

## **Annex 5: Emerging Draft Local Plan policy and concept plan**

### **Policy X: York Central**

York Central is allocated as an Area of Opportunity. This Area of Opportunity will enable the creation of a new piece of the city; with exemplar mixed development including a world class urban quarter forming part of the City Centre. This will include; a new high quality central business district, expanded and new cultural and visitor facilities and a new high quality and vibrant residential community.

The following mix of uses will be permitted within the York Central Area of Opportunity Allocation. Proposals for main town centre uses will be subject to an impact and sequential assessment:

- Offices (B1a);
- Residential;
- Culture, leisure, tourism and niche/ancillary retail facilities;
- Open space, high quality public realm and supporting social infrastructure;
- Rail uses associated with operational rationalisation and functionality and providing for HS2, Harrogate Line chord and NRM facility; and
- Car parking associated with the above uses.

Land within York Central, as identified on the Proposals Map, will be allocated for development for the above uses, and is anticipated to deliver within the plan period, around 1,233 dwellings and 86,000 sq m of (B1a) Office led commercial development.

Development within the York Central site will be permitted in accordance with the principles set out below.

The principles of development at York Central are to:

- i. Create a high quality mixed-use urban quarter for York including a range of commercial, residential and leisure uses;
- ii. Provide a new central business district with critical mass of high quality new offices;
- iii. Enhance the quality of the cultural area around the National Railway Museum (including expansion of the museum) within high quality public realm and improving connectivity of the area to the rest of the city;
- iv. create a distinctive new place of outstanding quality and design which complements and enhances the existing historic urban fabric of the city, safeguards those elements which contribute to the distinctive historic

- character of the city, and assimilates into its setting and surrounding communities;
- v. maximise the benefits of sustainable economic growth;
  - vi. Create a sustainable new community with a range of housing types and tenures;
  - vii. ensure provision of social infrastructure which meets the needs of the new community including sports, leisure, health, education and community facilities and open space;
  - viii. Maximise integration, connection and accessibility in and out of the site, including inter-modal connectivity improvements at York Railway Station
  - ix. Ensure as many trips as possible are taken by sustainable travel modes and to promote and facilitate modal shift from the car;
  - x. Minimise the environmental impact of vehicular trips;
  - xi. deliver development within a green infrastructure framework which maximises linkages with the wider green infrastructure network and integrates with wider public realm in the city; and
  - xii. Ensure sustainability principles are embedded at all stages of the development.
  - xiii Provide high speed fibre broadband across the whole site

## York Central Emerging Draft Concept Plan

