

ANNEX 1

York Northwest

BRITISH SUGAR YORK

Proposal for a Demonstration Exemplar
Urban Eco * Settlement

DRAFT

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Associated
British Foods
plc

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1.0 Executive Summary

This paper outlines a proposal for a Demonstration Exemplar Eco Community on part of the British Sugar site within the York Northwest area. York Northwest is expected to make a significant contribution to delivering York's future housing needs over the next 20 years. The area was identified as a location for a new Urban Eco Settlement by the Leeds City Region, earlier this year. As an award winning Council, York has a strong commitment and extensive experience in promoting and delivering schemes which incorporate sustainable technologies and principles of development. The 39ha brownfield site at British Sugar provides an excellent opportunity to showcase a number of specific technologies due to its size, location adjacent to a railway line and proximity to public transport services.

The Council will be working collaboratively with the landowner for the British Sugar site, Associated British Foods, to deliver a first phase 60 unit 'Demonstration Exemplar', as a joint initiative to complement the wider Leeds City Region growth agenda. This will showcase a model of sustainable development, which can be used as a benchmark and could be adapted for implementation elsewhere. The 'Demonstration Exemplar' will be tailored to include specific sustainable design and technologies that go beyond standard requirements in key areas. A holistic approach to all aspects of sustainable design and future lifestyle choices will be taken including water cycle measures, energy generation and efficiencies, a community hub and provision of allotments. The aim will be to achieve through innovative solutions Level 4 of the Code for Sustainable Homes across all the development, with Level 5 for water use and Level 6 for energy generation and efficiency. An integrated approach to sustainable transport will be followed which allows a more informed basis for travel choices and decisions to be made which will reduce reliance on the private car.

Funding of £6.0m is being sought to facilitate and implement a package of sustainable infrastructure and design measures which would enable a higher standard of delivery to be provided and would trial a model of sustainable living. A cost per dwelling of £17,250 has been identified as necessary to achieve the above, over an above basic build costs. Further funding from the Homes and Communities Agency to increase affordable housing provision from 35% to 50% would require £1.52m in the demonstration exemplar. Comparative costs have been calculated for delivery to these standards on the rest of British Sugar.

2.0 Introduction

Purpose:

York has a reputation for being a leading edge, award winning local authority in delivering sustainable development and integrated transport provision. Building on this experience, the overarching aim at York Northwest is to promote the creation of an exemplar new sustainable community for York on two major areas of brownfield land- the former British Sugar site and York Central. The early delivery of a Demonstration Exemplar Urban Eco Settlement project on a part of the former British Sugar site will deliver a first phase of innovative eco-principles in an urban regeneration setting.

The 'Demonstration Exemplar' forms part of the British Sugar site, and the wider York Northwest Area Action Plan (AAP). ABF and the council have been in discussions regarding the British Sugar site for two years, which has resulted in preliminary work having commenced on a masterplan for the site. There has also been ongoing progress on the preparation of the AAP, which is now leading up to its second round of public consultation.

ABF supports the 'Demonstration Exemplar' initiative, albeit specific uses listed within the proposal will be given due consideration as part of the evolving AAP and the master planning of the British Sugar site. For example, open space requirements/typologies and the provision of 'community facilities' will be determined as part of the AAP process, based on ongoing due diligence and evidence gathering.

The potential uses and supporting infrastructure listed in this Proposal – with the exception of the 60 residential units (the Demonstration Exemplar') – provide an indication of potential uses for the British Sugar site, but are not binding. The final masterplan and specific land uses will be determined following further public/stakeholder consultation and evidence gathering, as part of the ongoing AAP and master planning process.

Urban Eco Settlements

Initial proposals to create Urban Eco-Settlements at four locations within the Leeds City Region (LCR) including York Northwest, were prepared by the Leeds City Partnership to complement the LCR New Growth Points Package 2008-2017 and submitted to the government in October 2008. A subsequent study in January 2009 to assess deliverability of the four Urban Eco Settlement areas (as part of the Eco Towns agenda), identified the British Sugar site at York Northwest as having potential to provide the early delivery of 120 homes as a 'demonstration exemplar' for the new urban eco community at British Sugar. This could also be used as an example of leading edge sustainability features which could be used as a model for implementation on other sites throughout the country.

At a meeting between the CLG/HCA and LCR in May this year, the LCR were invited by the CLG to provide more detailed information on the eco credentials of the four urban eco settlements being put forward. In the case of the British Sugar site 'demonstration exemplar' this would include detail of the proposed composition of the specific sustainability design/technologies which could included in the new

development. This proposal has been prepared by the City of York Council in collaboration with the landowners for the British Sugar site, Associated British Foods.

Proposal:

A basic funding package of £2.7m, or more comprehensive package at £6.0m is being sought from CLG to deliver the demonstration exemplar eco community on part of York Northwest. It would form the first phase of an eco community on the British Sugar site, providing 60 homes. Funding will be utilised to exceed standard sustainability requirements, allowing future residents to live sustainable lifestyles that will minimise their impact on climate change. Proposed elements of this will include: Code For Sustainable Homes (CfSH) level 4 homes as standard; CfSH level 5/6 technologies on homes to include on site energy generation and efficient technologies; a water cycle strategy to minimise water consumption and attenuate run-off; and integrated transport measures within a sustainable transport framework.

3.0 Background

York Northwest Context

The York Northwest area lies immediately to the north and west of York's historic city centre and railway station. It comprises two significant and distinct brownfield sites, 'York Central' and the former 'British Sugar' site. These key brownfield regeneration sites are strategically well placed in the city and are recognised as being of regional importance within the Regional Spatial Strategy and a 'regional significant investment priority'. The area has also been identified in the Centre for Cities Report (March 2009) as being critical to the cities economic future and will meet a significant proportion of Yorks future housing needs, providing around 15% of future housing for York over the next 20 years.

The British Sugar site is 39.5ha in size and has been used as a sugar refinery plant. This use has now ceased and demolition works are nearing completion. The site is bounded by the Leeds/Harrogate railway line. York Central comprises approximately 35ha of brownfield land which has been identified as a development site by the major landowners and the Council. A significant proportion of area is used for railway purposes which has been identified as surplus to requirements by Network Rail. The site adjoins the city centre of York and York railway station and is bounded by railway lines, including the East Coast main line and the Leeds/Harrogate line.

Due to the scale of the area and its sustainable location adjacent to public transport routes the Council consider this an excellent opportunity to provide an exemplar new sustainable community with mixed use development which minimises the need to travel and acts as a catalyst for sustainable living. The demonstration exemplar at British Sugar will showcase a model of sustainable development which can be used as a benchmark and adapted for implementation elsewhere.

Sustainable Delivery in York

The Council has a strong commitment to promoting and delivering sustainability across all aspects of council activities within the city with 'Sustainable City' a key underpinning theme in both the Community Strategy and the Councils Corporate

Strategy. The Community Strategy “Without Walls”, sets out the communities strategic ambitions of developing strong, supportive and durable communities, and striking a healthy balance between physical growth and environmental sustainability. The Vision for the emerging Core Strategy endorses this approach with York to be a ‘A Leading Environmentally Friendly City’.

Sustainable technologies

York has extensive experience in the delivery of sustainable development and the approach underpins all CYC strategic operations. A pioneering approach is taken to new Council buildings with the Council seeking to lead by example and raise standards as a whole in the city. A number of national awards have been received for buildings within the city and all new Council buildings are delivered to BREEAM very good or excellent standards. A range of sustainable technologies have been employed on a wide range of showpiece Council buildings over a period of many years, including: ground source heat pumps with export back to national grid; photovoltaic panels; rainwater harvesting; sustainable urban drainage; on site wind turbines; and biomass boilers. A considerable level of in-house knowledge of sustainable technologies has been developed, together with practical application of these.

Training and Skills: Demonstration models

The leading edge design of buildings is already being used as demonstration models for training and educational purposes within the region. The award winning eco-depot in York (a straw bale construction), was the largest eco-building of its type in Europe at the time of construction. The building has an interpretation room which is used to promote environmental awareness to the local community and school children and education of sustainable technologies used in the construction of the building. The Danesgate Skills Centre (which provides a practical skill centre for vocational training for young people aged 14 and above) won a National Award in 2008 (Green Apple Award, bronze winner). The Council wishes to build on this experience at York Northwest and implement further new eco design/technology to reduce environmental impact and climate change.

Sustainable Suburban Housing: Demonstration model

The Joseph Rowntree Foundation together with the Joseph Rowntree Housing Trust, who have a track record in providing socially inclusive/sustainable housing developments, are to build 540 homes in York which are designed to be an exemplar sustainable community. Phase 1 of the development for 64 units will provide a quality benchmark for future phases of the site. A key focus is to achieve exemplary energy performance. Three of these units are due to be built to reach CfSH Level 5 with the remaining development to be built to CfSH Level 4.

Eco Footprint

York is one of the first Local Authorities to have reducing eco and carbon footprints as a headline objective in sustainability appraisal work and to use the REAP tool in assessing the environmental impact of development. The Council will continue to work in partnership with the Stockholm Institute to inform the planning policy approach and an Urban Eco Settlement, if designated, for York Northwest.

Sustainable Integrated Transport

The Council is also facilitating sustainable transport facilities to increase the mode shift away from cars. The Council has provided 5 park and ride sites around the city, with 2 additional facilities currently being progressed. York was the 'Transport Local Authority of the Year' in the National Transport Awards 2003 and is also a Centre of Excellence for 'Transport Planning (Park and Ride and Cycling)' and selected to continue this work as a Centre of Excellence for Local Integrated Transport Planning' (improved transport choices in towns and cities) in April 2005 by DfT. This year York has also received Cycling City status and received match funding for a 3 year programme of works from Cycling England.

Planning Context

An Area Action Plan is being prepared for the York Northwest area, which will comprehensively guide the redevelopment of the area. This will allow the infrastructure needs for both the York Central and British Sugar sites to be considered in the wider context and suitable contributions/provision made. An exemplary standard of sustainability has been a key overriding principle for developing the area and has received a consensus of support from the public, Council Members, chief officers and key stakeholders. The AAP is at Preferred Option stage with a report on this expected to be taken to Members in the Autumn. A considerable amount of background work on scenario development, viability, sustainability and transport modelling work has been undertaken to inform the Preferred Options. Plan 1 shows the emerging strategic context for the British Sugar site with the Vision and strategic objectives 1 and 2 for York Northwest.

A strong commitment to sustainable principles has underpinned the project from inception. These are embodied in the Vision and overarching strategic objectives for the AAP. The Vision is that:

"York Northwest in 2026 will be

..a distinctive place of outstanding quality and sustainable design...well connected with the city and wider region...contributing to the economic prosperity of the city...a vital and innovative addition to York....fostering new sustainable communities and enhancing quality of life".

The AAP's primary strategic objective is 'to create new sustainable and inclusive communities which achieve the highest standards of sustainability throughout'. A policy approach to delivering high sustainability standards will be included in the AAP and will be informed by the outcomes of this work.

Developer Context

Associated British Foods own the British Sugar site and are currently undertaking remediation work with demolition works to clear the site and remove of all buildings and hardsurfacing to be completed this summer. The existing buildings on the site have been recycled on a nearby development site. Consultants have been engaged to work on different aspects of the development, including Rapleys LLP (Development and Town Planning), PRP Architects (Masterplanning), Atkins (Ecology), Aecom (Transport), Golder Associates (Ground Conditions) and Silcock Dawson (Services/Utilities).

PRP Architects specialise in sustainable residential and mixed use design and in 2008 the practice achieved the 'Sustainable Social Housing Design Team of the Year'. Recent projects have included: Hanham Hall in South Gloucestershire, the first large scale eco village in the country to be built to code level 6 and supported by the Homes and Communities Agency; and, Eco-Retirement Village, Sompting, a zero carbon development with an assisted living community. Sigma House, a sustainable house built to CfSH level 5 was designed by PRP and recently exhibited at the British Research Establishment Innovation Park which showcases innovative methods of building design and construction.

4.0 Proposal

Sustainability Principles at York Northwest

The overarching theme for the future development of the York Northwest area is the need to promote sustainable development, which benefits all sectors of society. It is essential for a development of this scale to ensure future development minimises its impact on the environment and helps to minimise the city's impact on climate change. A key aspiration is to provide development which is carbon neutral and contributes to reducing York's ecological footprint over time.

Other key sustainability aspects of the development at York Northwest include:

- Strong links between the development and cities **green infrastructure** networks through ongoing policy dialogue in production of York Northwest AAP and supplementary planning document of green infrastructure.
- Ensuring **mixed-use communities**, including a range of employment opportunities in close proximity to residential areas.
- Embedding **sustainable transport solutions** with walking and cycling at the top of a modal hierarchy, and reducing car-based travel, with a significantly lower modal split than city wide.
- Incorporating renewable energy systems and a water cycle strategy as part of a **holistic approach to ensuring sustainable building design and reducing CO² emissions** across the site.

Eco standards and requirements outlined in the Eco Towns PPS will be used as guiding principals for establishing a new sustainable community at British Sugar, alongside the Code for Sustainable Homes. Key elements of the standards within this guidance that will be explored across the York Northwest area include the following:

- Zero carbon development
- Meet Lifetime Homes English Partnerships standards
- Meet CfSH level 5/6.
- Provide at least 30% affordable housing
- Minimum 40% site area open space
- Water cycle strategy to minimise water demand
- Energy efficiencies to improve on regulation standards

A full list of PPS standards that could be relevant to York Northwest is appended at Annex 1.

Proposed Development at York Northwest

A broad range of land uses are identified in the 2007 Issues and Options land use report for YNW. These include residential, employment, retail, leisure, open space and community facilities. These have been refined into four land use options, the broad basis of which include an urban quarter adjacent to the railway station with an emphasis on sustainable communities in the remaining areas. A comprehensive package of high quality social and green infrastructure will be required as an integral

part of the development; options range up to 44% site area provided as public open space and all include accessible community facilities.

British Sugar site

For the British Sugar site there are two land use options: both are primarily residential but one option includes an element of employment use. The council's standards for leisure, open space and educational provision, together with the application of housing density and mix ratios emerging from evidence base work have been used through a bespoke land use model to estimate quantum of development. The new residential community is estimated to range between 1200 to 1300 dwellings depending on the option taken forward. The emphasis of the development will be on provision of family housing which seeks to address York's specific future housing needs. Whilst a density of around 50 dwellings per hectare is appropriate for a brownfield location in a suburban context, a range of housing densities will ensure a mixed and varied community.

Social and green infrastructure provided for the new residential community could include:

- A community eco-hub to provide the focal point for the residential community with new social and educational facilities including shops, health, meeting places, advice and information, a primary school and nursery/crèche provision.
- Open space incorporating a park, teenage and children's play areas, outdoor sports and allotments. It will be important to provide some sports facilities and natural/semi natural open space within the site as part of the overall green infrastructure. Any elements of outdoor sports and semi natural open space which are off site will be appropriately integrated and accessible as part of a green infrastructure strategy.
- Yorkshire Wildlife Trust has expressed an interest in office/ education facility accommodation on York Northwest, with their occupation rates reduced through an agreement to manage open space associated with the scheme. Opportunities for this type of provision as part of the community eco-hub will be explored on British Sugar.

In addition to new jobs created within the local centre, the employment option could potentially provide in the region of 160 jobs.

A holistic approach to travel is proposed, which considers walking, cycling and public transport as easy and viable options for many journeys. This will be closely aligned

with the well-established agenda in York of seeking to maximise travel patterns by non-private car modes, whilst looking towards the latest innovations and recognised best practises within both the UK and wider Europe.

The choice of travel mode will be influenced by the quality not only of the immediate and new environment, but also the existing surrounding area. Focusing on the “connections” between the two will be particularly relevant. The neighbourhood will be well structured with a range of street types, which include shared spaces, high permeability, legible layout and a slow speed environment. The integration of a car club service and cycle hire will provide a viable alternative to car ownership for new residents, reducing the requirement for private parking, with all round environmental benefits.

The final design and layout for the British Sugar site will emerge from masterplanning which will evolve following community engagement. The demonstration exemplar area will comprise residential development and will establish the eco principles which will be taken forward elsewhere.

Programme and Risk Register

A programme and risk register for taking the Demonstration Exemplar forward are attached at Appendix 2 and Appendix 3.

British Sugar Demonstration Exemplar

Location

An area has been identified within the site which is accessible by a new link onto an existing access and could potentially be brought forward as part of a first phase of development (see attached Plan 2 and Plan 3). The exact location of the pilot residential areas will be determined as part of the comprehensive masterplanning for the site. The area would act as an exemplar for sustainable residential design, providing a template for the implementation of sustainable technologies and design that could then be rolled out on the rest of York Northwest and in the wider City Region/nationally.

Sustainable Homes

Standard Council requirements for residential development include CfSH Level 3, a target of 50% affordable homes, an appropriate mix and type of homes informed by the Council Strategic Housing Market Assessment, and an expectation of achieving lifetime homes standards.

Proposals for the demonstration exemplar will focus on providing housing of an appropriate mix and type, designed for lifetime needs, 50% of which will be affordable. Housing will achieve CfSH Level 4 as standard, with performance to code levels 5 and 6 in key areas, informed by a detailed Eco-feasibility study. Sustainability will be benchmarked against CfSH levels, so for example a house may achieve code level 4 in all areas, but level 5 in terms of water consumption, or level 6 in terms of materials energy efficiency.

The Eco-feasibility study will provide recommendations on the optimal range of interventions to deliver improved sustainable performance to CfSH levels, this study

will be undertaken by consultants. The study will include technical analysis of the cost-benefit performance of key technologies in order to deliver a robust, financially viable approach to delivering high levels of sustainability. The work will be undertaken with particular regard to the site characteristics of British Sugar, including rail access, biodiversity interest, sustainable transport linkages, land contamination, site orientation, topography etc. A range of scales of development will be included in the study in order to allow flexibility in implementation, potentially refining previous CLG cost analysis. The recommendations of this work will inform development of the British Sugar Demonstration Exemplar; delivering cutting edge sustainable homes through dealing with site specific considerations, whilst achieving value for money in the context of the current housing market climate. The project will provide a template for development of a range of scales and physical contexts elsewhere in the City Region and beyond.

Recycling

Recycling facilities will be an important part of the final design to ensure easy access for residents and promote the ethos of recycling and reducing waste as a matter of good practice. Use of locally and responsibly sourced and recycled building materials will be promoted.

Allotments

Allotments will also be included within the scheme to encourage future residents to grow their own food and reduce their impact on the environment/eco footprint. The success of nearby allotments at Ouse Acres provides an existing example of what can be achieved.

Community Hub

A show home facility would provide a temporary community hub for the first phase of the development. This would provide a centre for residents as an advice and information resource on eco features (where experiences on practical issues can be shared), car club and related management issues. It would provide a base for young people linked to on-the-job sustainable construction related training. It would also provide information to the wider community and school children on sustainable development.

Energy Generation and Efficiencies

A range of sustainable technologies could be employed to ensure low/zero carbon energy including solar thermal arrays, photovoltaic arrays, high insulation standards/reduced air leakage, maximising natural lighting and wind power. This could include installation of a district wide heating system using biomass/biofuel boilers. Links will be made with the National Non Food Crops Centre at the Biocentre in the Science Park at Heslington, York who are pioneering biofuel technologies. They are also working with the construction sector with a 'renewable house' which is currently being showcased at the BRE Innovation Park. By using both biomass and biofuel types of supply, biomass can provide the main expected capacity for the development with flexibility provided by the biofuel to accommodate peak demand times.

Links will also be made with other local biomass/biofuel supply chain initiatives such as those supported by Future Energy Yorkshire. There are also opportunities to utilise

existing and proposed biomass supply facilities at Selby, Ripon or the Humber. The British Sugar site has the potential to use rail to facilitate delivery of biomass/biofuel fuels. The use of pellet mills also provides a sustainable source of supply in terms of bi-products being used sustainably in the process of manufacturing pellets and reducing waste disposal to land fill sites. Resilience in supply will also be utilised by the use of the ESCO to import/export surplus energy use from the grid, with provision of a sub station linking with the transformer station adjacent to the site.

City of York Council also has considerable experience of biomass boiler installation and operation in public buildings. The use of biomass/biofuel technologies can promote self reliance for fuel at the local scale and local control in the cost of energy. This strategy will also avoid the necessity to use unsustainable types of energy use.

Water Efficiencies

An approach will be developed to managing British Sugars entire water cycle impacts, this approach will deliver significant improvements in terms of water consumption and surface water treatment. This will incorporate high water efficiency, low water usage technologies and appliances that minimise the need for processing water. Building on experience of exemplar projects delivered by the council, it is proposed to incorporate rainwater/greywater recycling and district rainwater harvesting (from both roofs and hard surfaced areas within the site). The feasibility of reusing effluent water on a grid system around the site will also be considered. The strategy will outline a sustainable approach to dealing with surface water flows in the context of this contaminated site adjacent to the River Ouse.

Sustainable Transport

An integrated approach will be taken to the layout of the demonstration exemplar scheme to ensure that development frames high quality streets and spaces, which are attractive and user friendly, encouraging new occupants and the wider communities to walk and cycle.

The promotion of a healthy level of cycling within (and to and from) will form a key part of schemes transport success. The principles followed under street design and enhancement of connections will support this. Furthermore it will be a requirement for early planning to be given to the provision of high quality, easy to access and secure cycle parking/storage within all residential units. A range of options would be incorporated with the full integration of good cycle space within homes as the norm. It is also expected there will be provision of some external private cycle storage for visitors.

It will be important to stimulate the use of existing bus services, focusing on those operating along the A59 corridor and other local services as the first phase of development would not support the immediate implementation of direct bus services. Residents will be encouraged to walk to existing bus stops on Millfield Lane/Boroughbridge Road, by enhancing existing connections.

It is also proposed that all residential units in the demonstration exemplar will have a Real Time information panel installed. This innovative approach, will provide:

- Live bus approach times, and walk time,
- City wide public transport, journey time and road network information,
- Environmental information on household energy/utility, consumption,
- Details on council services, e.g. refuse collection,
- Community, Education and Police information.

The level of parking provision and its integration within the design will be an important factor in influencing travel choices for future residents and reducing reliance on private cars. A range of parking options will be provided together with measures to control and manage provision. Provision of a car club with an element of zero private parking would be introduced. The potential for an element of cycle hire will also be evaluated.

5.0 Funding Requirements

Viability Context

Associated British Foods and City of York Council are currently undertaking financial appraisal work for proposed development of the British Sugar site.

City of York Council is currently undertaking work on emerging development scenarios for York Northwest. This work models York Central and British Sugar as independent sites, whilst generating a comprehensive picture of viability across the whole area. The work takes a long-term, trend-based view on value and cost assumptions. Initial financial assessment of this work by consultants DTZ has revealed limited capacity for the site to absorb planning costs in addition to the package of social and sustainable transport infrastructure currently envisaged. This package includes significant on and off-site open space, health, education and community facilities, public transport provision, cycling and walking access.

Implementation of Code Level 3 on British Sugar (assumed to be of medium ecological interest and assuming end terraced housing using Cost analysis of the Code for Sustainable Homes DCLG July 2008) would result in an approximate additional cost of £6.5m, with code levels 4, 5 & 6 costing an additional £5.8m (£12.3m total), £17.8m (£24.3m total) & £34.7m (£41.2M total) respectively. The considerable costs associated with Code Levels 4 and above would currently be likely to render British Sugar development scenario's unviable: A more tailored approach to delivery of sustainable development is therefore essential to securing maximum benefits of public and private investment, both in terms of delivering the Codes objectives, and the wider identified sustainable infrastructure package; this is particularly relevant to early phases of British Sugar.

Establishing the Funding Requirement

A requirement to fund the following measures has been identified:

Code Levels: Cost Effective Measures

As set out in section 3, in addition to identified costs to bring all homes to Code Level 4 standards, detailed work will be undertaken to establish the most cost effective mode of achieving more demanding objectives identified within the Code for Sustainable Homes standards. This work will be undertaken having regard to British Sugars unique characteristics; delivering innovative solutions to problems such as implementing SUDS in contaminated land, and will be modelled on a range of scales of development in order to ensure maximum flexibility and applicability to wider schemes. This work may also be broadened out to encompass commercial development and associated BREEAM standards if appropriate, and will form a second, more detailed tier of evidence base below the city wide eco-feasibility work currently being commissioned by the Council to support the Core Strategy.

Funding for this work and for implementation of its recommendations are included in the funding package. The outcomes of this will be expressed as a cost per unit and applied to the demonstration exemplar development.

Water Efficiencies

To complement and expand on implementation of the Code for sustainable homes objectives in terms of water consumption and surface water drainage, measures to promote water efficiency will be undertaken. Funding of an initial study to establish the specific package of measures and implementation of these within the demonstration exemplar development have been included within the package identified below.

Sustainable Transport Measures

A range of transport infrastructure projects have been identified as requiring funding in terms of feasibility work or capital implementation. These projects have been informed by detailed transport modelling work, and will help to deliver the Council's objective of reducing private car based modal share beyond the cities existing very good levels. Additional funding for these aspects of the development scheme will enable delivery of a sustainable transport package beyond that which could be funded by the developer alone. This will maximise the benefits associated with sustainable transport networks adjacent to the site, through facilitating their strategic expansion, complementing that expansion already planned and funded through the Major Scheme Bid and Cycling City programs.

Community Eco Hub: Training/ Skills/Community Centre

It is also proposed that a package of training measures be implemented in order to disseminate information related to the cutting edge sustainable technologies being employed. These measures would include on-the-job sustainable construction related training for a number of young people, leading to NVQ accreditation and linked with York College. This type of post 16, non A-level training, has been identified as critical in enhancing the City's current offer. Training would also be linked to a "show-home" facility that would demonstrate the technologies to other students in the York area (as was achieved at York's eco-depot) as well as acting in the shorter term as a hub for advice and information to residents, trainees and wider community groups.

Memorandum of Understanding

As a prerequisite for funding, and to ensure that the high eco-standards are delivered in the demonstration exemplar a detailed Memorandum of Understanding between CLG, the Council and the landowners would be required. Costs associated with the drafting of this agreement have been included within the funding package.

HCA: Affordable Housing Grant

In addition to CLG eco-funding, HCA subsidy of affordable housing has been identified. It should be noted that the figures are speculative and are not based on substantiated empirical evidence. The average short-term differential between values of market and affordable housing in the modelled York Northwest development is £168,900/unit (taking into account policy split between social rented and discount for sale). The Council seeks to achieve 50% affordable units, though it is accepted that this target may not be achievable on more complex sites. HCA grant funding in the region of £38.2m, or £59,000 per affordable unit has therefore been identified to increase an assumed deliverable 35% affordable (based on previous experience in York) to the target 50% affordable.

Meeting the Funding Requirement

A £2.7m basic CLG funding package has been identified for the short to medium term delivery of sustainability measures on the British Sugar demonstration exemplar as set out in Table 1 below. A more comprehensive package, including new strategic pedestrian/ cycle access and open space provision is identified at £6.0m. In addition to this CLG funding package, £1.52m of HCA grant funding has been identified to increase affordable housing levels from 35% to 50% in the demonstration exemplar scheme.

Table 1: CLG Funding

Item	Cost (£000's)*	Delivery Exemplar Site Cost (£000's)
Delivery Code Level 4 Housing (uplift from Code Level 3)	4.5/unit	270
Delivery of Improved Code Level performance in line with Eco-feasibility and Water Cycle Strategy Recommendations (uplift from level 4) ⁺	10.5/unit	630
British Sugar Eco-feasibility Study	100	100
British Sugar Water Cycle Strategy	100	100
Transport Parking Management	0.33/unit	20
Transport: Real Time Information Panel	1.66/unit	100
Transport Implementation Car Club	60	60
Transport Visitor Cycle Parking	0.25/unit	15
Training and Information Package	250	250
Memorandum of Understanding	200	200
CYC Project Management	350	350
ABF Project Management	350	350
ABF Masterplanning/Consultation	250	250
Total		2,700
Access to open space, feasibility, infrastructure and management	3300	3,300
Total request for CLG Funding		6,000

* Based on 2008 baseline costs – would require index linking to anticipated future years.

⁺ Assumes wind technologies not applicable to site; eco-feasibility study may revise this assumption, leading to cost savings that could be reinvested in alternative technologies. Unit rates estimated on CLG cost guidance and due diligence.

Table 2: HCA Funding

Item	Cost (£000's) Site: Delivery Exemplar
Homes and Communities Agency Affordable Housing Grant (Increase from 35% to 50% affordable homes)	1,520

6.0 Governance and Delivery Arrangements

Funding Allocation

The approach taken on the Growth Point funding in terms of the procedural approach and how funds are allocated and spent would be adopted in the Urban Eco Settlement 'Demonstration Exemplar' as referred to in section 2.2 of Examples of Agreements for CLG Funding by Arup, 5th June 2009.

Project Management

A dedicated project management team would be set up to progress the delivery of the demonstration exemplar scheme. This would comprise developer and council sub groups: the former to progress detailed design and planning matters; and, the later to provide an integrated proactive approach within the council and community for co-ordination of the project. The project management team would incorporate members from the developer and council/community groups and meet on a monthly basis to ensure any day to day issues were resolved speedily and work progressed in accordance with an agreed programme of works. The project team would be in place for 3 years to cover all aspects of delivery, from early planning through to the occupation and operation of the eco elements of the scheme and the funding would cover this time period.

Governance

A Steering Group would be set up with representation from the Leeds City Region, York Council and Associated British Foods/Developer. The Group would be responsible for the overall strategic direction of the project with project monitoring of costs/timescales and resolution of any strategic issues.

It would meet on a 3 monthly basis. The representative members of the Steering Group would be accountable to the Councils Executive and the Associated British Foods Board as appropriate. The role of the Council would be to facilitate and enable management of the programme and funding. ABF would be responsible for project delivery.

Community

Representatives from the existing community would be included in the initial stages of the project team and following occupation residents of the new dwellings would also be included. Subsequently following completion of the project a community team would be established to provide a forum for managing community facilities and initiatives, eg open space, allotments, the community eco-hub and cycle hire and car club. This will encourage social interaction within the new and existing community and ensure it will be self sustaining.

This approach would set the structure for the rest of the development to be taken forward.

APPENDIX 1

Summary of Eco Town Standards Relevant to YNW in the November 2008 PPS

General

- Zero carbon (excl. embodied and transport related)
- Planned to minimise future vulnerability to climate change

Housing

- Zero Carbon
- Building for life Silver
- Code level 4
- Meet lifetime homes and EP space standards
- Min. 30% affordable
- High speed broadband
- Real time energy and public transport monitoring.
- Have regard to embodied energy consumption in light of proposed changes to building regs
- carbon reductions (from space heating, hot water and fixed lighting) of at least 70 per cent relative to current Building Regulations (Part L '06)
- Sited within 10 mins walk of frequent PT and local services and 800m walking distance of primary school.

Employment

- Strategy to demonstrate how access to work achieved with objective of minimising unsustainable commuter patterns.
- Minimum of 1 employment opportunity/ unit that is accessible by walking/ cycling/PT

Transport

- Significantly lower than 50% modal split for cars (where adjacent to existing urban area).
- Good design principles, drawing from Manual for Streets, CABE's Building for Life Code, and community travel planning principles.
- Strategy to ensure existing network is not congested.
- Demonstrate sufficient energy headroom to accommodate electric cars where proposed to be used.
- Acceptable approach to monitoring and day 1 provision of above.

Services

- "Good level of provision" of leisure, health and social care, education, retail, arts and culture, library services, sport and play facilities and community and voluntary sector facilities

Environment

- Min 40% site area open space (of which min 20% public). Wide ranging and multifunctional typologies to include allotments/ commercial gardens.
- Biodiversity conservation/ enhancement strategy required, including management plan.
- Water Cycle Strategy required, to limit water demand (to code level 5 standard for homes), improve water quality, avoid surface water flooding, demonstrate no deterioration in status of surface or ground waters resultant from development, incorporate SUDS (inc. long term management) where appropriate and avoid discharge of surface water to the drainage system.
- Avoid flood risk and not increase risk of flooding elsewhere
- Include sustainable waste and resources plan including ambitious targets for waste minimisation and recycling levels, showing consideration of use of locally generated waste as fuel for CHP schemes, and dealing with construction demolition and excavation waste in a manner that avoids landfill.