to be updated, manipulated and used for various pieces of work. At this stage we should identify where there are gaps in our existing evidence base and where appropriate, commission new studies/pieces of work to create a comprehensive, robust evidence base to support the Green Infrastructure work.

Stage 2: The next step will be to identify where there are gaps in the existing network and to identify where the quality of assets is in need of enhancement. This would include the consideration of access for certain types of green space. In terms of biodiversity, 'gaps' would be where the lack of wildlife corridors/'stepping stones' mean that wildlife are unable to travel between areas.

Stage 3: The final action plan stage will identify the Council's objectives for the Natural Environment and will set out how they will be delivered in the future. These objectives will be derived from the evidence base such as the recommendations set out in the Open Space Study and the targets identified in the Biodiversity Action Plan.

## **5. Green Infrastructure in York – the Current Evidence Base**

- Nature Conservation Designated Sites
- Biodiversity Audit (Due for completion Autumn 2008)
- Biodiversity Action Plan (Consultation draft Summer 2008)