



Notice of meeting of

Local Development Framework Working Group

- To:** Councillors Reid (Chair), D'Agorne, Horton, Hyman, Macdonald, Merrett, Simpson-Laing, Waller and R Watson
- Date:** Monday, 4 December 2006
- Time:** 4.30 pm
- Venue:** The Guildhall

AGENDA

1. **Declarations of Interest**

At this point, members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. **Minutes** (Pages 1 - 8)

To approve and sign the minutes of the meeting of the Local Development Framework Working Group held on 7 November 2006.

3. **Public Participation**

At this point in the meeting, members of the public who have registered their wish to speak, regarding an item on the agenda or an issue within the remit of the Working Group, may do so. The deadline for registering is 10 am on Friday 1 December 2006.

4. **Commuted Sum Payments for Open Space in New Developments** (Pages 9 - 20)

This report seeks comments on a revised approach towards implementing policy L1c (Provision of New Open Space in Development), with regard to commuted sum payments towards open space provision in new developments, and asks Members to

consider a more structured commuted sum payments process for use in considering planning applications for residential and employment, retail and leisure uses where appropriate.

5. Information Report - The Implications of the Recent Decisions of the Planning Inspectorate on the Core Strategies of Stafford and Lichfield (Pages 21 - 26)

This report advises Members on the content of the recent reports by the Planning Inspectorate on the Core Strategies produced by Stafford Borough and Lichfield District Councils and the need to reflect these decisions in the production of York's Local Development Framework.

6. City of York Council Annual Monitoring Report for 2005/2006 (Pages 27 - 154)

This report seeks Members' views on the Local Development Framework Annual Monitoring Report prior to sending it to the Secretary of State in December 2006.

7. Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Simon Copley

Contact details:

- Telephone – (01904) 551078
- E-mail – simon.copley@york.gov.uk

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above.

City of York Council

Minutes

MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	7 NOVEMBER 2006
PRESENT	COUNCILLORS REID (CHAIR), D'AGORNE, HORTON, MACDONALD, MERRETT, SIMPSON-LAING, WALLER AND R WATSON
APOLOGIES	COUNCILLOR HYMAN

18. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda.

Councillor Merrett declared a personal non-prejudicial interest in agenda item 4 (City of York Local Development Framework – Statement of Community Involvement) as a member of some of the interest groups listed as consultees in Annex 1 of the Statement of Community Involvement.

19. MINUTES

RESOLVED: That the minutes of the Local Development Framework Working Group meeting held on 17 October 2006 be approved and signed by the Chair as a correct record, with the following amendments to minute 17 (Draft Supplementary Planning Guidance: Sustainable Design and Construction):

- (i) To add an additional bullet point to the fourth paragraph to read, "Require the optimum use of south facing roofs for solar generation facilities";
- (ii) To rephrase the sixth paragraph to read, "Officers also undertook to consider comments on the SPG received by e-mail from Barry Otley and circulated to Members before the meeting, and detailed Member comments".

20. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

21. CITY OF YORK LOCAL DEVELOPMENT FRAMEWORK - STATEMENT OF COMMUNITY INVOLVEMENT

Members received a report which sought their views on the Local Development Framework Statement of Community Involvement (SCI) prior to taking a report to Executive and Full Council. The intention, subject to Member approval, was for the Statement of Community Involvement to be submitted to the Secretary of State for formal examination.

Consultation had taken place on the draft SCI between 22 February 2006 and 10 April 2006. Annex A of the report set out the comments received during the consultation, officers' responses and suggested amendments to the SCI. The Submission Draft SCI was attached as Annex B of the report.

The main changes made in the redrafted SCI were:

- (i) To divide the SCI into four parts to make it clearer which sections related to the Local Development Framework (LDF) and which related to planning applications;
- (ii) To expand section 4 on Guiding Principles to provide more information on how the principles would shape public involvement in planning matters;
- (iii) To merge the 'who will be involved', 'community profile' and 'hard-to-reach' sections to give a clearer overall picture about who would be involved and to rely on the detail set out in the annex to avoid duplication (section 5 and Annex 1);
- (iv) To amend section 7 on the LDF to draw out more clearly the different types of LDF document and the Council's key commitments for seeking to achieve effective community involvement in the preparation of the LDF;
- (v) To amend the size of development for which the Council would seek more in depth community involvement in planning applications to reflect the statutory definition of 'major' applications (section 8).

Paragraph 14 of the report explained that as part of the submission the Council was required to submit a statement of consultation. The statement would be a factual description of consultation undertaken to date and would include summaries of the issues raised by respondents at each stage and how these had been addressed in subsequent drafts. The main body of the statement would consist of the summaries of comments which had previously been reported to Members for the Issues and Options stage in November 2005, and for the Preferred Options stage at this meeting.

Following further discussions with the Development Control team, an amended version of Part 3 of the SCI and two additional annexes were circulated at the meeting for Members' consideration. Officers reported that there was a further correction to paragraph 10.7 to include reference to the Area Planning Sub-Committees.

Members' detailed comments on the draft SCI are set out in Appendix 1 to these minutes.

RECOMMENDED: That the Executive recommend the following to Full Council:

- (i) That the Statement of Community Involvement, attached at Annex B of the report, as amended by the revised Part 3 and two additional annexes circulated at the meeting and the correction to paragraph 10.7 to include reference to the Area Planning Sub-Committees, be approved for submission to the Secretary of State and for formal consultation, subject to further changes detailed in Appendix 1;
- (ii) That the making of any incidental changes to the document that are necessary as a result of the recommendation (i) above are delegated to the Director of City Strategy and the Executive Member and Opposition Spokesperson for City Strategy;
- (iii) That the statement of consultation, as detailed in paragraph 14 of the report, be drawn up in consultation with the Director of City Strategy and the Executive Member and Opposition Spokesperson for City Strategy.

REASON:

- (i) So that the Statement of Community Involvement can progress through to examination;
- (ii) So that changes recommended as a result of discussions at the meeting can be made and the report can progress through to the Executive;
- (iii) So that the relevant documents needed for submission to the Secretary of State can be produced.

COUNCILLOR A REID

Chair

The meeting started at 5.00 pm and finished at 6.30 pm.

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STATEMENT OF COMMUNITY INVOLVEMENT
Comments of the Local Development Framework Working
Group

General

- (i) That the layout of the document, particularly the use of text in boxes, be reviewed to ensure it is accessible to disabled people.
- (ii) That version control be used on the document.

Part One: Introduction

- (i) That the final sentence of paragraph 1.1 be rephrased to read, "The Act introduced a new planning system, with a key objective of encouraging more meaningful community involvement in the planning process".
- (ii) That paragraph 1.2 be structured to more clearly indicate what each part of the SCI deals with.
- (iii) That the final sentence of paragraph 2.2 be clarified and expanded on to make it clear that differing positions are identified and then resolved where possible, through a partnership approach between the local authority, the developer and the landowner, and that in cases where the conflicts cannot be resolved, all views are clearly set out and considered.
- (iv) That point iii. of paragraph 4.3 be expanded to make reference to making information accessible to people with reading disabilities.
- (v) That point iv. of paragraph 4.3 be amended to indicate that some decisions are taken by officers.
- (vi) That paragraph 5.7 be amended to make reference to tourism.
- (vii) That the format of Map 1 be reviewed to ensure that the different types of boundaries shown are easily identifiable, including in black and white copies.
- (viii) That the key of Map 1 be amended to refer to draft greenbelt.
- (ix) That defined settlement limits be added to Map 1 around the edge of Hob Moor.
- (x) That paragraph 5.10 be expanded to make reference to people who lack confidence or belief in the system.
- (xi) That Table 1 be re-formatted to include the column headings on each page.
- (xii) That the strengths column in Table 1 be amended to indicate that public exhibitions and one-to-one meetings are a good alternative for those with poor literacy skills, that public exhibitions allow a better quality of presentation and that public meetings provide a good opportunity for straw polls.
- (xiii) That the Area Forums row of Table 1 be expanded to include an explanation of what an Area Forum is.
- (xiv) That Table 1 be amended to include a separate row for Parish Councils as they are statutory consultees.

Part Two: Consultation on the Local Development Framework

- (i) That the format of Figure 1 be improved for clarity, the type size be increased and the words “none currently proposed” be removed from the box on Supplementary Planning Documents.
- (ii) That Table 2 be amended to specify at which Council offices documents will be made available.
- (iii) That the second row of Table 2 be amended to clarify that copies of documents will be made available to residents at affordable rates, at no more than cost price.

Part Three: Consultation on Planning Applications

- (i) That point (vii) of paragraph 10.1 be amended to refer to “the main local newspaper” instead of “the Yorkshire Press”.
- (ii) That Ward Committees be added to the list of examples in the final sentence of paragraph 10.3.
- (iii) That the second sentence of paragraph 10.5 be amended to indicate that the Council will send the acknowledgement of the comment in the same format in which the comment was received.
- (iv) That paragraphs 10.5-10.6 be split into three sections headed “Making Comments or Objections”, “Amendments to Schemes” and “Reporting and Decision Making”.
- (v) That paragraph 10.9 be expanded to indicate that the dates of meetings are available on the Guildhall notice board, as well as the Council’s web site.
- (vi) That paragraph 10.9 be amended to indicate the availability of the ‘Have Your Say’ leaflet on the web site and that the Chair of the meeting always has the discretion to ensure that people are heard fairly.
- (vii) That an additional paragraph be added to make it clear that the public could comment on draft Section 106 Agreements, draft Section 178 Agreements and planning conditions when committee reports are published and that where possible these will be made available for comment at an earlier stage.
- (viii) That an additional point be added to clarify that pre-application consultation may not be appropriate in all cases because of confidentiality where applications are commercially sensitive.
- (ix) That an additional paragraph be added to explain Members’ quasi-judicial role at planning meetings and that they cannot represent residents views at these meetings.

Part Four: Resources and Monitoring

- (i) That paragraph 12.4 be expanded to explain what Yorkshire Planning Aid is and to include their contact details.

Annex 1

- (i) That the list of specific consultation bodies be amended to include the Strategic Rail Authority’s replacement and to indicate that the Countryside Agency and English Nature had merged to form Natural England.
- (ii) That the York Trades Union Council be added to the list of bodies representing the interests of the business community in the area.

- (iii) That the National Trust be added to the list of bodies with a specific remit to protect the historic and architectural heritage of the city.
- (iv) That private schools and bodies representing pre-school education be added to the list of education providers and the list be amended to indicate that York St John had become a university.
- (v) That the Friends Groups (eg: Friends of St Nicholas' Fields) and Greenpeace be added to the list of environmental interest groups.
- (vi) That the National Railway Museum, the Cyclists' Touring Club and the Local Cycle Campaign be added to the list of transport consultees.
- (vii) That clarification be provided as to whether national bodies will be consulted at national or local level.

Annex 2

No comments.

Annex 3

No comments.

Annex 4

No comments.

Annex 5

- (i) That the column heading "View Application at 9 St Leonard's Place" be re-titled "View Application at the Council's Planning Office".
- (ii) That, with regards to the column headed "Site Notice by Council", a footnote be added to clarify that the site notice is issued by the Council but sometimes displayed by the applicant, rather than the Council.
- (iii) That the "Neighbour Notification Letter" column be amended to require letters for applications for certificates of existing and proposed lawful uses and for hedgerow removal notices.
- (iv) That the second footnote be amended to clarify that adjacent properties included properties behind as well as to each side.

Annex 6

- (i) That the introductory paragraph be expanded to explain that government regulations require the Council to operate a scheme of delegation.
- (ii) That the table headed "Commercial Development" be re-titled "Commercial and Other Development".

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Local Development Framework Working Group

4th December 2006

Report of the Director of City Strategy

Commuted Sum Payments for Open Space in New Developments

Summary

1. This report seeks comments on a revised approach towards implementing policy L1c (Provision of New Open Space in Development), with regard to commuted sum payments towards open space provision in new developments. It asks Members to consider a more structured commuted sum payments process for use in considering planning applications for residential and employment, retail and leisure uses where appropriate.

Background

2. Policy L1c - Provision of New Open Space in Development (attached in Annex A) was approved by Members in April 2005, as part of the 4th Set of Changes to the Local Plan. This policy outlines that in certain circumstances, a commuted sum payment may be acceptable instead of on-site provision. However, the policy does not specify the amount of commuted sum payment in monetary form. The Council however, has developed a set of robust commuted sum figures for children's equipped open space, informal open space and outdoor sports facilities, based on up to date 2006 prices for upgrade costs from the Building Costs Information Service Tender Price Index 3rd Quarter Figures, as approved by the Royal Institute of Chartered Surveyors and are updated annually, in April. These figures were also quoted in Appendix 5 of the Draft Open Space Supplementary Planning Guidance (SPG), considered by Members at Planning Committee on 24th May 2006. Members will recall that at a Local Development Framework (LDF) Working Group meeting on 24th August, a decision on approving the SPG was deferred pending the outcome of a PPG17 Assessment.
3. Development Control (DC) officers are presently applying policy L1c, but are considering costs on a site by site basis in consultation with the Lifelong Learning and Leisure Section of the Council. This approach is not transparent to applicants and developers. Clearly, this situation is far from ideal, and DC officers are getting increasingly concerned that such an approach could be questioned at appeal.

4. Therefore, members are being asked to consider the proposed commuted sum payments figures outlined in Annex B of this report. This would give the Council a more robust basis for considering planning applications involving commuted sum payments for open space.

Consultation

5. Following consultation with the Council's Lifelong Learning and Culture section, the proposed figures were included in the draft Open Space SPG. Public consultation on the consultation draft of the SPG took place between 21st November 2005 and 13th January 2006. In total, 120 objections and supports on all aspect of the SPG were received. In terms of specific comments received in relation to commuted sum payments together with Officers responses, these are shown on Annex C.
6. Through the consultation process, some respondents claimed that the figures were too high. However, the figures for children's equipped play space, informal amenity open space and outdoor sports facilities, quoted in the SPG were derived from a range of improvement schemes for children's play space, amenity open space and sports pitches, undertaken in the City during 2005 and 2006, giving an average costing. In relation to sports pitches, the figure is taken from a range of sports pitches, not just football. To ensure that payments from developers keep pace with inflation, it is proposed that these costs are updated on 1st April of each year. This will be based on the Building Cost Information Service Tender Price Index 3rd Quarter Figures, provided by the Royal Institute for Chartered Surveyors.

Options

7. There are two options for members to consider: Firstly, a set of commuted sum payment figures to accompany policy L1c. Secondly, to continue using the commuted sum figures, on a site by site basis.

Analysis

8. If option 1 (Approve the commuted sum payments as outlined in Annex B of this report for development control purposes) were to be agreed, this would be based on up to date figures, based on the 2006 prices for upgrade costs from the Building Costs Information Service Tender Price Index 3rd Quarter Figures, as approved by the Royal Institute of Chartered Surveyors, and would be updated annually in April. Consequently, this would give a degree of certainty and accountability towards the Council's approach towards requiring commuted sum payments towards open space, and would strengthen the Council's case at planning appeals, by quoting figures approved by Members. However, because the figures are higher than those figures already used, developers may be reluctant to agree to such figures.
9. However, if option 2 (Continue using the commuted sum figures, on a site by site basis) were to be agreed by Members, it would give less certainty and accountability to the commuted sum process, and risk the Council's approach

being questioned at appeal. This issue is becoming an increasing concern from development control officers.

10. Based on the above considerations, officers, in consultation with Development Control, consider that Option 1 above (Approve the commuted sum figures as outlined in Annex B of this report) would be the most appropriate option to take at this stage.

Corporate Priorities

11. The option outlined above accords with the following Corporate Strategy Priorities:
 - Improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces;
 - Improve the health and lifestyles of people who live in York, in particular among groups whose levels of health are the poorest.

Implications

12. The following implications have been assessed.
 - **Financial** – *Proposal is likely to increase the amount of money the Council receives from commuted sum payments for open space.*
 - **Human Resources (HR)** - *None*
 - **Equalities** - *None*
 - **Legal** - *None*
 - **Crime and Disorder** - *None*
 - **Information Technology (IT)** - *None*
 - **Property** - *None*
 - **Other**

Risk Management

13. In compliance with the Council's risk management strategy. There are no risks associated with the recommendations of this report.

Recommendations

14. Members are asked to recommend to Planning Committee that they:

- 1) Approve the Commuted Sum payment figures shown in Annex B to this report to support the application of Policy L1c of the 4th Set of Changes to the City of York Local Plan.

Reason: To give a degree of certainty and accountability towards the Council's approach towards requiring commuted sum payments towards open space.

Contact Details

Author:

Author's name

*John Roberts
Assistant Development Officer
City Development
(01904) 551464*

Chief Officer Responsible for the report:

Chief Officer's name

*Bill Woolley
Director of City Strategy*

Report Approved

Date 23/11/06

Specialist Implications Officer(s) None

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Background Papers:

- a) Draft Supplementary Planning Guidance: Open Space in New Developments – A Guide for Developers (24th May 2006);
- b) Planning Committee Report – Open Space in new developments – a guide for developers (24th May 2006);
- c) LDF Working Group Report – Open Space Supplementary Planning Guidance update (24th August 2006)

Annexes

Annex A – Policy L1c (Provision of New Open Space in Development) from the 4th Set of Changes to the City of York Local Plan;

Annex B - Proposed Commuted Sum Payment figures for development control purposes:

Annex C - Summary of comments on Commuted Sum Payments received to the Consultation Draft Open Space SPG.

Annex A

City of York Draft Local Plan Incorporating the 4th Set of Changes (April 2005) Policy L1c (Provision of New Open Space in Development)

Developments for all housing sites or commercial proposals over 2,500m² gross floor space will be required to make provision for the open space needs of future occupiers. This should be provided in addition to any area required for landscaping.

For sites of less than 10 dwellings a commuted sum payment will be required towards off site provision.

For sites of 10 or more dwellings, an assessment of existing open space provision accessible to the proposed development site including its capacity to absorb additional usage will be undertaken. This is to ascertain the type of open space required and whether on-site or a commuted sum payment for off-site provision is more appropriate (this will include the cost of land purchase), based on individual site circumstances.

The level of provision or commuted sum equivalent will be based on the following figures (a breakdown of these figures for each dwelling will be provided in a Supplementary Planning Guidance document covering open space).

The following provision of open space (or commuted sum equivalent) will be required:

- a) 0.9ha per 1,000 population / or 1,000 employees of informal amenity open space;

In addition, for housing developments:

- b) 1.7ha per 1,000 population of sports pitches;
- c) 0.7ha per 1,000 population for children's equipped playspaces.

Applicants will be expected to enter into a Section 106 Agreement towards ensuring the provision and future maintenance (whether by means of a commuted sum payment or by some other means) of the open space facility for a period of 10 years.

Rest homes and nursing homes will only be expected to provide amenity open space. Single bedroom dwellings and student accommodation will not be expected to provide children's playspaces.

11.12 The Council considers that all residents should have access to safe, attractive and useable public open space and the Local Plan Strategy aims to promote accessible open space in new residential, employment, retail and leisure developments.

- 11.13 Policy L1c aims to secure open space of a useable and maintainable standard in new residential, employment, retail and leisure developments. The thresholds for the policy to come into force have been chosen to ensure the deliverability of open space of a size, which will be of use to the community who will use it and would be viable for applicants to provide.
- 11.14 Where residential applications are for less than 10 dwellings, in most cases, a commuted sum payment towards open space provision will be acceptable. In residential developments of 10 or more dwellings and commercial developments of 2,500m² gross floor space an assessment will be undertaken of existing open space in the vicinity of the proposed development. The results of this assessment will help to determine what form the open space should take and whether it should be provided on-site, or a commuted sum payment should be made towards off-site provision (this will include the cost of land purchase). The assessment should also consider whether existing non-public open space or sports pitches can be brought into public usage.
- 11.15 A commuted sum payment will also be expected from applicants to cover future maintenance of open space, in accordance with Circular 1/97. A period of 10 years will be applied when calculating the maintenance payment to ensure that the open space can become an established feature within the local community.
- 11.16 Policy L1c should be read in conjunction with any planning advice note produced by the Council on open space at that particular time.

Annex B: Proposed Commuted Sum Payment figures for development control purposes:

Breakdown of commuted sum payments for residential and commercial developments

Where it is established that a commuted sum payment is required in lieu of provision of open space on site, the following standards will apply:

For residential developments:

The table below shows the commuted sum payments required in residential developments. Commuted sum payments will be secured by a Section 106 Agreement.

In most situations, the commuted sum payment will be made towards increasing capacity and access of existing provision, as outlined in the table below. However, in situations where commuted sum payments are to be made for the provision of new open space, appropriate land values at the time of determining the planning application would need to be considered in addition to the figures shown below, to allow for the purchase of new land.

Commuted sum required per dwelling for increasing capacity and access of existing provision

No of bedrooms in a single dwelling	Children's equipped Play Space (£)	Informal Amenity Open Space (£)	Outdoor Sports Facilities (£)
1	£N/A	£150	£230
2	£725	£295	£455
3	£1445	£440	£680
4	£2170	£590	£905
5+	£2890	£735	£1130

(Source: Based on 2006 prices for upgrade costs from the Building Costs Information Service Tender Price Index 3rd Quarter Figures, as provided by the Royal Institute of Chartered Surveyors. The figures are updated annually in April)

For employment, retail and leisure developments:

Where a commuted sum payment is required for informal amenity open space provision a payment of £150 per employee would be required, based on 9m² of open space per employee. The figure of £150 is based on the equivalent amount per person for providing informal amenity open space in residential developments.

Annex C: Summary of comments on Commuted Sum Payments received to the Consultation Draft Open Space SPG.

<u>Summary of consultee's comments</u>	<u>Officer response</u>
<p>The cost of outdoor sport is considered unreasonable if this relates to the provision of grassed playing pitches. Sport England has provided information on the cost of provision in the 1st Quarter of 2005 of a range of new leisure and sports facilities – a 100m x 64m grass pitch costs £53,000, or £8.28 per m². This compares with the CYC figure of £12.64 per m² (£215 per 17m²) – approx 30% higher than Sport England's figure. CYC does not make any justification for the cost of provision of amenity open space – there is no national average to provide comparison. However, as the provision is higher than the proposed outdoor sport at £15.55per m², the level set is considered unreasonably high.</p>	<p>The figures for children's equipped play space, informal amenity open space and outdoor sports facilities, quoted in Appendix 5 have been derived from a range of improvement schemes for children's play space, amenity open space and sports pitches, undertaken in the City during 2005 and 2006, giving an average costing. In relation to sports pitches, the figure is taken from a range of sports pitches, not just football. To ensure that payments from developers keep pace with inflation, it is proposed that these costs are updated on 1st April of each year. This will be based on the Building Cost Information Service Tender Price Index 3rd Quarter Figures, provided by the Royal Institute for Chartered Surveyors. The effect for 2006 is that the costs in the Table will need to be increased by 4.7%.</p>
<p>ODPM Circular 05/2005 makes clear financial payments should only be made in the circumstances that they are necessary and are fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects. The Councils proposed policy fails these important tests.</p> <p>Appendix 5: The basis for calculations of commuted sums should be given. In line with Circular 05/2005, the derivation should be set out in the document so that it can be subject to proper public consultation.</p>	<p>It is agreed that financial payments must be fair and reasonably related to the proposed development, which is considered to be the case. The commuted sums for off site provision in Table 5 are derived from a range of sports pitch, amenity open space and playground improvement schemes undertaken in the City during 2005/2006. To ensure that payments from developers keep pace with inflation, it is proposed that these costs are updated on 1st April each year. This will be based on the Building Cost Information Service Tender Price Index 3rd quarter figures provided by the RICS. Therefore, the sums proposed meet the 05/2005 Circular Tests. An audit trail can be provided if required to justify the commuted sum payments.</p>
<p>No contribution required specifically for local parks, unless they are covered by informal amenity open space requirements – is this deliberate? Are there any parks within CYC area, which</p>	<p>Informal Amenity Open Space includes parks, which tend to be multifunctional in terms of open space provision.</p>

could benefit from expenditure?	
<p>The SPG places much emphasis on S106 Agreements, but fails to understand the potential difference between open spaces provided for differing purposes – for example amenity; human recreation inc children’s play, sport and passive recreation, and for wildlife and biodiversity e.g. in paragraph 3.2. The document fails to define the types of open space and differentiate between them. This is necessary, as different types of development require different types of open space.</p>	<p>The SPG is intended to be used for the consideration of open space for amenity, human recreation / play and passive recreation and sport, rather than specifically for wildlife and biodiversity considerations. However, where new open space brings forward wildlife and biodiversity benefits, this will be encouraged where it does not lead to conflict between human and wildlife use (For example, intensive human recreational use destroying wildlife habitats). In order to clarify this, it is suggested that Paragraph 1.5 of the SPG should have the following sentence added:</p> <p>“The SPG covers open space where it is primarily for the purpose of recreation (passive and active), play and sport. However, where such uses do not conflict with nature conservation, biodiversity may also form an important element of such open space. The SPG does not cover landscaping schemes in developments, unless it is primarily designed for passive human recreation, play and sport.”</p>
<p>There is no hint of detail for any arrangement for CYC to liaise with the Parish to assist with open space provision or to facilitate transferring of funds etc. This may allow developers to build higher density on their land, exacerbating the problem of open space shortage – no amount of money can compensate for this! The lack of dialogue in this SPG is a concern.</p>	<p>Where a commuted sum payment is requested, either by Unilateral Agreement or Section 106 Agreement, the Council’s Leisure Department would consider how and where the money would be spent within a parish or ward. The decision would be based on a number of issues including the provision within adjacent wards and parishes, where this could have an impact on local provision in the vicinity of the application site.</p>
<p>It is difficult to understand how developers can provide open space when clearly no space exists and S106 commuted sums</p>	<p>On site provision would be encouraged in most cases, where the site is capable of providing the open space. Where a commuted sum</p>

<p>offer no real value in seeking to improve open space provision.</p>	<p>payment is required in lieu of on site provision, in normal circumstances, the payment would be used within the recommended walking distances outlined in Table 1 of the SPG, from the development. However, where there is clearly no existing open space capable of greater usage within the appropriate walking distance, then the commuted sum should be used at the most accessible open space to the development site, beyond the catchment. However, there may be rare situations where new open space will need to be provided. In such circumstances, land acquisition costs may also need to be taken into account.</p>
<p>Off site contributions should be increased in relation to on-site. Clearly there are financial and saleability benefits to a developer providing off site space. It seems that if a developer provides the space on site that they not only lose development land and incorporate an often-unpopular facility (to some house buyers) but will also have to pay around £1000 for maintenance (based on a 3 bed house). This seems high given that the commuted sum payments for play facilities for a 3-bedroom house is 'only' £1380 and obviously there is no land cost as well.</p>	<p>The SPG requires provision on-site, except for developments fewer than 10 dwellings and where the minimum size of open space outlined in paragraph 4.6 of the SPG cannot be achieved, or the site itself is physically too small (such as high density developments) for the required amount of open space. In instances where off site provision is necessary, the commuted sum via a planning obligation will be necessary. The commuted sums for off site provision in Table 5 are derived from a range of sports pitch, amenity open space and playground improvement schemes undertaken in the City during 2005/2006. To ensure that payments from developers keep pace with inflation, it is proposed that these costs are updated on 1st April each year. This will be based on the Building Cost Information Service Tender Price Index 3rd quarter figures provided by the RICS. Therefore, the opportunity to raise the commuted sums in terms of off-site provision would not be feasible.</p>



Local Development Framework Working Group

4th December 2006

Report of the Director of City Strategy

Information Report The Implications of the Recent Decisions of the Planning Inspectorate on the Core Strategies of Stafford and Lichfield

Summary

1. The purpose of this report is to advise Members on the content of the recent reports by the Planning Inspectorate on the Core Strategies produced by Stafford Borough and Lichfield District Councils and the need to reflect these decisions in the production of York's Local Development Framework. This is particularly important in relation to the ongoing work on the LDF Core Strategy and in the production of the revised Local Development Scheme.

Background

2. The Planning and Compulsory Purchase Act (2004) (P&CP) commenced on 28th September 2004 and represents a fundamental change to the system of development planning in this country.
3. The new system introduced a range of new planning documents collectively known as the Local Development Framework (LDF). The LDF comprises a core strategy, a development control document, site specific allocations of land, and a proposals map. It may also contain area action plans where these are needed, and supplementary planning documents. By keeping different elements separate, the LDF should be more flexible and adaptable to changing circumstances. The different elements of the LDF will govern the use and development of land, but unlike the draft Local Plan it will not be restricted to dealing with matters implemented through planning alone. It may, for example, include spatial matters relating to education, health and energy.
4. The Core Strategy of the LDF is the first development plan document most Councils are producing under the new planning system. It will be a compact written statement of the planning strategy and vision. All other planning documents produced will have to reflect the Core Strategy.
5. The Core Strategy along with any other development plan document produced is required to go through three main stages of production:

- **‘Issues & Options’ Stage** – at this point the Council highlights key issues and options for consultation to inform the content, scope and direction of the DPD.
- **‘Preferred Options’ Stage** – consultation on the Council’s intended approach.
- **Submission Stage** - consultation on the final document submitted by the Council to the Secretary of State for examination.

Following the submission stage there will be a public examination leading to a binding inspectors report. Public examinations into LDF documents concentrate primarily on assessing whether a document is ‘sound’ with nine tests relating to procedure; conformity, coherence, consistency and effectiveness specified in guidance. These test however are open to a degree of interpretation. Progression through all three stages identified above takes approximately three years.

Analysis

6. Stafford Borough Council and Lichfield District Council were at the ‘forefront’ of the new system but unfortunately following public examination both Core Strategies have been found to be unsound. The Inspectors considered that the defects were so severe that re-wording would not address the problems and that both documents should be withdrawn, effectively forcing the authorities to go back to the first stage of document production the ‘Issues and Options’ stage.
7. Lichfield and Stafford Councils have indicated that in their view the Government has not given a clear enough steer on what Core Strategies should contain. They have both suggested that they attempted to work closely with their own Government Office who at no time suggested that the plans were unsound. The key points made by the Planning Inspectorate in relation to Stafford and Lichfield are highlighted below.

Lichfield

8. The lack of an appropriate evidence base was criticized particularly in relation to housing land supply and open space, but also in relation to having an evidence base appropriate to the lifetime of the proposed plan. The evidence base underpinning proposals for a new retail centre was specifically highlighted as being incomplete and inadequate failing to address the consequences for other centres and travel sustainability. There is a clear message that all policies must be supported by a robust and credible evidence base.
9. Lichfield submitted their Core Strategy and Development Policies documents together but they were to be examined separately. Unfortunately, as the Core Strategy was found to be unsound, the Inspector considered that this would result in the development policies being fundamentally unsound and that the oral examination into these should not go ahead. This highlights the dangers of submitting documents in tandem.

10. The Inspector criticised Lichfield's Core Strategy because it failed to provide robust evidence for adopting a threshold for the provision of affordable housing lower than the level stipulated in national guidance in Circular 6/98 and PPG3. The threshold in the guidance is set at 25 dwellings or 1 hectare for larger settlements. For settlements in rural areas with a population of 3000 or fewer, the guidance advises local planning authorities to adopt appropriate thresholds based on assessments which include local needs and the available supply of land for housing. The Inspector found that the explanation and justification for the use of a threshold of 3 units in the rural parts of Lichfield lacked substance, for instance little consideration had been given to the viability implications of the reduction.
11. In addition the Core Strategy was also criticized on its failure to evaluate and consult on alternative options; failure to consult on Green Belt boundary changes and relationship with settlement development boundaries; and finally the failure to liaise with adjoining authorities.

Stafford

12. The Stafford Core Strategy failed the test of soundness on the basis that alternative spatial options weren't properly explored and consulted upon. The Inspector considered that there was insufficient evidence that the strategy represented the most appropriate approach in all the circumstances having considered the relevant alternatives.
13. The lack of regard to the Community Strategy and strategies, plans and programmes of other infrastructure providers was an identified key failing of the Stafford document. In addition the inspector highlighted a general lack of clarity and coherence leading to no clear picture of things such as the scale, nature and type of development that would be encouraged.
14. The failure to make policies locally distinctive was considered by the Inspector to be the most important shortcoming of the Stafford Core Strategy with widespread implications for its soundness. Policies were criticized for being bland and little more than a repetition of national and regional guidance with a failure to tackle issues facing the Borough and too much left for the Action Plans to be prepared at a later date. In part, this may have been due to the lack of reflection of the spatial issues in the Community Strategy.

Implications

15. The Inspectors' reports relating to Stafford and Lichfield have implications for all Local Development Frameworks under production. Officers are carefully considering the lessons to be learned from the experience of these two authorities and monitoring the progression of other Core Strategies through the planning process to gain a good understanding of what is likely to lead to a successful plan. In addition we are seeking further professional advice to ensure that York's LDF is developed in the most appropriate way. This will be reflected in the further Issues and Options work proposed relating to the Core Strategy and the Local Development Scheme (the LDF project plan) that will be reported to Members early in the New Year.

Corporate Priorities

16. The option outlined above accords with the following Corporate Strategic Priorities:
- Improve the way the Council and its partners work together to deliver better services for the people who live in York.

Implications

17. The following implications have been assessed:

- Financial** None
- Human Resources (HR)** None
- Equalities** None
- Legal** None
- Crime and Disorder** None
- Information Technology (IT)** None
- Property** None
- Other** None

Risk Management

19. In compliance with the Council's risk management strategy. There are no risks associated with the recommendations of this report.

Recommendations

20. That Members:
- (i) note the recent decisions of the planning inspectorate on the Core Strategies produced by Stafford and Litchfield Borough Councils and the potential implications for the City of York.

Reason: To ensure York's LDF reflects these decisions.

Contact Details

Author:
Martin Grainger
Principal Development Officer
City Development
01904 551317

Chief Officer Responsible for the report:
Bill Woolley
Director of City Strategy

Report
Approved

Date 24/10/06

Specialist Implications Officers: None

Wards Affected:

All

For further information please contact the author of the report

Background Papers

Reports on the Examination into the Core Strategy Development Plan
Document – Stafford Borough Council/Lichfield District Council

Annexes

None

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Local Development Framework Working Group

4th December 2006

Report of the Director of City Strategy

City of York Council Annual Monitoring Report for 2005/2006

Summary

1. The purpose of this report is to seek members views on the Local Development Framework Annual Monitoring Report (AMR) (attached in Annex A) prior to sending the report to the Secretary of State in December 2006.

Background

2. The City of York Annual Monitoring Report 2005/2006 is the second to be produced for the authority and forms part of the Local Development Framework (LDF) process. This AMR has been monitored against the existing policies within the Development Control Local Plan (April 2005).
3. Monitoring is a key element of the new planning system and is used to report back on the progress and achievement of planning policies and to feed into the policy making process. In light of its importance, Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of Planning Policy. An AMR should be submitted each December relating to the previous financial year. The attached document (Annex A) therefore relates to the period 1st April 2005 to 31st March 2006
4. The Good Practice Guide to Local Development Framework Monitoring (Office of the Deputy Prime Minister, 2005) outlines three sets of indicators that Local Planning Authorities should monitor each year in the Report.

i. Core Output Indicators

There are 29 Core Output Indicators, which each Planning Authority must monitor on an annual basis. The indicators are included in section 5 of the main report under the following themes:

- Business Development
- Housing
- Transport
- Local Services

- Minerals
- Waste
- Flood Protection and Water Quality
- Biodiversity
- Renewable Energy

ii. Local Output Indicators

Local indicators cover policies not covered by the Core Output Indicators and will vary across authorities according to local circumstances and issues. It is recommended by the guidance that sufficient numbers of Local Indicators should be measured in conjunction with the Core indicators to make a robust assessment of planning policies. The choice of indicators will be reviewed over time to reflect the changing policy monitoring needs of the authority. The local output indicators are incorporated into section 5 of this report.

iii. Contextual Indicators

These indicators help provide the baseline position of wider social, environmental and economic circumstances in the City of York Area. Contextual indicators in the report have been drawn together from a variety of sources to help describe the background to which the City of York LDF will be working. Section 6 of the report sets out the contextual indicators for City of York.

5. Monitoring for the 2005/06 AMR has mainly been through the Core Output Indicators but the development of a more comprehensive monitoring framework including more Local Output Indicators will be developed alongside the progression of the LDF.
6. In drafting the AMR we have taken full consideration of the indicators used to monitor the York Community Strategy 'Without Walls' and the Government's Sustainable Communities agenda. The indicators set out by these strategies have been integrated within the Local and Contextual monitoring indicators set out in sections 5 and 6.

Consultation

7. The draft AMR has been subjected to relevant internal consultation.
8. Given the AMR is a factual statement covering the period April 2005 to March 2006, there is no need to consult the public.

Options

9. Subject to Members views and comments, the AMR is sent to Secretary of State by the 31st December.

Analysis

10. We are required to submit the AMR by 31st December to ensure City of York Council meet the requirements set out by Section 35 of the Planning and Compulsory Purchase Act 2004 as set out by paragraph 3 above.

Corporate Priorities

11. The option set out above accords with the following Corporate Strategic Priorities:
- Improve the way the Council and its partners work together to deliver better services for the people who live in York.
 - Improve efficiency and reduce waste to free-up more resources

Implications

12. The following implications have been assessed:
- | | |
|---|------|
| • Financial | None |
| • Human Resources (HR) | None |
| • Equalities | None |
| • Legal | None |
| • Crime and Disorder Information Technology (IT) | None |
| • Property | None |
| • Other | None |

Risk Management

13. In compliance with the Council's risk management strategy. There are no risks with the recommendations of this report.

Recommendations

14. That members:
- Provide comments and views on the content of the AMR prior to its submission to the Secretary of State.

Reason: So that the report can be progress through to submission.
 - Recommend that the making of any changes to the document that are necessary as a result of the recommendation of this report are delegated to the Director of City Strategy and the Executive member and Opposition member for City Strategy.

Reason: So that changes recommended as a result of discussions at the meeting can be made and the report be submitted to the Secretary of State by the required deadline.

Contact Details

Author:

Alison Cooke
Assistant Development Officer
City Development
01904 551467.

Chief Officer Responsible for the report:

Bill Woolley
Director of City Strategy

Report Approved

Date 24/11/06

Specialist Implications Officers: None

Wards Affected: *List wards or tick box to indicate all*

All

✓

For further information please contact the author of the report

Background Papers

None

Annexes

Annex A: City of York Council Draft Annual Monitoring Report for 2005/2006

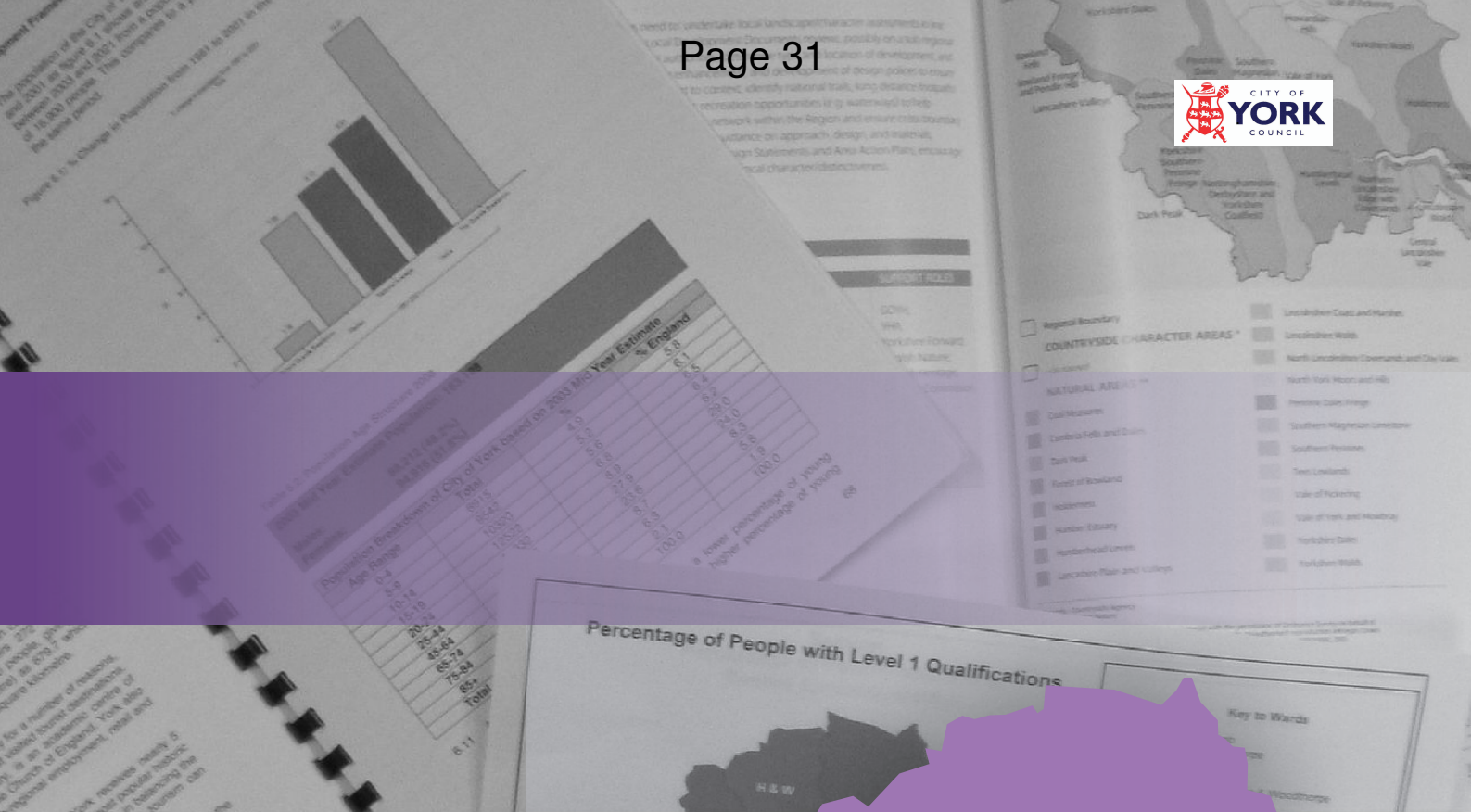
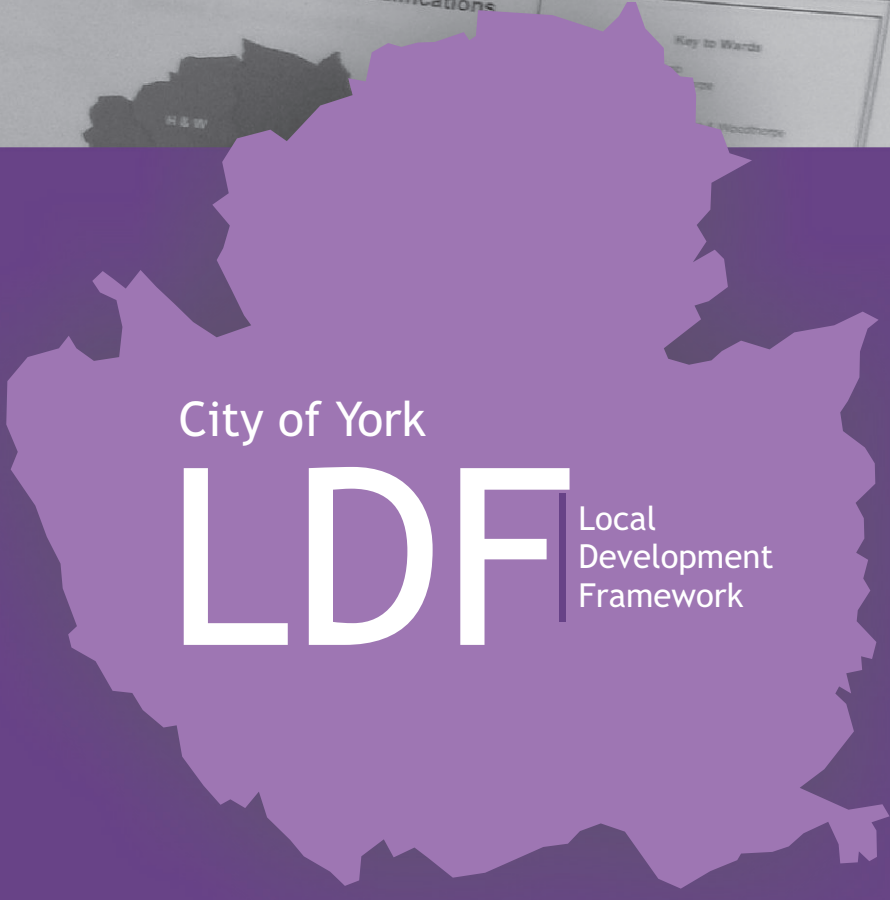
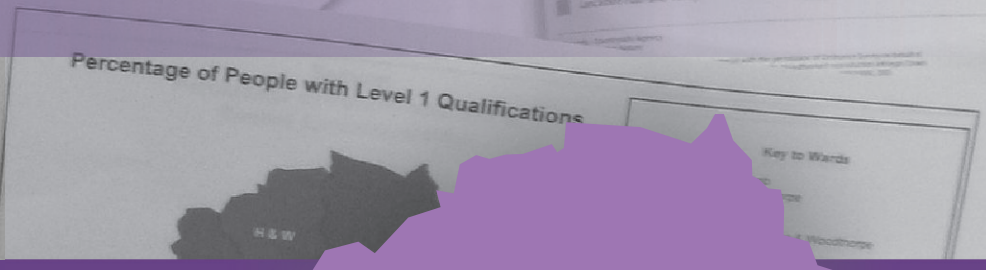


Table 6.1: Population Age Structure 2005

2005 Year Estimate Population (10,000)

Population Breakdown of City of York based on 2003 Mid Year Estimate

Age Range	City of York	% of Total	% of England
0-4	10,115	1.4	1.1
5-9	10,247	1.4	1.1
10-14	10,237	1.4	1.1
15-19	10,237	1.4	1.1
20-24	10,237	1.4	1.1
25-29	10,237	1.4	1.1
30-34	10,237	1.4	1.1
35-39	10,237	1.4	1.1
40-44	10,237	1.4	1.1
45-49	10,237	1.4	1.1
50-54	10,237	1.4	1.1
55-59	10,237	1.4	1.1
60-64	10,237	1.4	1.1
65-69	10,237	1.4	1.1
70-74	10,237	1.4	1.1
75-79	10,237	1.4	1.1
80+	10,237	1.4	1.1
Total	725,241	100.0	100.0



City of York

LDF

Local Development Framework

Draft Annual Monitoring Report 2005/06

November 2006

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Section 1: Executive Summary

The Requirements of the AMR

- 1.1 The City of York Annual Monitoring Report is the second to be produced and forms an integral part of the Local Development Framework.
- 1.2 It is a requirement of planning legislation that authorities produce a report to monitor the implementation of planning policy and submit this annually to the Secretary of State. This AMR covers the period 1st April 2005 to March 31st 2006.
- 1.3 The contents and format of the AMR addresses all the matters required in the regulation and Planning Policy Statement 12 and accords with advice given in the ODPM's (now DCLG) Local Development Framework Monitoring: A good Practice Guide, and subsequent updates. It essentially covers the performance of the Development Control Draft Local Plan (April 2005) against Core and Local Output Indicators and Contextual Indicators. In addition it also monitors Local Development Framework preparation.

Monitoring the Local Development Framework Preparation.

- 1.4 The AMR considers how the City of York Local Development Framework (LDF) is progressing against the key milestones as set out by the Local Development Scheme (LDS) (August 2005). Although there has been some slippage to the timetable it indicates that progress has been made in relation to the production of the Core Strategy, Development Control DPD and the Statement of Community Involvement. A revised LDS will be submitted to Government Office for Yorkshire and Humber in early 2007. Section 4 of the report provides more detail on the LDF preparation.

Core output Indicators

- 1.7 The AMR includes 29 Core Indicators set nationally which authorities are required to monitor annually. Local Indicators have also been included, where possible, to be able to make a robust assessment of planning policies. The choice of local indicators will be reviewed over time to reflect the changing policy monitoring needs of the authority. As these indicators continue to be monitored, we will be more able to comment on development trends occurring within the authority.
- 1.8 A summary of the employment and housing indicators are set out below. A full analysis of the indicators is set out in section 5 of the main report.
- 1.9 Between April 2005 and March 2006 6.15 hectares of employment land were developed for business use (use classes order 2005), equating to 18,500m² of gross internal floorspace. Of the floorspace completed 87% was for B1 use, 67% of which was for B1(a) office use. 1.47 ha (nearly 7500 m²) of the overall employment land development was on employment allocations, 1.5 ha of this was on Premier allocated sites. During 2005/06 1.29 hectares of employment land was developed for other uses, 50% of which was on allocated sites. 0.54 ha of the overall figure lost on existing employment areas was for housing.
- 1.10 Guidance requires AMRs to use the housing trajectory method to assess future housing provision in the area. For the period between 1998 and 2005 a total of

5879 net additional dwellings have been completed in the City of York Local Authority area at an average of 840 dwellings per year. The vast majority of additional properties were new build, with approximately 11% resulting from conversions or changes of use. In this years AMR we have presented high and low windfall projections for future housing development to reflect the uncertainty over future levels. It is projected that between 12994-14252 net additional dwellings will be completed between 1998 and 2016. This compares to a requirement to provide 12,250 dwellings during this period. This equates to between 7%-17% over the required amount. However, there are some big allocations (Derwenthorpe, Germany Beck, Metcalfe Lane and York Central) where delivery of projected levels of housing is still uncertain so this level of overprovision is considered acceptable.

- 1.11 Net density levels for completed dwellings during 2005/06 averaged almost 85 dwellings per hectare. A total of 93% of all new dwellings achieved greater than 30 dwellings per hectare, and of this total 81% were built at more than 50 dwellings per hectare. The density levels attained accord with national policy guidance, which seeks to achieve higher housing densities on brownfield, accessible, sustainable urban locations reducing pressure on further greenfield development. This also reflects the predominance of flatted developments in sustainable City Centre and inner urban locations where higher densities are encouraged.
- 1.12 The City of York has consistently met national, regional and local targets with regard to the amount of housing on previously developed land (PDL). For the second year running 90% of housing development has taken place on brownfield sites.
- 1.13 During the twelve months of the monitoring period a total of 148 additional affordable homes were provided on fourteen sites throughout the City of York area, three of which were Council owned sites. From a total of 906 net additional dwellings for the year this represents 16% being affordable homes. A total of 458 dwellings were completed on the eleven non Council owned sites where affordable housing had previously been negotiated. This represents 23.5% of all completions on these sites and falls marginally short of our previous target of 25% (which many of the sites were judged against).
- 1.14 The overriding principle of using the 'plan, monitor and manage' approach to housing delivery is to ensure supply is kept to within a defined target. Mechanisms to achieve this target can include control of windfalls and the phasing of both allocated and windfall sites.
- 1.15 The Draft Regional Spatial Strategy (RSS) for Yorkshire and Humber went to public examination in September 2006, the results of which are due out in 2007. The RSS may amend future housing targets for the City of York and will be accounted for in future AMRs.

Contextual Indicators

- 1.16 There has been an increasing amount of recognition that social, environmental and economic evidence should be used to back up developing policies in the emerging LDF. The Good Practice Guide¹ suggests that a number of contextual

¹ The Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005.

indicators should be used to describe the wider social, environmental and economic background against which we can consider the effects of policies and inform the output indicators.

- 1.17 Section 6 (and Annex 2) of this report sets out the whole suite of contextual indicators, which have been collected for the City of York area. The indicators are split into key themes, which relate to both the Local Quality of Life Indicators and to the seven themes of Without Walls. The key themes for the contextual indicators are: People and Place; Community Cohesion and Involvement; Community Safety; Culture and Leisure; Economic Well-Being; Education and Life-Long Learning; Environment; Resource Consumption and Waste; Health and Social-Well-Being; Housing; and Transport and Access.



Summary Table of Core Output Indicators for 2005/06

For definitions of each indicator please see the relevant indicator in Section 5.

Core Output Indicator 1: Business Development						
	Use Classes Order					Total
	B1	B2	B8			
1a: Amount of floorspace developed for employment by type	(a) 12246.8 (b) 1949.3 (c) 1740.4	1899.4	468			18313.6
1b: Amount of floorspace developed for employment by type in employment areas (Premier or Standard allocated land)	Premier: (a) 3652.5 (b) 1949.3 (c) 0	N/a		N/a		7227.8
	Standard: (a) 1148 (b) 0 (c) 0	0	468			
1c: Amount of floorspace by type, which was on previously developed land	(a) 75.3 (b) - (c) 13.5	6.8	4.4			100%
Use Classes Order						
	Use Classes Order					Total
	B1	B2	B8	B2/B8	B1/B2/B8	
1d: Employment land available by type* (In hectares)	Allocated**: (a) 6.5 (b) - (c) -	1	5.13	0	26.3	38.93
	Allocated land With permission***: (a) 1.01 (b) - (c) -	0	0	0	18.7	19.71
	Unallocated land with permission (a) 1.34 (b) - (c) -	1.36	5.29	0.35	6.14	14.48
Grand Total						
1e: Losses of employment land in	i. Employment areas****:					0.6
	ii. Local Authority Area					0.689
1f: Amount of development lost to residential schemes	i. Employment areas****:					0
	ii. Local Authority area:					0.536

* The B1 allocated available sites does not include the draft allocations of York central (5.5 ha), A59 Northminster site (14 ha) and North of Monks Cross (15.41 ha).

** The category 'Allocated' excludes allocated land that has permission.

*** The category 'With Permission' includes allocated land/sites with planning permission.

**** Employment areas refer to Allocated sites in the Draft Local Plan. See Appendix 1 for full definition.

Core Output Indicator 2a: Housing Trajectory		Results
i.	Net additional dwellings since the start of the plan period (1998 to 2005)	5879
ii.	Net additional dwellings for 2005/06 Gross additional dwellings for 2005/06	906
iii.	Projected net additional dwellings up to 2016	12994-14252
iv.	Annual net additional requirement	675
v.	Annual average number of net additional dwellings needed to meet the overall housing requirements	536

Core Output Indicator 2b: Percentage of new and converted dwellings on Previously Developed Land									
	1998 - 1999	1999 - 2000	2000 - 2001	2001 - 2002	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	Average 1998-2006
Total Number of Dwellings Through New Build and Conversions	779	887	712	1020	844	669	1193	949	881.63
Gain of Dwellings Through New Build and Conversions on PDL	277	480	416	881	700	601	1145	914	676.75
Loss of Dwellings Through Conversion	3	2	1	5	8	8	20	26	9.13
% of New Homes Built on PDL	35.17	53.89	58.29	85.88	81.99	88.64	94.30	93.57	75.73

Core Output Indicator 2c: Percentage of new dwellings completed:		
Density Ranges	Number of dwellings built in 05/06	Number of dwellings built as a %
Less than 30 dwellings per hectare	62	7
Between 30 and 50 dwellings per hectare	119	12
Above 50 dwellings per hectare	768	81
Totals	949	100

Core Output Indicator 2d: Affordable Housing Completions	
	Total Completions 2005/06
Net Additional Dwellings to Housing Stock	906
Net Additional Affordable Homes provided	148
% Of new homes built that are affordable dwellings	16%

Core Indicator 4: Local Service					
	Use Class				Total (m²)
	A1 (m²)	A2 (m²)	B1 (m²)	D2 (m²)	
4a. Amount of completed retail, office and leisure development	2656	0	12249.3	0	14905.3
4b. Amount of completed retail, office and leisure development in the City Centre	1909	0	0	0	1909

Core Indicator 4: Local Service		
	Amount in hectares	Percentage of total Openspace in authority awarded to Green Flag status
4c. Amount of eligible Openspaces managed to Green Flag award Status	11.5	2%

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

Core Indicator 6: Waste			
	Results		
6a. Capacity of waste management facilities by type	No new waste facilities during 2005/06		
	Type	Amount (tonnes)	Percentage
6b. Amount of municipal waste arising, and managed by managed type, and the percentage each management type represents of the waste managed.	Landfill (and liquid treatment)	88,910	73.56%
	Recycle (and reuse)	24,130	19.96%
	Composting	7,830	6.48%
Total		120,870	100%

Core Output Indicator 7: Flood Protection and Water Quality	
	Results
Number of planning permissions granted contrary to the advice of the Environment Agency on either: <ul style="list-style-type: none"> • flood defence grounds • water quality. 	2 0

Core Output Indicator 8: Biodiversity	
	Results
Change in areas and population of biodiversity importance, including:	
i. Change in priority habitats and species (by type); and	No results as yet – awaiting the City of York Biodiversity Action Plan to be implemented
ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	

Core output Indicator 9: Renewable Energy	
	Results
Renewable energy capacity installed by type	No results as yet – Monitoring of applications will take place for future AMRs

Section 2: Introduction

- 2.1 The 2005/2006 Annual Monitoring Report is the second to be monitored for the City of York Council and addresses the period 1st April 2005 to March 31st 2006. The 2005/06 AMR has been monitored against the Draft Local Plan incorporating the Fourth Set of Changes (April 2005) which has been approved for Development Control Purposes. This document will be referred in the rest of the AMR as the Development Control Local Plan.

The Requirements of the Annual Monitoring Report (AMR)

- 2.2 Monitoring represents an essential feedback loop within the cyclical process of policy-making. It is essential to be able to compare what has been happening and what may happen in the future against existing policies and targets. Within the new planning system there is great emphasis on the role of monitoring to check the progress and achievement of implemented planning policies. The Good Practice Guide² sets out firstly core output indicators, against which local planning authorities (LPA's) must monitor policy implementation and effectiveness, and secondly, contextual indicators that LPA's can develop as appropriate to their area.
- 2.3 PPS12³ indicates that LPA's and regional planning bodies must co-ordinate activities to ensure monitoring frameworks work together. Additionally, LPA's should seek to integrate their approach to monitoring with other local initiatives, particularly community strategies, by reporting the extent to which policies in Development Planning Documents (DPD's) fit within wider community objectives (see paragraph 2.13). Monitoring has also been integrated into the process of Sustainability Appraisals as a way for developing clear targets and indicators which will help to test policy implementation. Monitoring will take place through the Core Output Indicators and the incremental development of local output indicators and contextual indicators for each authority. These indicators should help to determine if policies are delivering the desired outcomes and what significant effects the implementation of policies has had or whether there is a need to amend policies in a new, or review of a DPD.
- 2.4 An important aspect of the new planning system is the flexibility to update components of the local development framework to reflect changing circumstances. The ability to produce various local development documents, as opposed to one local plan document, will allow authorities to respond quickly to changing priorities for development in their areas. Monitoring will play a critical part in this and why part of the test of soundness of a development plan document is whether there are clear mechanisms for implementation and monitoring.
- 2.5 In view of the importance of monitoring, Section 35 of the Planning and Compulsory Act 2004⁴ (The Act) requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the local development scheme and the extent to which the

² Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

³ Planning Policy Statement 12: Local Development Frameworks, ODPM, 2004

⁴ Planning and Compulsory Purchase Act 2004 (HMSO: May 2004)

policies set out in local development documents are being achieved. Further details of this requirement are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004⁵.

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

Wider Policy Context

- 2.8 Local development framework monitoring has to be undertaken within a wide policy context related to the Government’s sustainable communities agenda⁶. In particular the monitoring of the City of York Local Development Framework will need to have regard to the Department for Communities and Local Government (DCLG, formerly the Office of the Deputy Prime Minister) public service agreements (PSA) relating to the delivery of sustainable communities, particularly PSA targets 2,4,5,6 and 8 as detailed in table 2.1.

Table 2.1: Public Service Agreement Targets 2005-2008

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

⁵ The Town and Country Planning (Local Development) (England) 2004 (HMSO, September 2004)

⁶ Creating Sustainable Communities, ODPM, 2005

- 2.9 The UK Sustainable Development Strategy – Securing the Future (ODPM, March 2005) also sets out a number of strategy indicators which relate to the PSA targets and are a way of measuring sustainable communities at the national level. In 2005 the Audit Commission, the ODPM and the Department of the Environment, Food and Rural Affairs (DEFRA) worked together to review the Sustainable Development Strategy and to combine the various sustainable development and quality of life indicator sets. The purpose was to develop and recommend one consistent set of indicators for use at the local level that embrace economic, social and environmental issues. ‘Local Quality of Life Indicators – supporting local communities to become sustainable, a guide to local monitoring to complement the indicators in the UK Government Sustainable Development Strategy’ was published in August 2005. The indicator set is recommended by Government and the Audit Commission for use by local authorities and local strategic partnerships (LSPs) to help monitor the effectiveness of their sustainable communities strategies and for monitoring local development frameworks.
- 2.10 Section 6 of this report includes data for the City of York area for all the local quality of life indicators recommended by the Government and these are used to help set the context and baseline information for the York area to enable the effects of policy implementation to be measured in the future.
- 2.11 Both the Egan Review⁷ and Barker Review⁸ also stress the importance of evidence-based policy making. The Egan review identifies a suite of indicators to be used for defining sustainable communities and a number of common goals and recommendations on how to achieve a ‘sustainable community’. These indicators and recommendations are referred to later in this report.

Linkages with the Sustainability Appraisal and Strategic Environmental Assessment

- 2.12 Following advice given in the guidance on Local Development Framework Monitoring⁹ the City of York Council is taking an integrated approach to monitoring the LDF through the Annual Monitoring Report that will take full account of the monitoring needs of sustainability appraisal (SA) and the Strategic Environmental Assessment Directive¹⁰. The first Sustainability Appraisal Scoping report for the Core Strategy Development Plan Document (DPD) went out to consultation in September 2005 and currently the sustainability appraisal process has moved onto the initial appraisal of the Issues and Options for the Core Strategy. Bakers Associates have written a sustainability statement to accompany the Core Strategy Issues and Options consultation which took place during the summer of 2006 and we will be conferring with them in the future on our approach to sustainability issues.
- 2.13 As the sustainability appraisal process progresses both for the Core Strategy and for the other DPD’s and Supplementary Planning Documents (SPDs) as they emerge, the monitoring requirements will be fully integrated with the development of the monitoring framework for the LDF as a whole and reported on in the Annual Monitoring Report.

⁷ The Egan Review – Skills for Sustainable Communities, ODPM, April 2004

⁸ Review of Housing Supply. Delivering Stability: Securing our Future Housing Needs, HMSO, March 2004

⁹ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005

¹⁰ European Community Directive 2001/42/EC ‘the assessment of the effects of certain plans and programmes on the environment’

Linkages with the Community Strategy

- 2.14 As local development frameworks and community strategies share the same objectives of sustainable development, there should be some degree of communality in their baseline and monitoring requirements. Community strategies are concerned with improved well-being and are produced by local strategic partnerships, bringing together a wide range of relevant stakeholders and community interests. Since local development frameworks act as the land-use delivery mechanism and provide a spatial development framework for community strategies, authorities where possible and appropriate, should adopt common targets and indicators.
- 2.15 York's Local Strategic Partnership is called 'Without Walls' and is made up of a group of people from influential organisations in York who have agreed to work together to achieve a shared vision. The strategy in place to reach the shared vision is called the community strategy. York – a city making history, the York City Vision & Community Strategy 2004-2024 was launched in Summer 2004 following a period of consultation during the summer of 2003 with residents of and visitors to the city.
- 2.16 There are seven themes to the strategy each with their own objectives and targets that come together to form the city vision. These are:
- The Safer City – *To be a safe city with a low crime rate and to be perceived by residents and visitors as such;*
 - The Healthy City – *To be a city where residents enjoy long, healthy and independent lives through the promotion of healthy living and with easy access to responsive health and social care services;*
 - The City of Culture – *Celebrating both our uniqueness and our diversity, we will promote a culture that helps build a confident and creative community, welcomes and inspires resident and visitor alike, and encourages quality opportunities for fun and fulfilment open to all;*
 - The Thriving City – *To support the progress and success of York's existing businesses and to encourage new enterprises in order to maintain a prosperous and flourishing economy that will sustain high employment rates;*
 - The Inclusive City – *To ensure that all residents and visitors can take part in the life of the city;*
 - The Learning City – *To ensure all those who live and work in York have the education and skills that will enable them to play an active part in society and contribute to the life of the city. To ensure that the city is seen as an internationally recognised centre for education with a commitment to lifelong learning and creativity which is second to none; and*
 - The Sustainable City – *that York should be a model sustainable city with a quality built and natural environment and modern, integrated transport network.*

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

Definitions and technical terms

- 2.18 Where technical terms are used in this documents explanations are given in the footnotes, the 'definition' section to each indicator and/or in the Glossary (Annex 6).

Section 3: Content, Structure and Format of this report

- 3.1 The 2005/2006 AMR is the second to be produced by City York Council and addresses the period 1st April 2005 to March 31st 2006.
- 3.2 The development of a monitoring framework is an ongoing process and further indicators and targets will be developed as the work on the production of the LDF progresses. As new policies emerge, new ways of measuring their implementation and effects will be devised and added to the monitoring framework to be reported each year in the AMR.
- 3.3 The policy documents that will eventually comprise the complete City of York Local Development Framework are currently under production. The Core strategy Issues and Options document went out for consultation during Summer 2006. The Statement of Community Involvement was out for consultation from the end of February to the beginning of April and comments fed back from this consultation will be worked into a final document for submission to the Secretary of State for examination later on in the year. Further details on the timetable and key milestones for the City of York LDF are discussed in section 4 of this report along with a review of actual progress.
- 3.4 The guidance on the production of the AMR suggests that where authorities are at the start of the LDF process and do not yet have emerging policies to monitor, the report should present an analysis of existing 'saved' policies as set out in existing adopted development plans for the area. Existing adopted development plans are saved for three years from the date of commencement of the Act. The situation is slightly different in City of York as apart from the Regional Structure Plan, there is no formally adopted Local Development Plan.
- 3.5 In November 1999 a public inquiry opened to examine objections to the City of York Local Plan. One of the first issues to be considered by the independently appointed Government Inspector was the York Green Belt. In January 2000 he published his provisional views, which made it clear that the Plan should seek to adopt a permanent Green Belt. This differed to the approach advocated by the Council, which involved initially designating an interim Green Belt whose boundaries would endure only for the lifetime of the Local Plan i.e. until 2006. Taking its lead from the inspector, in February 2000, the Council suspended the inquiry and officers began a Green Belt Review, which led to the Third set of Changes to the Plan.
- 3.6 The consultation on the Third set of Changes was held in February and March 2003. The Council received over thirteen thousand representations. This led the production of the Fourth set of Changes to the Plan. The Local Plan up to and including the Fourth Set of Changes has been approved for Development Control purposes by the Council (City of York Development Control Local Plan April 2005). Although this document does not have full Development Plan status, as it has not been through the Inquiry process, it is considered to be an important material consideration in the assessment of planning applications. This document will be used for the purposes of Development Control until such time as it is superseded by elements of the LDF.
- 3.7 Following advice from the Government Office for Yorkshire and the Humber the first AMR for City of York focussed on the policies contained in the City of York

Development Control Local Plan. The core output indicators have been the main way that these policies have been measured. Due to no formally adopted documents under the LDF, the 2005/2006 report also monitors progress made as per the policies set out in the City of York Development Control Local Plan.

- 3.8 As required by section 35 of the Act and Regulation 48 the AMR must contain information on whether the timetable and milestones in the Local Development Scheme (LDS) are being achieved. A local development scheme sets out the programme for preparing local development documents and all local authorities were required to submit a scheme to the Secretary of State for approval by March 2005. Section 4 in this report reviews the local development document preparation timetable as set out in the Local Development Scheme for the City of York Council, approved in August 2005, against actual document production. This shows whether City of York Council has met the targets and milestones it set in the LDS, is on target to meet them, is falling behind schedule or will not meet them.
- 3.9 The set of core indicators laid out in the monitoring guidance¹¹ must be completed by each authority following the definitions in the update to monitoring core indicators produced by the ODPM in October 2005¹². Section 5 of this report provides an analysis of these indicators and how they relate to the existing policies in the City of York Draft Local Plan.
- 3.10 Section 6 of this report discusses the baseline position of the wider social, environmental and economic circumstances in the City of York area. Contextual indicators for the city have been drawn together to help describe the background against which the Local Development Framework will be working. This is not necessarily new data but drawn from related policy area indicators such as the sustainability appraisal scoping report, community strategy, Best Value performance indicators, Quality of Life Indicators, Local Transport Plan, Sustainable Communities, Egan Review and 2001 Census. The indicators also have regard to the national Public Service Agreement Targets (PSA) as these frame the wider policy environment within which local development frameworks operate. Annex 1 of this report sets out the individual indicators under the Community Strategy's Without Walls themes.

¹¹ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005.

¹² Update 1/2005 Local Development Framework Core Output Indicators, ODPM, October 2005

Section 4: Monitoring the Local Development Framework Preparation

Introduction

- 4.1 As required by Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of The Town and Country Planning (Local Development) Regulations 2004, the annual monitoring report must contain information on whether the timetable and milestones in the LDS are being achieved. This requires the AMR to compare Local Development Document (LDD) preparation timetables set out in the Local Development Scheme (LDS) which has come into effect under Regulation 11, against actual document production.
- 4.2 Planning Policy Statement 12 advises that the AMR should assess whether the council has met the local development scheme targets and milestones, is on target to meet them, is falling behind schedule or will not meet them and the reasons for this. The AMR should recommend if the LDS needs revising particularly where plan production is falling behind schedule.
- 4.3 The City of York Council Local Development Scheme (August 2005) (hereafter referred to as the LDS) details the projected timetable for the preparation of Local Development Documents, which together will make up the City's Local Development Framework. It essentially has three roles. Firstly it provides the starting point for the people of the City of York to find out about the current planning policies for the area, secondly the LDS sets out the timetable for the preparation of the Local Development Documents and finally it sets a timetable for the review of the LDDs once they have been prepared.
- 4.4 The LDS is in effect a three-year programme for members of the public and stakeholders to see what planning documents are being prepared. It also sets out milestones to tell them about the opportunities for them to get involved in the process. The City of York LDS is available to view on the City of York Council website (www.york.gov.uk).
- 4.5 In the year April 05-March 06 the scheme establishes that work will be undertaken on the following:
- Core Strategy and Strategic Policies DPD (and associated proposals map)
 - Development Control DPD
 - Statement of Community Involvement
- 4.6 Each proposed LDD is listed in table 4.1 together with a brief review of progress in meeting milestones to date. Where changes to milestones are thought to be needed, a general indication of these is given rather than precise dates. The indicative changes to milestones will be translated into precise dates for the revised LDS submission version, which will be submitted to the Government Office for Yorkshire and the Humber (GOYH) in early 2007.

Table 4.1: Comparing Local Development Document preparation to milestones

Local Development Document	Milestone	What has been achieved	Issues	Action*
<p>Core Strategy and Strategic Policies Development Planning Document (DPD)</p>	<p>Pre-production (Jan '05 to Nov '05)</p>	<p>Due to the Local Plan taking longer than anticipated to approve for Development Control purposes, initial work on this DPD was delayed by approximately 5 months. Significant internal consultation, engagement with the Local Strategic Partnership, Members and other groups (such as the Primary Care Trust / NHS etc) has aided the production of draft issues and options papers. As a result of this early engagement, there is some capacity to claw back slippage in latter stages.</p> <p>The Issues and Options were agreed by Members and consultation was undertaken on these in Summer 2006.</p>	<p>Work on the City of York Local Plan took significantly longer than anticipated therefore delaying the application of resources to the LDF.</p> <p>Staff recruitment and retention issues also caused a delay to work on the LDF as there was difficulty in appointing a Senior Planner to a post although advertising took place several times.</p> <p>In addition, 2 members of staff leaving simultaneously, coupled with a member of the team going on long term sick leave for 2 months had a substantial impact on the work programme.</p> <p>However, a Senior Planner and Assistant Development Officer were appointed in Autumn 2005. A temporary member of staff was also appointed on a full-time basis from Autumn 2005 until Spring 2006.</p> <p>Work on the Core Strategy needs to consider issues which are emerging from authorities further on in the LDF process, particularly in light of recent decisions ruling</p>	<p>Work relating to the production of the City of York Local Plan is now complete</p> <p>An appointment at Senior Officer level has now been made.</p> <p>All posts within the team are now filled.</p> <p>A consultancy budget has been confirmed, which will be used to minimise overall slippage where necessary.</p>

Local Development Document	Milestone	What has been achieved	Issues	Action*
		<p><i>Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA)</i></p> <p>The Sustainability Appraisal Scoping Report has been produced, and has been used to inform preparation of Issues and Options.</p> <p>The consultation process involved the four statutory bodies with environmental responsibility (Countryside Agency, English Heritage, English Nature, Environment Agency), and was widened to include representatives from all Council departments, neighbouring local authorities, York Environment Forum and GOYH. In addition, and to invoke wider public comment, the document was posted on the City's website. The results of this consultation exercise will be fed into the appraisal process.</p> <p>Subsequent stages in the appraisal process will accompany the production of preferred options etc.</p>	<p>Stafford and Lichfield Core Strategies unsound.</p> <p>Currently, overall progress has slipped by approx 9 months.</p>	
Development Control DPD	Pre-production (Jul '05 to Feb '06)	Pre-production work has commenced on this document including initial consultation and discussion with Development Control.	There has been some slippage on this document, but following advice from Government Office, given the Team's resources, it was considered that the progress of the Core Strategy was more of a priority.	Not required

Local Development Document	Milestone	What has been achieved	Issues	Action*
<p>Statement of Community Involvement</p>	<p>Pre-production (Feb'05 to Aug'05)</p>	<p>There has been considerable consultation at Regulation 25 stage. The emphasis of initial work on this document has been on engaging local citizens through informal pre-draft consultation. This has taken the form of a City wide consultation through:</p> <ul style="list-style-type: none"> - The SCI being available online; - Targeted workshops to ensure a cross section of York's residents are involved - Questionnaires to all Parish Councils, statutory consultees and other interlinked groups. - Your ward (Citywide Council Publication) <p>The results of this early engagement have enabled officers to better focus the draft SCI to York's local circumstances.</p>	<p>Only minimal slippage of approx 6 months is likely over the entire timeframe of the document.</p>	<p>Not required</p>
	<p>Public participation on document (Sept '05 to Oct '05)</p>	<p>Consultation on the pre-submission draft took place for a 6 week period between late February and early April 2006. 238 comments were received from 85 respondents.</p>	<p>Only minimal slippage of approx 6 months is likely over the entire timeframe of the document.</p>	<p>Not required</p>

*NB, A revised Local Development Scheme will be submitted to GOYH in early 2007.

Section 5 – Core Output Indicators and Local Output Indicators

Core Output Indicators

- 5.1 Authorities are required to monitor a set of LDF core output indicators and publish the results in their AMR's. The main purpose of core output indicators is to measure physical activities affected by the implementation of planning policies. The selection of output indicators should be guided by the key spatial and sustainability objectives of the LDF.
- 5.2 The LDF monitoring Guidance sets out Core Indicators that Local Authorities are required to include in their AMRs. This was updated in 2005¹³ and the Core Output Indicators presented in this report have been included within City of York Council's AMR.
- 5.3 In total there are 29 core indicators which need to be monitored. The results are presented in this section under the key themes set out for the LDF. When the key policy documents for the LDF are more advanced the AMR will be used to analyse whether a policy approach is working or not. However, the 2005/06 report is still a reflection of existing development plans such as the City of York Local Plan and the Regional Spatial Strategy as the LDF has not yet advanced to a stage where indicators can be established.
- 5.4 It is essential that the LDF core output indicators provide information that can feed into the monitoring of the regional indicators. The core indicators set out by the monitoring guidance are also used by regional planning bodies to build up a regional picture of spatial planning performance and therefore data in this report will be used to inform the preparation of the Yorkshire and Humber Regional Spatial Strategy AMR.
- 5.5 Every effort has been made to ensure that indicator results are based as closely as possible to the definitions given in the guidance document¹⁴. The first AMR was undertaken for 2004/2005 so some comparative analysis is included in this section between last years and this years figures. For some indicators information is still not available but where this the case, explanations and more details are given by the relevant indicator.

Local Output Indicators

- 5.6 Local indicators cover the outputs of policies not covered by the local development framework core output indicators. The choice of these indicators can vary according to particular local circumstances and issues. It is recommended in the guidance that sufficient numbers of local indicators should be measured, together with the core output indicators, to ensure a robust assessment of LDF implementation.
- 5.7 The local indicators need to be reviewed over time to ensure that they reflect changing policy monitoring needs of the authority. Like core indicators, the choice of local ones should reflect the availability and quality of existing data sources and their relevance to the local area.

¹³ Update 1/2005 Local Development Framework Core Output Indicators, ODPM, October 2005

¹⁴ As footnote 13 above.

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

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

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

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

Indicators for the City of York 2005/2006

Business Development

5.9 One of City of York Council's main objectives through the Development Control Local Plan (April 2005) has been to provide sufficient employment land in terms of size, location and quality as outlined in Chapter 8: Employment. The main objectives for employment set out by this chapter are:

- To create the conditions necessary to stimulate the local economy, and to protect and enhance existing jobs.
- To provide for a wide range of new employment opportunities to meet the needs of local and incoming employers, whilst balancing market requirements with sustainable objectives;
- To achieve increased sustainability in employment premises and processes.

5.10 Figures for employment land completions this year have been monitored based on planning permissions, Building Control completions and site survey. This has improved the accuracy of employment land completion figures for the City of York and will remain the monitoring method for this indicator in the future.

<u>CORE INDICATOR 1a:</u>		
Amount of floorspace developed for employment by type:		
Use Class	2005/2006 (m²)	Gross internal floorspace (m² – 3.5%)*
B1(a)	12691	12246.8
B1(b)	2020	1949.3
B1(c)	1803.5	1740.4
B2	1968.3	1899.4
B8	485	468
TOTAL	18977.8	18313.6

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

Targets: No target identified

*See definitions Appendix 1

Performance:

5.11 Between April 2005 and March 2006 6.15 hectares of land were developed for business use, equating to nearly 19,000 m² of floorspace or 18,500m² of gross internal floorspace. Of the floorspace completed 67% was for B1(a) office use. This figure is slightly below 2004/05 which was 71% but shows a high general trend over the last two years for office development within York. This supports growth in York as a national Science City and the development of the business, financial and creative technology sectors of the economy. In total 87% of employment land development was for B1 uses compared to 97% in 2004/05 showing that this use type is the most frequently developed in York. In 2004/05 there was no B2 development within the city whereas this year City of York has had seven out of the twenty-two completions for B2 uses, amounting to nearly 2000 m² in floorspace and over 10% of the total floorspace developed. B8 development seems fairly stable with 2.6% of the total floorspace developed this year and 3% developed last year.

CORE INDICATOR 1b:

Amount of gross internal floorspace developed for employment by type in allocated employment sites*:

Use Class	Allocated Sites (m ²)	
	Premier	Standard
B1(a)	3652.5	1158
B1(b)	1949.3	0
B1(c)	0	0
B2	n/a	0
B8	n/a	468
Total	5601.8	1626
Grand Total	7227.8	

*Allocated Employment sites are employment allocations as per the City of York Development Local Plan. See full definition in Annex 2.

Relevant Policies: E1a: Premier Employment Sites
E3a: Standard Employment Allocations

Targets: No target identified

Performance:

5.12 40% of all gross internal floorspace was developed on employment sites which are allocated. The majority of this was on Premier Allocated sites¹⁵, which assumed 77.5% of this total. This is comparable to 2004/05 when there was a 70/30 split between premier and standard development respectively.

5.13 In 2004/05 81% of all employment development was on allocated sites within the City of York Development Control Local Plan, which is double this year's total. This may be explained by the change to a more accurate monitoring method whereby completions are based upon all employment permissions coming forward and not just permissions on allocated sites.

¹⁵ 'Premier' and 'Standard Allocated Sites have been identified through sequential testing and allocated by type in relation to what score they achieved through this process.

CORE INDICATOR 1c:

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

Use Class	Total internal floorspace developed on PDL 2005/2006 (m ²)	Percentage of internal floorspace developed on previously developed land (PDL):	Percentage of Use class type developed on PDL	Total developed on PDL out all developments completed:
B1(a)	7992.1	75.3%	65.3%	43.7%
B1(b)	0	0%	0%	0%
B1(c)	1429.2	13.5%	81.9%	7.8%
B2	720.9	6.8%	38%	3.9%
B8	468	4.4%	100%	2.5%
Total	10610.2	100%	-	57.9%

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

Performance:

5.14 Policies E1a and E3a allocated both Greenfield and Brownfield sites for development. This year 57.9% of the total employment land completions were on previously developed land. This is comparable to the 59% in 2004/05. 75.3% of development on previously developed land (brownfield land) was for B1(a) office followed by B1(c) light industry, which accounted for 13.5 of development on PDL.

CORE INDICATOR 1d:

Employment land available by type (in hectares):

Use Class	Allocated Sites Available*	Allocated land with Planning Permission	Unallocated land with Planning Permission
B1(a)	6.5	1.01	1.34
B1(b)	-	-	-
B1(c)	-	-	-
B2 only	1	0	1.36
B8 only	5.13	0	5.29
B2/B8	0	0	0.35
B1/B2/B8	26.3	18.7	6.14
Total	38.93	19.71	14.48
Totals	38.93	34.19	

*The B1 allocated available sites does not include the draft allocations of York Central (5.5 ha), A59 Northminster site (14 ha) and North of Monks Cross (15.41 ha)

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

Targets: No target identified

Performance:

- 5.15 Core Output Indicator 1d shows that there is 38.93 hectares of allocated land that is available for development compared to 42 ha in the last AMR. 19.71 ha of this allocated land has planning permission, which accounts for 58% of the total land with permission.
- 5.16 Totals for the amount of land with planning permission may be higher than in previous employment land monitoring reports for City of York due to the more accurate monitoring system, as referred to in paragraph 5.10, being used.

CORE INDICATOR 1e:

Losses of employment land in i) employment areas and ii) local authority area:

Employment land lost to other uses	Size in hectare
Allocated sites	0.6
Unallocated/existing sites	0.689
Total in local authority area	1.289

Relevant Policies: E3b: Existing and Proposed Employment Sites

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

Performance:

- 5.17 The City of York Development Control Local Plan policy E3b looks to safeguard employment land against development for non-employment uses. In 2004/05 nearly 5 hectares of land was lost to other uses, which was the cumulative total for several years due to a lack of monitoring. As can be seen from above, 1.3 hectares of land have been lost to other uses during 2005/2006, 0.6 ha of which was on allocated sites. There are a variety of uses that land has been lost to including: a medical diagnostic centre and conversions to housing / retail use.

CORE INDICATOR 1f:

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

Employment land lost to housing	Size in hectare
Allocated sites	0
Unallocated/existing sites	0.536
Total in local authority area	0.536

Relevant Policies: E3b: Existing and Proposed Employment Sites

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

Performance:

- 5.18 The sites that were lost to housing were all unallocated areas lost mainly through conversion as opposed to new developments. This loss to housing represents 41% of the total losses of employment land.

Housing

- 5.19 The main objectives of housing policy as indicated within the City of York Development Control Local Plan (April 2005) can be summarised as follows:
- To ensure that there is enough housing for current and future residents of the City of York;
 - To allocate a range of housing sites to meet the housing land needs of the City, including an appropriate amount of affordable housing;
 - To bring forward brownfield sites as a priority, and achieve an appropriate density of development which will minimise the use of greenfield sites.
- 5.20 In determining whether a Local Authority is achieving housing delivery consistent with its targets and policies, Planning Policy Statement 12¹⁶ requires that a housing trajectory be produced showing a progress report of past housing supply together with anticipated future delivery rates.
- 5.21 Annually produced housing trajectories give indications of how robust a housing strategy is, and assess the likelihood of any shortfall or surplus in the additional dwellings compared to required build rates.
- 5.22 By incorporating the '*plan, monitor and manage*'¹⁷ approach to housing delivery, our housing trajectory includes details of past and projected completion and conversion rates over the period from 1st April 1998 to 31st March 2016¹⁸.
- 5.23 It must be emphasised that a housing trajectory is not intended to produce a perfect forecast of future housing supply. However, as a forward planning tool it can assist in providing an understanding of the prospects of housing delivery and possible reasons behind anticipated over or under supply.

Core Output Indicator 2a: Housing Trajectory (to March 2016)		
(i)	Net additional dwellings since the start of the plan period (1998 to 2005)	5879
(ii)	Net additional dwellings to 2005/06 from a gross total of 949 completions	906
(iii)	Projected net additional dwellings 1998 to 2016 including:	
	<ul style="list-style-type: none"> • (i) Net additional dwellings (see above) 5879 • (II) Net additional dwellings for 2005/06 (see above) 906 • Net outstanding residential planning permissions 2545 • Housing Allocations without planning permission 2448 • Projected windfall completions* 1216 – 2474 	
	TOTAL	12994 - 14252
(iv)	Annual net additional requirement	675 (pa)
(v)	Annual average number of net additional dwellings needed to meet the overall housing requirements (2006 to 2016)	536 (pa)

*See windfall section on page 29 for windfall calculations

¹⁶ Regulation 48(7) and paragraph 4.48 of The Town & Country Planning (Local Development) (England) Regulations 2004 – PPS 12

¹⁷ Planning Policy Guidance Note 3: Housing (March 2000) requires that Local Planning Authorities adopt a 'plan, monitor, manage' approach to housing provision.

¹⁸ In accordance with the 'Planning for Housing Statement' produced by the ODPM a housing supply up to 2016 has been used to produce a potential supply of housing.

RELEVANT POLICIES

• **Regional Policies:**

Approved Yorkshire and Humber Regional Spatial Strategy

Regional Planning Guidance 12 was issued by the Secretary of State in October 2001 and a selective review was completed in December 2004. A joint housing provision figure for "York/North Yorks" is detailed in Policy H1 of RPG 12 for 2,500 additional dwellings per year between 1998 and 2016. No separate figure is provided for the City of York and no amendments were made in the selective review.

Through joint work on the replacement Structure Plan it was agreed that the City of York Council should take 27% of the RSS "York/North Yorks" total. This generated a requirement of 675 dwellings per year to 2016, and it is to this timescale that our housing trajectory has been based.

North Yorkshire Structure Plan (1995)

Policy H1 states that for the period 1991 to 2006 provision will be made for 'around 10,200' additions to the housing stock in the City of York and 34,400 additions in North Yorkshire. The numeric part of Policy H1 is now time expired and has been superseded by more recent strategies.

Emerging Regional Spatial Strategy

The housing requirement for York will be determined following the RSS examination in public taking place in September 2006. Policy H1 of this document sets out a gross provision for the region up to 2016 together with a net figure to 2021. The revised figures for housing will be incorporated within future housing trajectories, until this time targets from the existing documents have been used.

• **Local Policy:**

Draft City of York Local Plan

The City of York Development Control Draft Local Plan (April 2005), incorporating the Fourth Set of Changes, proposes a housing requirement of 8775 dwellings for the period between 1998 and 2011. This figure represents 27% of the approved RSS annual rate for "York/North Yorks". The Draft Local Plan does not provide a figure for the period between 2011 to 2016, however, as the emerging RSS has not yet been finalised the trajectory uses the annual requirement of 675 (net) additional dwellings for York over this period of time.

NB. For future trajectories both housing requirements and timescales will be adjusted in accordance with approved RSS figures together with any amendments brought about by ongoing monitoring, evidence based studies and emerging LDF development plan documents.

Relevant City of York Development Control Local Plan (April 2005) Policies:

- H1: Housing Allocations
- H3b: Managed Release of Allocated Housing Sites
- H4a: Housing Windfalls
- SP6: Location Strategy

Targets:	<ul style="list-style-type: none"> - Net additional dwellings per annum - Total net additional dwellings to be completed during the period 1998/99 to 2015/16 	<p>675</p> <p>12,150</p>
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Performance

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

5.24 For the period between 1998 and 2005 a total of 5879 net additional dwellings have been completed in the City of York Local Authority area at an average of 840 dwellings per year, this being 165 above the annualised target of 675 units per annum. Table 5.1 below indicates that the vast majority of additional properties were new build, with approximately 11% resulting from conversions or changes of use. Typically demolitions in York are low, however, in 2003/04 three development schemes accounted for 121 demolitions. Since that time demolitions have reverted back to more typically low figures.

Table 5.1: Net additional dwellings 1998 – 2005

Year	Completions	New Build	Net Conversions & Changes of Use	Demolitions	Net Dwelling Gain
1998-1999	779	754	22	6	770
1999-2000	888	799	86	3	882
2000-2001	712	678	33	5	706
2001-2002	1020	920	95	13	1002
2002-2003	844	738	98	2	834
2003-2004	669	520	141	136	525
2004-2005	1193	993	180	13	1160
1998-2005	6105	5402	655	178	5879

5.25 As a result of recent work undertaken on windfall analysis for the Housing Land Availability Assessment a number of minor amendments have been made to Table 5.1 compared to figures used last year, the new data has been included to ensure robust statistics for future use.

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

For the current year 906 net additional dwellings have been provided from a total of 949 completions.

Table 5.2: Net additional dwellings 2005-06

Year	Completions	New Build	Net Conversions	Demolitions	Net Dwelling Gain
2005-2006	949	784	139	17	906

2a (iii) Projected net additional dwellings to 2016

Outstanding permissions

5.26 There were a total of 2545 net dwellings with outstanding planning permissions on 31st March 2006. Whilst some of these are on sites currently under development, some are unimplemented permissions and may not come forward, as typically some permissions are gained for valuation and speculation purposes. For this reason the number of outstanding permissions projected to be completed has been discounted by 10%.

Housing allocations without permission.

- 5.27 There is a current capacity of up to 2448 additional dwellings on sites allocated in the Local Plan where no planning permission has been obtained.¹⁹ Given that these allocations have now been in place for up to 8 years and have not yet come forward, it is likely that some of these allocations will remain undeveloped as the LDF Allocations Development Plan Document is progressed, allowing their contribution to the future supply of housing to be reviewed. The remaining capacity on sites allocated to 2011 in the development control local plan has been discounted by 10%, to allow for the likelihood that some may not come forward within the plan period. Two key 'allocations' Germany Beck and Metcalfe Lane (Derwenthorpe) account for approximately 1200 dwellings of this total but were 'called in' for a public inquiry in June 2006, the outcome of which is not expected until Spring 2007.

Windfalls

- 5.28 Windfalls as defined in PPG3 are those developments which have not been specifically identified as available in the local plan process through land use allocations and comprise the following:
- Previously developed sites where new build has taken place (these are categorised further into site size)
 - Net conversions/changes of use
- 5.29 In order to demonstrate future windfall rates the trajectory illustrates projections in a high/low scenario. The 'low' projection uses the windfall projections from Table 7.1 of the Development Control Local Plan (April 2005)²⁰. The 'high' scenario takes an average of completions over the past ten years and uses the same discount rates used in the 'low' scenario (see footnote below). The projections inevitably involve an element of double counting because they include as windfall completions sites which will previously have been recorded as unimplemented or part implemented windfall permissions. For this reason windfall projections have been phased in over an 18-month period from the 1st April 2006.
- 5.30 A more detailed analysis of past windfall completions is currently being carried out as part of the Housing Land Availability Assessment, estimated to be completed in early 2007. This study will provide a full assessment of windfall figures by reassessing windfall methodology. In addition, the future rates of completions will also be influenced by the final content of Planning Policy Statement 3, which will clarify the government's approach to housing and the release of land.

The Housing Trajectory

- 5.31 The housing trajectory, as shown in Figures 5.1 and 5.2, estimate that to the end of the plan period in 2016 there will be an oversupply of housing of between 7%

¹⁹ Based on the site capacities shown in table 7.2 of the Development Control Local Plan (April 2005).

²⁰ Windfalls have been discounted in accordance with a previous agreement between City of York Council and the Home Builders Federation at rates of:

10% for small sites (sites below 0.4 hectares),
30% on medium sites (sites between 0.4 and 1.0 hectares),
50% on large sites (sites above 1.0 hectare) and
10% for conversions/changes of use.

These discounts are likely to change in future trajectories when work on the Housing Land Availability Assessment has been completed.

and 17% based on the current strategic target of 675 dwellings per annum. In unit terms this represents an estimated oversupply of between 844 and 2,102 dwellings to 2016.

Figure 5.1: Actual and projected completions 1998 - 2016

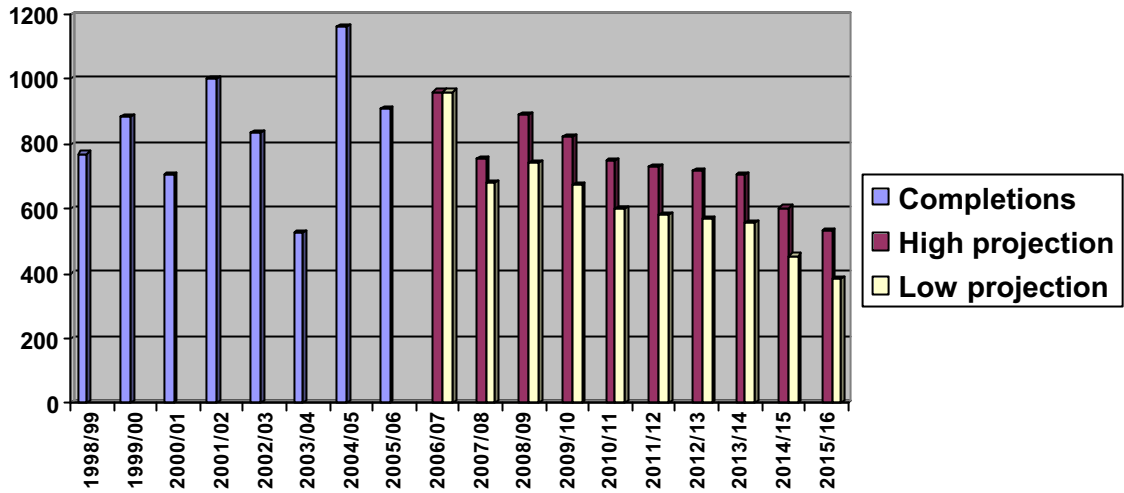
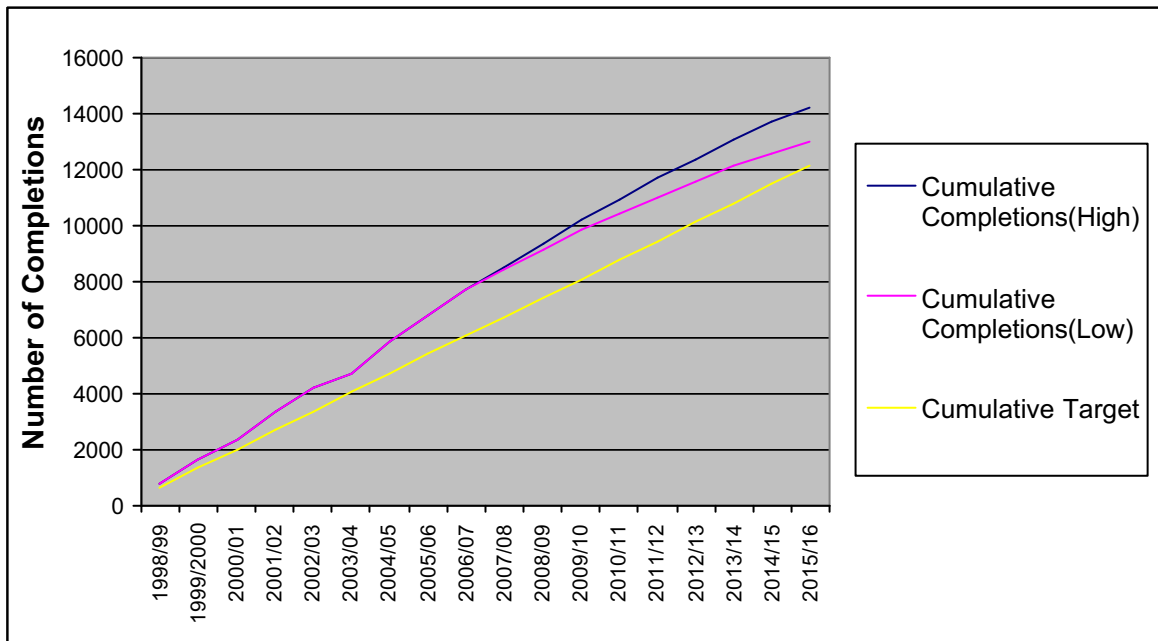


Figure 5.2: Projected Housing Completions



- 5.32 Should windfalls continue at the current rates, then the potential for overprovision of housing would need to be managed. This will be done through the LDF process, which can include, if necessary, a mechanism for phasing the release of land in order to prevent a significant oversupply.
- 5.33 However, at the current time, windfall estimates are uncertain and subject to ongoing work and the strategic target for York in the RSS has not been determined. The adoption of the RSS could change the housing trajectory significantly, both because of the extension of the plan period to 2021 and because the strategic target could change. The Council will continue to monitor housing provision and will adjust its housing trajectory as national and regional guidance is finalised and further work on windfall projections is completed.

5.34 The projected completions for allocated sites also include two sites which have been called in for determination by the Secretary of State. The outcome of the Public Inquiry held in June 2006 will have an impact on the projected housing supply, as together the sites account for approximately 1,200 houses. The figures also include a number of projected completions to be delivered on the York Central site before 2016. The timing of delivery on this site may also be subject to change, as this is a large and complex site and delivery will be influenced by a numbers of factors.

2a (iv) The annual net additional dwelling requirement

5.35 The Selective Review of Regional Planning Guidance for Yorkshire & the Humber published in December 2004 (Policy H1) states that 2,500 new households are required annually for North Yorkshire and the City of York from 1998 to 2016. From this figure York was expected to provide approximately **675** (net) additional dwellings per annum.

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

5.36 A total of **536** net additional dwellings per year are required over the remaining plan period to achieve the target of 12,150 houses, this takes into account previous net additional dwellings.

Core Output Indicator 2b:

Percentage of new and converted dwellings on previously developed land (PDL)

	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	Average 1998-2006
Total Number of Dwellings Through New Build and Conversions	779	887	712	1020	844	669	1193	949	881.63
Gain of Dwellings Through New Build and Conversions on PDL	277	480	416	881	700	601	1145	914	676.75
Loss of Dwellings Through Conversion	3	2	1	5	8	8	20	26	9.13
% Of New Homes Built on PDL	35.17%	53.89%	58.29%	85.88%	81.99%	88.64%	94.30%	93.57%	75.73%

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

Target:

National Target*	60% of additional housing should be provided on previously-developed land and through conversions of existing buildings by 2008
Regional Target**	In Yorkshire and the Humber a target for 'the proportion of housing development taking place on previously developed land and through conversions of existing buildings is 60% '
Sub-Regional Target	The Regional Planning Guidance Target for the sub-region of York/North Yorkshire is 53%
Council Plan Target	The national Best Value Performance Indicator (BVPI) 106 monitors the percentage of new homes built on previously developed land. City of York Council set a target for this of 65%

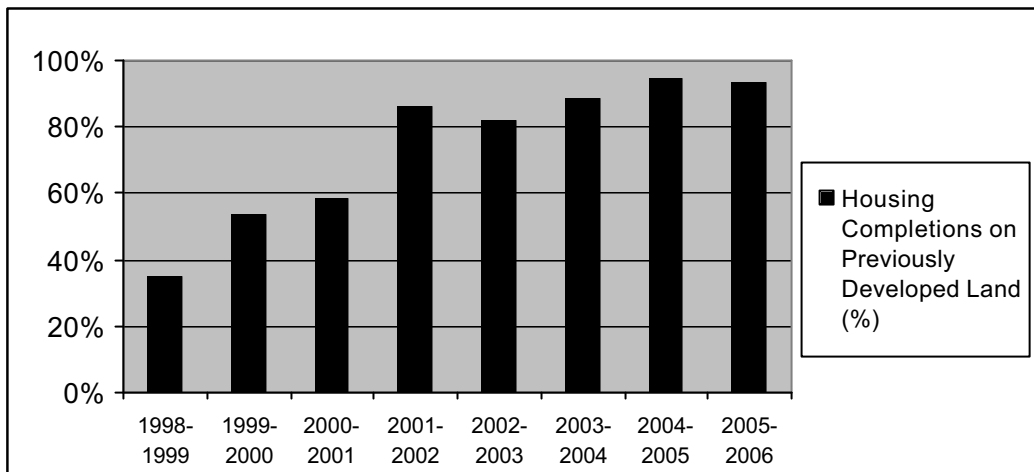
*See PPG3 – Housing Paragraph 23 (ODPM)

**See RSS 12 – Policy H1 (ODPM)

Performance:

5.37 As indicated by the above table the City of York has achieved a high level of housing development on previously developed land, more especially over the last five years. An average of 75% of all development since 1998 has taken place on brownfield sites, and for the second consecutive year a figure in excess of 90% has been attained.

Table 5.3: Housing completions on previously developed land



Core Output Indicator 2c:

Percentage of New Dwellings Completed at:

- (i) less than 30 dwellings per hectare
- (ii) between 30 and 50 dwellings per hectare
- (iii) above 50 dwellings per hectare

Density Ranges	Number of dwellings built in 05/06	Number of dwellings built as a % of all dwellings
Less than 30 dwellings per hectare	62	7
Between 30 and 50 dwellings per hectare	119	12
Above 50 dwellings per hectare	768	81
Totals	949	100

Relevant Policies:

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

Targets:

ODPM Public Service Agreement (PSA Target 5) 2003-05 states that the average density of new housing (other than London) should reach 30 dwellings per hectare by 2006.

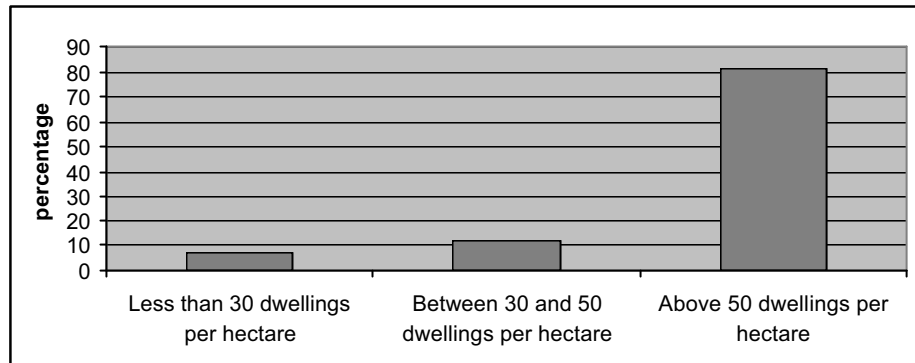
Planning Policy Guidance 3: Housing (2000) requires that Local Authorities should:

- Avoid developments which make inefficient use of land (those less than 30 dwellings per hectare net)
- Encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare)
- Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.

Performance

5.38 Net density levels for completed dwellings during 2005/06 averaged almost 85 dwellings per hectare, well above the PSA average density target of 30 dwellings per hectare. A total of 93% of all new dwellings achieved greater than 30 dwellings per hectare, and of this total 81% were built at more than 50 dwellings per hectare (see table on page 29 and Figure 5.3). The density levels reached accord with national policy guidance which seeks to achieve higher housing densities on brownfield, accessible, sustainable urban locations reducing pressure on further greenfield development.

Figure 5.3 : Net density of completed dwellings 2005/06



Local Indicator:

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

Applications for all new residential developments, dependent on individual site circumstances and public transport accessibility, should aim to achieve net residential densities of greater than:

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

¹The City Centre is defined on the city centre inset on the Local Plan proposal's map
²The urban area of York is defined as the built up area, outside the city centre including Haxby.

5.40 In the Tables 5.4 to 5.6 below together with their associated charts, density has been assessed against the targets as set in the City of York Development Control Local Plan (2005) as highlighted above.

Table 5.4: City Centre completion densities

05/06 Completion Densities (City Centre)	Number of Dwellings	%
Over 60 Dwellings/ha	50	91
Under 60 Dwellings/ha	5	9
Totals	55	100

Average density in City Centre = 114 dwellings/hectare

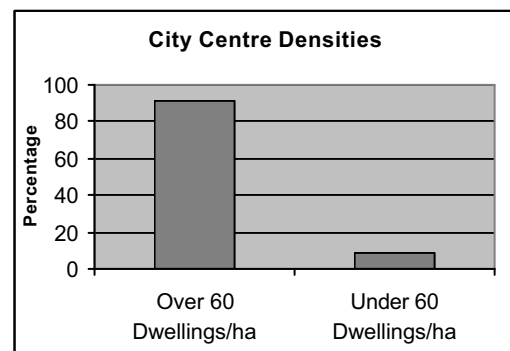


Table 5.5: Urban Area completion densities

05/06 Completion Densities (Urban Area)	Number of Dwellings	%
Over 40 Dwellings/ha	789	93
Under 40 Dwellings/ha	59	7
Totals	848	100

Average density in Urban Areas = 109 dwellings/hectare

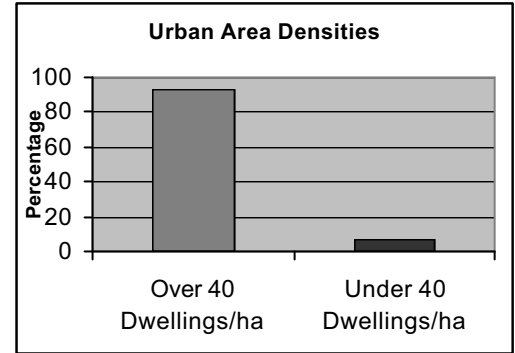
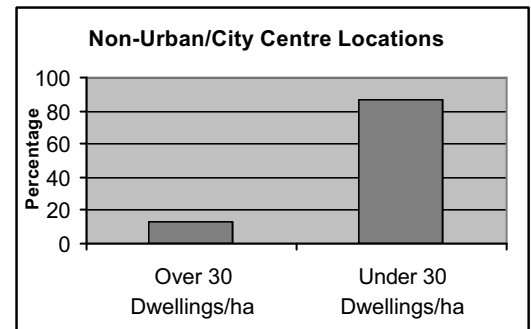


Table 5.6: Non-Urban/City Centre Location completion densities

05/06 Completions Non-Urban/City Centre Locations	Number of Dwellings	%
Over 30 Dwellings/ha	6	13
Under 30 Dwellings/ha	40	87
Totals	46	100

Average density in Non-Urban/City Centre = 15 dwellings/hectare



5.41 The above tables illustrate densities within the three areas as defined in the Local Plan i.e. City Centre, Urban Areas and elsewhere. High density levels have been achieved over the twelve month period in both City Centre and Urban locations, however, a large percentage of schemes within non-urban areas fell below a density level of 30 dwellings/hectare. The majority of the development schemes were for infill sites within village locations or conversions to farm buildings, with a large proportion of sites having consent for either one or two dwellings which typically result in low density developments. Future monitoring will assess whether this is an unusual occurrence and a situation that requires management.

Affordable Housing

5.42 Improving the quality and availability of decent affordable homes in the city continues to be one of the main priorities of City of York Council and is identified within the Corporate Strategy 2006-2009. In February 2003 the Third Set of Changes to the Local Plan increased the required levels of affordable housing on qualifying sites from 25% in urban areas to 50%. Changes were also made to threshold levels for affordable homes in small villages. The amendments were approved for development control purposes in April 2005 and will have implications on all qualifying sites granted permission from that date. As all completions of affordable homes during the course of 2005/06 resulted from schemes approved before these amendments were made the impact of these policy changes will become evident in future monitoring reports.

**Core Output Indicator 2d:
Affordable Housing Completions**

	Total Completions 2005/06
Net Additional Dwellings to Housing Stock	906
Net Additional Affordable Homes provided	148
% Of new homes built that are affordable dwellings	16%

Relevant Policies:

City of York Development Control Local Plan (April 2005)
H2a: Affordable Housing

Target:

- 50% of new housing developments on:
 1. Sites of 15 dwellings/0.3 hectares or more in urban areas, and
 2. 2 dwellings/0.03 hectares or more in villages with less than 5,000 population should be affordable housing¹
- City of York Housing Needs Survey recently conducted identifies a need of an additional 869 affordable homes each year over the period 2006-2011

¹Lower targets previously agreed in Local Plan allocations or where clearly set out in approved Development Briefs will be reassessed down from 50% where the developer can demonstrate financial loss against previous land acquisition costs.

5.43 The Council's second study of Housing Needs prepared in 2002 by Fordham Research concluded that there was a need to provide 950 affordable homes per year over the period 2002 – 2007. More recent work carried out by Fordham's for the joint housing inquiry identified a need of an additional 869 affordable homes each year over the period 2006 – 2011 to address the backlog of existing need together with future need arising over the next five years.

Performance

5.44 During the twelve months of the monitoring period a total of 148 additional affordable homes were provided on fourteen sites throughout the City of York area. From a total of 906 net additional dwellings for the year this represents 16% being affordable homes (see tables 5.7 and 5.8). Of the eleven planning gain sites where affordable housing had previously been negotiated a total of 458 dwellings were completed. Affordable home completions on these sites represents 23.5% of all completions and falls marginally short of our old target of 25%.

Table 5.7: Number of affordable housing completions

	Planning gain sites with affordable housing agreed and where completions took place in 2005/06	Planning gain sites with less than 25% agreed affordable housing	Planning gain sites with between 25% and 50% agreed affordable housing
Number of sites	11	4	7
Total dwelling completions on these sites	458	226	232
Number of affordable housing completions	108	45	63

5.45 Three sites, namely Allotment Gardens Danebury Drive, Horseman Avenue and Peterhill Drive were all council owned sites and were developed wholly as affordable developments. From these sites a total of 40 additional affordable homes were completed.

Table 5.8: Number of Council owned sites providing affordable housing schemes

	Council owned sites providing 100% affordable housing schemes
Number of sites	3
Number of affordable housing completions	40

5.46 From a total of the fourteen sites in York where development included an affordable element, a total of 29% were affordable and even though council owned sites that were developed out at 100% affordable are included this is clearly less than the new 50% target.

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

5.48 From a total of 148 affordable homes provided in the twelve-month period of this report, 108 were available for rent, whilst the remaining 40 units were discounted for sale.

A breakdown of house types and size based upon bedroom numbers is provided in table 5.9.

Table 5.9: Housing mix through affordable housing completions

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached/Semi/Town House	0	19	60	9	0	88	59.46%
Flat/Apartment/Studio	6	54	0	0	0	60	40.54%
Totals	6	73	60	9	0	148	
	4.05%	49.32%	40.54%	6.08%	0.00%		

Transport

- 5.49 Some of the main objectives of the transport policies within the City of York Development Control Local Plan (April 2005) can be summarised as follows:
- To implement land-use and transportation strategies which facilitate the implementation of the land-use objectives of the Plan whilst minimising travel and traffic generation
 - To achieve development patterns which give people the choice and positively promotes more environmentally friendly means of transport than the car
 - To minimise new road construction
 - To reduce pollution, noise and physical impact of traffic, by restraining growth in the use of motor vehicles

Core Output Indicator 3a:

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

All non-residential development completed in 2005/06 complies with parking standards as provided in the City of York Development Control Local Plan (April 2005)

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

Target: See Annex 6

* See Annex 3

Performance:

- 5.50 As can be seen from Annex 6 City of York Council requires applicants for developments within all specified use class order categories to meet stringent car and cycle parking standards. Several variables are assessed when considering applications for both new build and change of use developments, these can include floor space, number of staff and visitor/customer numbers.
- 5.51 All applications are assessed on an individual basis upon receipt of planning applications and proposals must not exceed maximum car parking standards. No schemes have either been built or approved above national car parking standards over the last twelve months.
- 5.52 Whilst completions of developments within Use Class Order A, B and D are not currently being monitored on an individual basis due in the main part to resource reasons it can be stated that various schemes have been implemented over the last year including car clubs and cycle hire arrangements together with measures introduced through the Local Transport Plan, to reduce dependence on motorised travel such as Green Travel Plans.

Core Indicator 3b:

Amount of new residential development within 30 minutes public transport time of: a GP; a Hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)

Within 30 minutes Public Transport Time of:	Total Number of Dwellings	% of Total Dwellings
GP	917	99.7
Hospital (incl. St Helens and White Cross Community Hosps)	917	99.7
Hospital (York Hospital only)	788	85.7
Primary School	914	99.3
Secondary School	906	98.5
Area of Employment	918	99.8
Major Retail Centre	903	98.2

Relevant Policies: SP8: Reducing Dependence on the Car
T7c: Access to public transport

Targets:

City of York Council Development Control Local Plan (April 2005) through policy T7c: Access to Public Transport states:

All new built development on sites of 0.4 hectares or more should be:

- a) Within 400 metres of a bus service offering a day time frequency of 30 minutes or better; or
- b) Within 1000 metres of an existing railway station

Where the proposed development is greater than 100 dwellings or 5,000 square metres (gross floorspace), the required frequency will be 15 minutes.

Where these frequencies are not available developers will be expected to fund the provision of an appropriate public transport service from when the first unit is occupied to a minimum of 2 years after the development is 95% occupied.

In all new development site layouts should provide appropriate infrastructure to accommodate bus services including the provision of direct, safe and convenient access to stops and the provision of alternative routes for buses where required to avoid traffic congestion.

Performance:

5.53 The above table has been compiled from residential completions data that was run through Accession, a computer programme set up to analyse accessibility of developments against the requested public facilities, employment areas and retail centres as decided by the ODPM (now The Department of Communities and Local Government (DCLG)). Completions have been represented as net figures as requested²¹.

²¹ A total of 920 net completions have been analysed – this is fourteen more than used in the housing trajectory as losses to residential units by way of change of use were not mapped.

- 5.54 In general the table indicates the success of our accessibility policies with results of over 98% being achieved for developments within 30 minutes public transport time from GPs, primary and secondary schools, areas of employment and retail centres. The one category that fell below 90% was for developments with access to a hospital, these sites were generally located in the more rural areas of our authority area or on the fringe of the built up area. When we included the local community hospitals in the analysis for a comparison, higher results were achieved (see results table on page 35).
- 5.55 Targets set in the Development Control Local Plan (April 2005) through policy T7c: (see Targets) have not been measured against due to resource constraints, however, it is envisaged that in future Annual Monitoring Reports this should be possible.

Local Services

CORE INDICATOR 4a:	
Amount of completed retail, office and leisure development:	
Use Class	2005/2006 (m²)
A1	2656
A2	0
B1(a)	12249.3
D2	0
TOTAL	14905.3
Relevant Policies:	S1: Proposed Shopping Sites S3a: Mix of Uses in Shopping Streets S4: Protected Primary Shopping Streets S10: Local or Village shops SP7a: The Sequential Approach to Development SP7b: York City Centre and Central Shopping Area E1a: Premier Employment Sites E3b: Standard employment sites E7: B1 Office Development in Existing Buildings L1a: Leisure Development
Targets:	No target identified

Performance:

Retail development:

- 5.56 The aims set out in Chapter 10 on Shopping in the Development Control Local Plan (April 2005) is to maintain and enhance the vitality and viability and range of shopping provision in York City Centre, District Centres and neighbourhood shopping parades. In 2005/2006 2656 m² of new A1 retail floorspace was completed with the City of York. Most permissions with regards to retail have been for conversions from A1 to A2 or vice versa explaining why there is a limited amount of development within these categories. This data concurs with the previous figures presented for 2004/05 .

Office development:

5.57 There has been 12,249 m² of new B1(a) floorspace completed representing eleven completions, three of which were on allocated sites. It shows the trend for development of office space within the city. However, none of this development was within the City Centre.

Leisure development:

5.58 The Leisure and Recreation chapter (11) in the City of York Development Control Local Plan (April 2005) also has key objectives to promote and deliver new and increased access to existing leisure and recreational facilities for all. During this year however there have been no significant leisure developments within the city.

CORE INDICATOR 4b:

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

Use Class	2005/2006 (m ²)
A1	1909
A2	0
B1(a)	0
D2	0
TOTAL	1909

Relevant Policies:

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

Targets:

No target identified

Performance:

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

Retail development:

5.59 The City of York Development Control Local Plan (April 2005) identifies that the city centre overall is healthy with a good diversity of uses, a low vacancy level and continued high level of multiple operator interests. However, there is recognition that further retail developments are needed to continue the vitality and viability of the shopping area. The development of Spurriergate which was completed during 2005/06 represents the floorspace figure in the City Centre for this indicator. The Spurriergate development is located on a primary shopping street and has proved a successful redevelopment of an existing city centre site and an addition to York's retail shopping experience.

5.60 There are retail allocations to expand the central shopping area outlined in Policy S1, including the Castle/Piccadilly site and Hungate, which was granted outline planning consent in 2004/2005 and has proposals for up to 6,392sq.m of retail floorspace.

Office development:

5.61 There have been no office completions within the defined city centre during 2005/06. Similarly to the retail scenario, there is only very limited space for new office development or conversion to offices within the city centre and although several sites have allocations, several have either been lost to another use or have not yet been granted planning permission or had work started on them.

Leisure development:

5.62 There have been no significant leisure developments in 2005/06. Similar to office and retail developments, there is only limited space for leisure development within this area. However, under Policy L1a in the Development Control Local Plan (April 2005) there are a number of appropriate sites for leisure development. The allocated Hungate site has outline planning consent, which includes a multi-functional community building, although this has not yet progressed to the reserved matters stage.

CORE INDICATOR 4c:

Amount of eligible Openspaces managed to Green Flag award Status:

2005/2006	Size (hectares)	Percentage of total Openspace in authority awarded to Green Flag status
Rowntree Park	10	1.7%
Glen Gardens	1.5	0.3%
Total	11.5 ha	2%

Relevant Policies:

GP7: Openspace

L1c: Provision of New Parks Openspace in Development

L1d: New Public Parks, Green Spaces, Woodlands and Wetlands.

Targets:

2005/2006: 2 Openspaces to Green Flag Award Standard

2006/2007: 3 Openspaces to Green Flag Award Standard

Performance:

5.63 The ODPM has recognised that good quality openspace including parks and green spaces have an essential role to play in building sustainable communities, and enhancing people’s quality of life in towns and cities. The Green Flag award target set by the ODPM is for 60% of Local authority areas nationally and 60% of local authority areas in receipt of Neighbourhood Renewal Funding to have at least one Green Flag Award by 2008.

5.64 City of York Council achieved it’s target of gaining 2 Openspaces to Green Flag Award Status in 2005/2006. The two sites are Rowntree Park and Glen Gardens. The target for 2006/2007 is to increase this amount to 3 Openspaces with Green Flag Award status.

Minerals

5.65 In 1996 the reorganisation of City of York Council meant that the authority inherited an area with a ‘search for minerals’ initially included in the North Yorkshire Minerals Local Plan (1997), which is relevant for the period 1994-2006. One part of their outlined sand and gravel areas of search lies within City of York between Upper Poppleton, Rufforth and the North Western upper boundary of

the district. The primary purpose of this site however, is to offer long-term flexibility.

CORE INDICATOR 5a:

Production of primary land won aggregates

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

Targets: No target identified

Performance:

5.66 Provision of this information has proved difficult to obtain and monitor. However, North Yorkshire County Council has advised that minerals are not currently extracted in York and therefore has not produced primary land won aggregates. This information will continued to be monitored for future years.

CORE INDICATOR 5b:

Production of secondary/recycled aggregates

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

Targets: No target identified

Performance:

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

Waste

5.68 The Local Plan objective is to manage waste in a sustainable way by selecting the Best Practical Environmental Option (BPEO). A waste hierarchy has been set up which prioritises the relative sustainability of each waste management option, and is set out below:

- Reduction
- Re-use
- Recovery (Recycling, Composting, Waste-to-Energy)
- Disposal

Overall the aim is to handle as much waste as possible at the top end of the hierarchy and therefore minimise the amount of waste sent for disposal.

CORE INDICATOR 6a:

Capacity of new waste management facilities by type

Relevant Policies: MW5: Waste management Facilities

Target: No target identified

Performance:

- 5.69 There have been no new waste management facilities developed during 2005/2006.
- 5.70 There are currently 5 waste management facilities that operate within City of York's Boundary. Three of these facilities are for household, commercial and industrial waste transfer solutions and two are mixed metal recycling sites.

CORE INDICATOR 6b:

Amount of municipal waste arising, and managed by managed type, and the percentage each management type represents of the waste managed.

Relevant Policies: MW5: Waste management Facilities

Target:

City of York Council has developed a waste management strategy to help meet set targets over the next few years. A main objective of the strategy is to develop and implement a plan that minimizes waste and maximizes recycling.

Under the Landfill Directive the United Kingdom is obligated to reduce the amount of biodegradable municipal waste (BMW) being sent to landfill for disposal. Key targets are to reduce the amount of BMW going to landfill to 75% of the 1995 level by 2010, to 50% by 2013 and to 35% by 2020. Each Waste Disposal Authority (WDA) has been given an annual tonnage allowance specifying the maximum amount of BMW that can be sent to landfill in each financial year from 2005/2006 to 2019/2020. If an authority breaches this allowance a fine is levied on the WDA at a rate of £150 per tonne for each tonne of BMW landfilled in excess of annual allowances. This means that City of York Council's key targets of BMW being sent to landfill must not exceed:

- 2009/2010 - 44,280 tonnes
- 2012/2013 - 29,490 tonnes
- 2019/2020 - 20,640 tonnes

Other targets have been set for England and Wales for recycling and composting, as set out in Waste Strategy 2001, and are as follows:

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

Performance:

During 2005/2006 the total municipal waste arising was 120,870 tonnes. This waste was managed by:

Waste managed by:	2005/2006		2004/2005	
	Amount (tonnes)	Percentage	Amount (tonnes)	Percentage
Landfill (and liquid treatment)	88,910	73.56%	97,050	78.6%
Recycling (and re-use)	24,130	19.96%	21,060	17.0%
Composting	7,830	6.48%	5,400	4.4%
Total	120,870	100%	123,510	100%

5.71 There has been a 2.2% reduction in the total tonnage of waste that was collected and a decrease in waste landfilled. The 5% decrease in landfilled waste is mirrored by an increase of recycling and composting of waste. This shows City of York is moving towards meeting the targets set out above.

Flood Protection and Water Quality

5.72 Through Planning Policy Guidance 25: Development and Flood Risk (July 2001), the Governments objective is to reduce the risks to people and the developed and natural environment from flooding. Local planning authorities should ensure that flood risk is properly taken into account in the planning of developments to reduce the danger of flooding and the damage that floods cause. Guidance is provided to planning authorities, developers, the public and the Environment Agency on a wide range of measures to ensure flood risk is fully taken into account when dealing with applications for development.

5.73 Flooding is an important land use consideration for the City of York and policy GP15a of the Development Control Local Plan provides direction for development in York based upon Government guidance (PPG25: Development and Flood Risk).

5.74 Sited at the confluence of the Rivers Ouse and Foss, and the consequent flood risks this generates, all applications in York that may increase the risks of flooding are consulted on by the Environment Agency, British Waterways and the relevant Internal Drainage Board before being determined.

Core Indicator 7:	
Number of Planning Permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	
Number of planning permissions objected to by the Environment Agency on flood defence grounds in 2005/06	26
Planning applications refused	5
Planning applications withdrawn	8
Planning permission granted where EA objection withdrawn as a result of receipt of acceptable Flood Risk Assessment or amended plans	10
Planning permission granted subject to S106 agreement and conditions set by EA and as yet not yet confirmed	1
Planning permissions granted against EA advice	2
Number of planning permissions objected to by the Environment Agency on water quality grounds in 2005/06	0
Relevant Policies: GP15a: Development and Flood Risk (City of York Development Control Local Plan (April 2005))	
Target: No target identified	

Performance:

5.75 Of the twenty-six applications objected to by the EA on flood risk grounds, twenty-three were either refused, withdrawn or permitted following receipt of amended plans, or had Flood Risk Assessments carried out that were acceptable subject to conditions set in the planning approval.

5.76 One application (05/00478/FULM - Car Park Adjacent Foss Bank, Heworth Green for 172 dwellings) has been permitted subject to a Section 106 Agreement being finalised and provided that a proposed flood plain remodelling is acceptable to Environment Agency standards.

Two applications were approved contrary to EA advice:

- I. 06/00332/FUL - 169 Holgate Road, for the conversion of an existing property into 3 no flats, and
- II. 05/02280/FUL - 24 Hopgrove Lane South, Stockton On The Forest, for a two storey pitched roof extension over existing bungalow including the provision of annex accommodation.

5.77 Both applications were granted consent as neither scheme was deemed at risk from flooding or were to a scale, design and location where a flood risk assessment was not seen necessary.

5.78 During the monitoring period no objections were received from the Environment Agency (EA) on water quality grounds and hence no planning applications were granted against their advice.

Biodiversity

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

5.80 The objectives set out in Chapter 3 of the Development Control Local Plan regarding conservation and amenity are set out below:

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

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

CORE INDICATOR 8:

Change in areas and population of biodiversity importance, including:

Change in priority habitats and species (by type); and

Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Relevant Policies: NE4a: International and National Nature Conservation Sites

NE5a: Local Nature Conservation Sites

NE7: Habitat Creation and Protection

Targets: No identified targets, see objectives in 5.80

Performance:

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

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

*Identified as being of National Importance.

5.83 In addition to the survey of SINCS in 1994, all land allocated in the Local Plan has been checked to make sure that there are no likely areas of conflict where land of conservation interest has been allocated for further development.

5.84 To bring together the variety of data relating to biodiversity, City of York Council is continuing to develop their Biodiversity Action Plan (BAP). This however is currently constrained by resources and finance, although the first of five steps have been completed, which focus on translating national guidance within the UK BAP to action at local level and identifying locally important habitats and species. In order to reach the final goal of setting up effective monitoring systems for biodiversity, firstly raising awareness to the public about biodiversity and why it is important needs to be carried out followed by the creation of new local level partnerships to help record data. The BAP would supply an essential framework for guiding change and effective monitoring methods to measure against.

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

Renewable Energy

5.85 To address Climate Change Local Authorities are advised to approach energy use within the context of the Energy Hierarchy, addressing sustainable

construction and design as well as considering less polluting methods of energy generation. Policy GP5 in City of York Council's Development Control Local Plan (April 2005) recognises the authority's commitment to achieving key sustainability and climate change targets set by the government on renewable energy. New renewable energy schemes, which have no adverse impacts on the existing landscape are encouraged by the authority to reduce the emission of greenhouse gases.

- 5.86 In 2005 a study called 'Delivering Renewable Energy in North Yorkshire' was jointly commissioned by The North Yorkshire County Council, District Councils and City of York Council to assess the potential of micro-generation of energy using solar power, micro wind and photo-voltaics, amongst other things. At the moment North Yorkshire is a net exporter of Electricity owing to two coal powered electricity stations. However, the emphasis is changing and City of York hold a commitment, through the LDF, for reducing energy consumption and promoting renewable energy.

CORE INDICATOR 9:**Renewable energy capacity installed by type**

Relevant Policies: GP4a: Sustainability
GP5: Renewable Energy

Targets: No targets identified.

Performance:

- 5.87 Planning permissions for 2005/2006 have been monitored for application for renewable energy schemes. There have been no recorded schemes for this year.

Section 6 – Contextual Information for the City of York

Notes for Figures in this section:

Name of column in Figure (graphs)	Explanation
VALUE	City of York Authority's result.
NATIONAL AVERAGE	Average of National results
TOP QUANTILE BREAKPOINT	The top quartile of any table (top 25%), when put in order of any selected scale of value, from highest to lowest; or the quarter of the population in any distribution with the highest values of any selected attribute.
BOTTOM QUANTILE BREAKPOINT	The bottom quartile of any table (bottom 25%), when put in order of any selected scale of value, from highest to lowest; or the quarter of the population in any distribution with the lowest values of any selected attribute.
MEDIAN	The 'median' is the middle value in a set of data, when the data is arranged in ascending order.

Introduction

- 6.1 There has been an increasing amount of recognition that social, environmental and economic evidence should be used to back up developing policies in the emerging LDF. The Good Practice Guide suggests that a number of contextual indicators should be used to describe the wider social, environmental and economic background against which we can consider the effects of policies and inform the output indicators.
- 6.2 This section sets out key contextual characteristics for the City of York as well as issues and challenges facing the city. It is now important to base monitoring of the LDF under the wider policy context related to the Government's sustainable communities agenda and as such the contextual indicators and information in the this report have been taken from suggested indicators from various sources relating to this agenda; this includes: the UK Sustainable Development Strategy (March 2005) which is linked to the PSA targets (see table 1 of this report); the Local Quality of Life Indicators (August 2005); the Egan Review: Skills for Sustainable Communities (Annex B, April 2004) and also the Success Measures as set out for monitoring the Community Strategy by the City of York Local Strategic Partnership – Without Walls.
- 6.3 The Local Quality of Life indicators outlined in this section of the report include key measures to help 'paint a picture' of the quality of life in the local area. The indicators cover a range of important sustainable development issues that influence our long-term well-being and complement a number of government policies, projects and initiatives that support the work of local authorities and their partners to deliver sustainable communities.

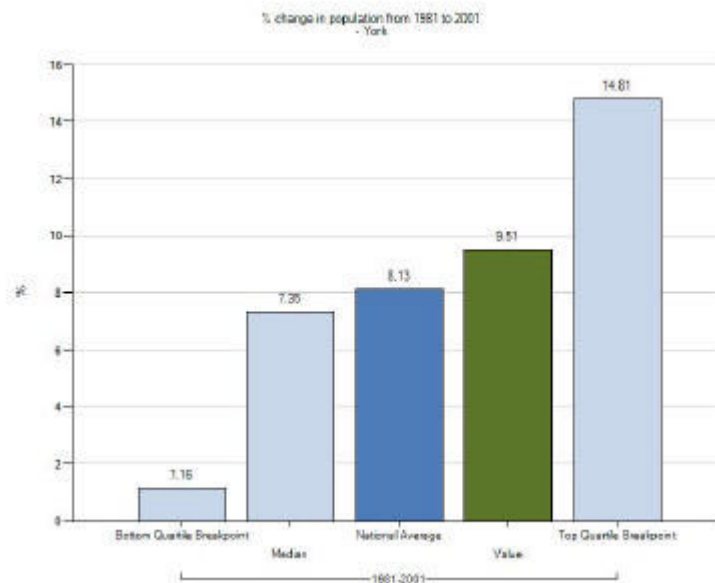
Contextual Information

- 6.4 Annex 2 of this report sets out the whole suite of contextual indicators which have been collected for the city. They are split into key themes which relate both to the Local Quality of Life Indicators and the seven themes of Without Walls.

People and Place

- 6.5 The City of York Unitary Authority is a nationally and internationally prominent city that lies in the North of England approximately 20 miles north-east of Leeds. The City of York is renowned for its historic centre and is surrounded by many smaller rural and semi-rural settlements, each of which is covered by a relevant Parish Council. The authority covers a total of 272 square kilometres, of which 85 hectares is draft greenbelt.
- 6.6 The City of York is not only an historic city but also one of the UK's most visited tourist destinations with nearly 5 million visitors per year. It has a renowned University and is an academic centre for excellence as well as being an important location for the Church of England. The emerging Regional Spatial Strategy (RSS) also recognises that York plays a significant role as a sub-regional employment, housing, retail and entertainment centre.
- 6.7 York has increasingly intense pressure for development as there is high market demand, partly due to the city's proximity to Leeds. The pressures of development, traffic and other activity are increasingly felt, not just in terms of major development schemes but also the collective effects of a range of small-scale developments. These all impact incrementally on the existing infrastructure capacity of the City of York area which requires a balanced approach to development.
- 6.8 There is a population of approximately 186,800 people in the authority giving a population density of 686.8, compared to the national average of 1323.5 persons per square kilometre. The overall population of the City of York increased by 9.5% between 1981 and 2001 (see figure 6.1) and is expected to increase by a further 9.2% between 2003 and 2021 from 183,100 to 200,000 people. This compares to a projected national increase of 7.2% in the same period. The State of English Cities Report 2006²² acknowledges that York has experienced one of the highest growth rates of all of small cities in the country, which may be linked to the university.

Figure 6.1: % Change in population from 1981 to 2001 in the City of York



²² Published by the Department of Communities and Local Government.

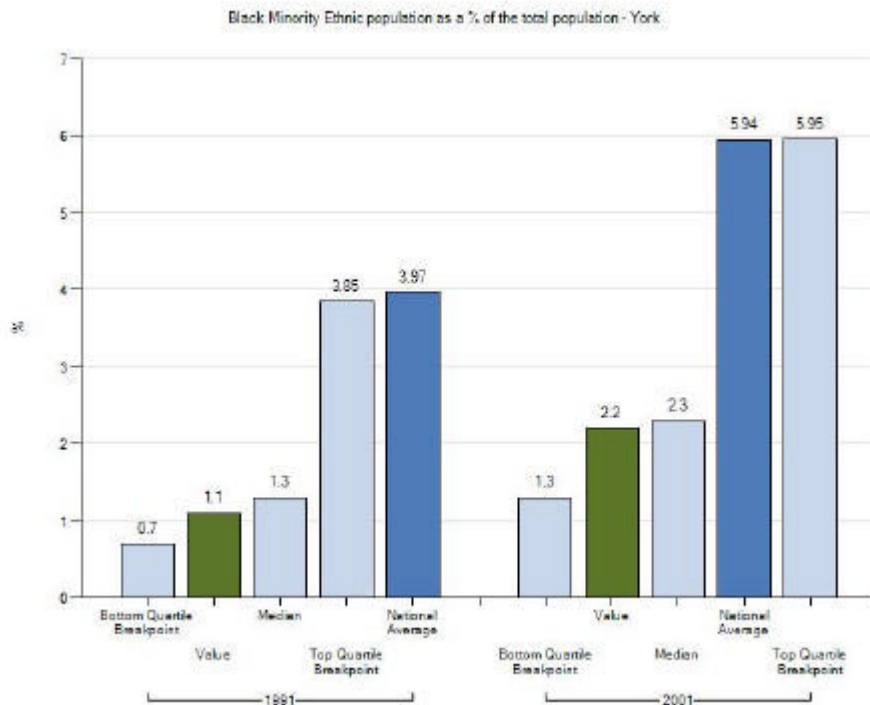
Table 6.1: Population Age Structure 2005

2005 Mid Year Estimate Population: 186,800		
Males:	90,200	(48.3%)
Females:	96,600	(51.7%)

Population Breakdown of City of York based on 2005 Mid Year Estimate			
Age Range	Total	%	% England
0-4	9,000	4.8	5.6
5-9	9,400	5.0	5.9
10-14	10,000	5.5	6.4
15-19	12,900	6.9	6.6
20-24	17,800	9.5	6.5
25-44	52,000	27.8	28.5
45-64	44,100	23.6	24.5
65-74	16,000	8.6	8.4
75-84	11,500	6.2	5.7
85+	3,900	2.1	1.9
Total	186,800	100	100

6.9 As table 6.1 indicates the City of York has a lower percentage of young children (0-9 yrs) than the national average but a higher percentage of young adults aged 20-24. This is largely due to the large number of students in the City of York area. There is also a higher than average number of people aged 75 years and over. This reflects the national trend of longer life expectancy, which in York is 77.3 for males and 82.1 for females and higher than the national average.

Figure 6.2: Black Minority Ethnic Population (BME) as a % of the total population



- 6.10 As figure 6.2 shows the City of York has a lower than average percentage of the population from a black minority ethnic group. The 2001 Census recorded that York's population only had 2.2% from the ethnic group compared to the national average of 5.9%. This is an increase from 1.1% of the total population in 1991, which accords with the national increase from 3.9% to 5.9% between 1991 and 2001.

- 6.11 Travelling families comprise the most significant ethnic group in York. There are three travellers sites in the city providing 55 pitches, a significant number of which contain more than one household. There are also a number of travelling families settled into general housing. The number of unauthorised encampments fluctuates but has been in single figures since 1994. Support is provided on all three sites and there is also a Traveller Education project.

- 6.12 As figure 6.3 shows the City of York area has a higher proportion than the national average of single person households. The 2001 Census registered that 30.6% of all the households in York consisted of a single person, compared to a national average of 29.1%. Figure 6.4 illustrates that of these single person households 15.2% are single person pensioner households, which is also a slightly higher proportion than the national average of 14.6%. The 2001 Census also showed that York has a lower than average number of households with children with just under 24% of all households in York containing at least one child compared to just under 27% nationally.

Figure 6.3: One-person households as % of all households

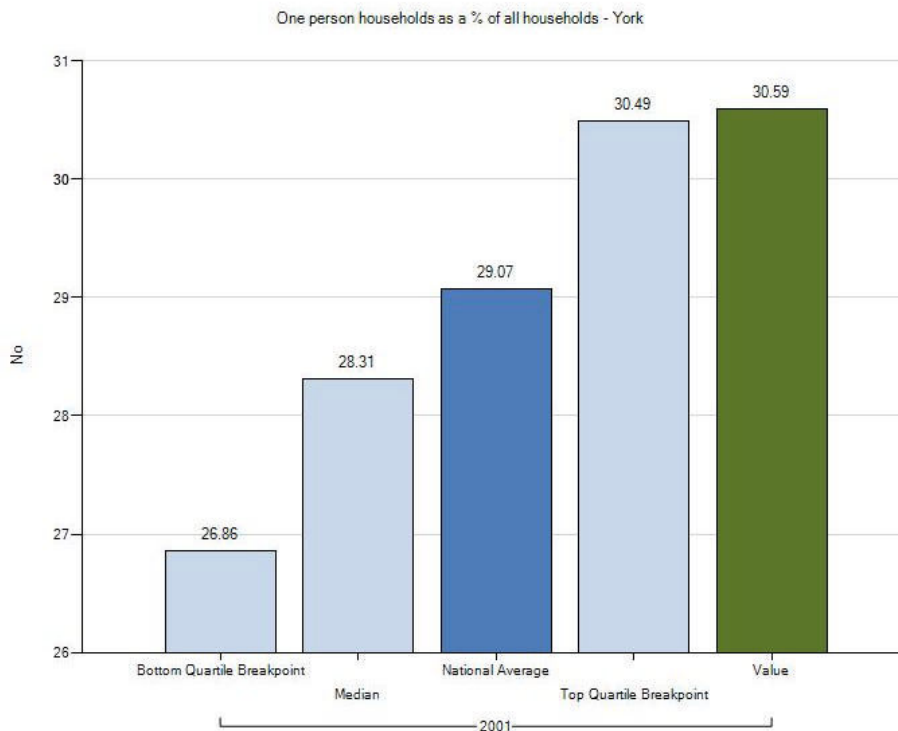
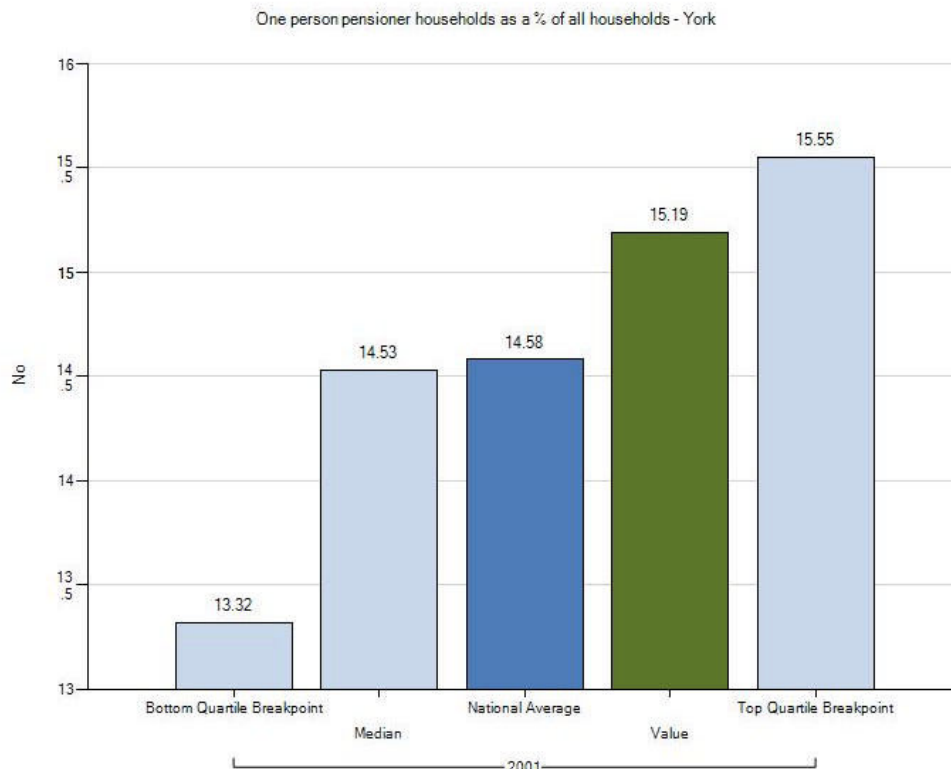


Figure 6.4: One-person pensioner households as a % of all households



Community Cohesion and Involvement

- 6.13 At a local level 18 ward committees hold quarterly meetings with residents to enable them to influence decisions made about local issues. Each ward committee is responsible for producing a Neighbourhood Plan, which feeds into the wider Community Strategy along with other information gained from a range of consultations throughout the year. New Neighbourhood Management arrangements were introduced in 2004 to help promote and strengthen participation by local residents.
- 6.14 In the year 2005/2006 4,858 residents of York participated in ward committee decisions. This figure is an increase on 2004/2005 which was only 3,554. The resident opinion survey by the City of York Council also found that 29% of local residents feel that the Council takes their views into consideration when making decisions which affect them. This is an increasing trend each year and builds upon 25% in 2004/2005 and 18% in 2003/2004.
- 6.15 The new planning regulations, which came into force in September 2004 by the Planning and Compulsory Purchase Act requires local authorities to consult with the community throughout the preparation of the LDF. The Statement of Community Involvement (SCI) sets out the Council's proposals for how the community will be involved in the production of the documents it intends to prepare. It describes the Council's standards for consultation, the bodies/committees/organisations to be involved and the different methods that will be used in relation to different documents and different groups, and when these groups can expect to be consulted.
- 6.16 In order to make the most efficient use of resources, the existing consultation structures will be utilised for example the Local Strategic Partnership, the

Council's existing ward committees, the parish councils and other local groups and organisations. Special efforts will be made to consult with hard to reach groups and those who do not normally get involved in planning matters such as young people, the elderly, disabled and those from minority ethnic groups.

- 6.17 City of York Council's Statement of Community Involvement is going out for consultation in April 2006. After this any comments will be fed into a revised document with a view to submitting the final document in the Autumn/Winter of 2006.

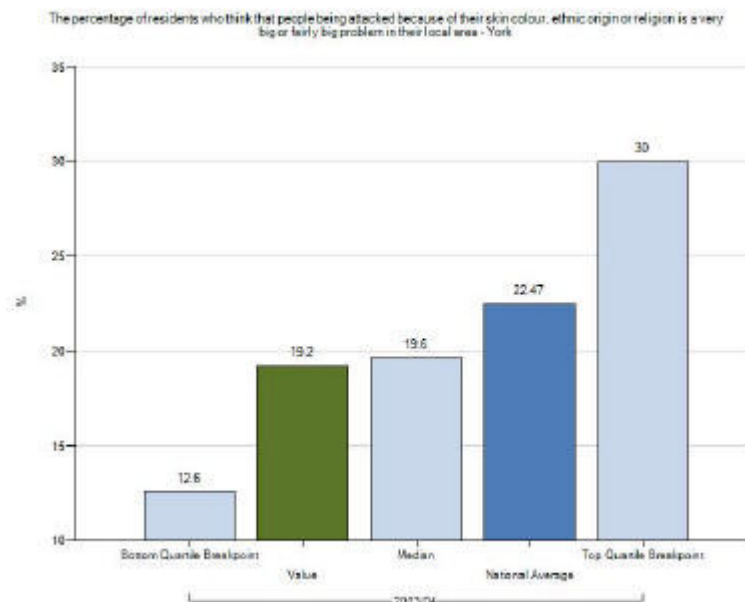
Community Safety

- 6.18 In 2004/05 46% of City of York residents felt that York was a safe place to live, which was a drop from 49% of residents the previous year. According to the Best Value General Survey carried out for each local authority in the country in 2003/04²³, 35.9% of City of York residents think that for their local area, over the past three years, that the level of crime has got better or stayed the same. This compares to 42.8% nationally.

However, as figure 6.5 indicates 19.2% of York's residents think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area. This is just lower than the national average of 22.5%.

- 6.19 During the 12-month period April 2003 to March 2004, 77.25 crimes were recorded per thousand of population by North Yorkshire Police in York and North Yorkshire. There were 13.1 domestic burglaries per 1,000 households in the City of York in 2005/06 which is slightly higher than the national average of 11.7 per 1,000 households and 8.19 for the North Yorkshire and York Policing authority.

Figure 6.5: The percentage of residents who think being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area



- 6.20 The number of violent crimes has reduced slightly in 2005/2006 with 22.0 violent offences per 1,000 population compared to 23.5 in 2004/05. This however is slightly higher than the national average of 17.9 violent crimes per 1,000

²³ The Best Practice General Survey is repeated every 3 years and the next survey will be in 2006/07.

population. Vehicle theft in the City of York has decreased in the past year from 5.8 thefts per 1,000 population in 2003/04 to 4.5 per 1,000 in 2004/5. It is still higher than the national average of 3.8 thefts per 1,000 population but lower than the north Yorkshire figure of 8.3 in 2004/2005.

6.21 People’s perception and fear of crime has also been monitored via the Best Practice General Survey in 2003/2004. Nearly 58% of residents in York thought vandalism, graffiti and crime were a big problem in the city, which is 2% lower than the national average (see figure 6.6). 58% of people also perceive that drug use is a big problem within city of York which is actually below the national average of 60.3%. However, the survey found that more people were concerned that anti-social and rowdy behaviour was a big problem in York with 51.5% of residents agreeing this.

Figure 6.6: Residents Perception Vandalism, Crime and Graffiti

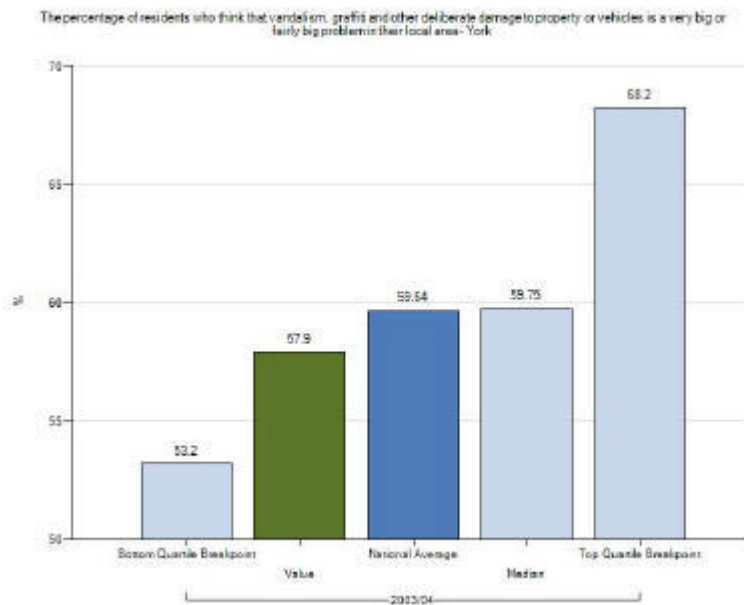
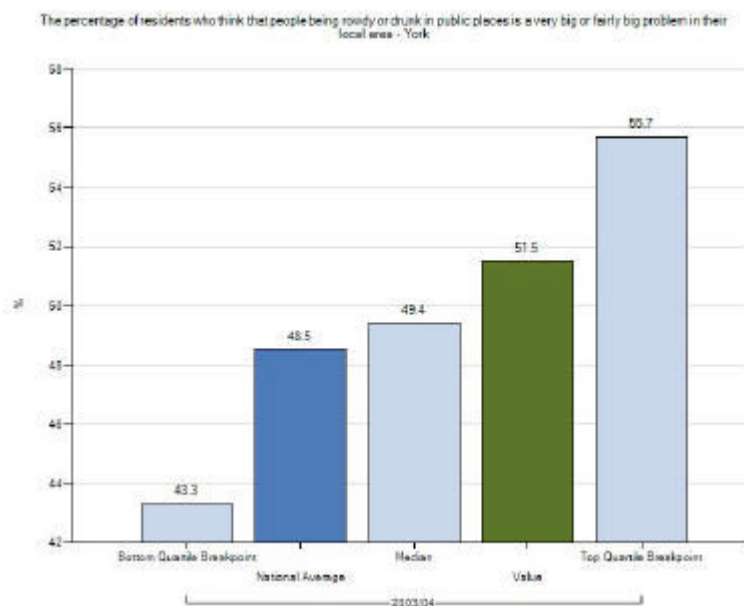


Figure 6.7: Residents perception of rowdy and drunken behaviour in York

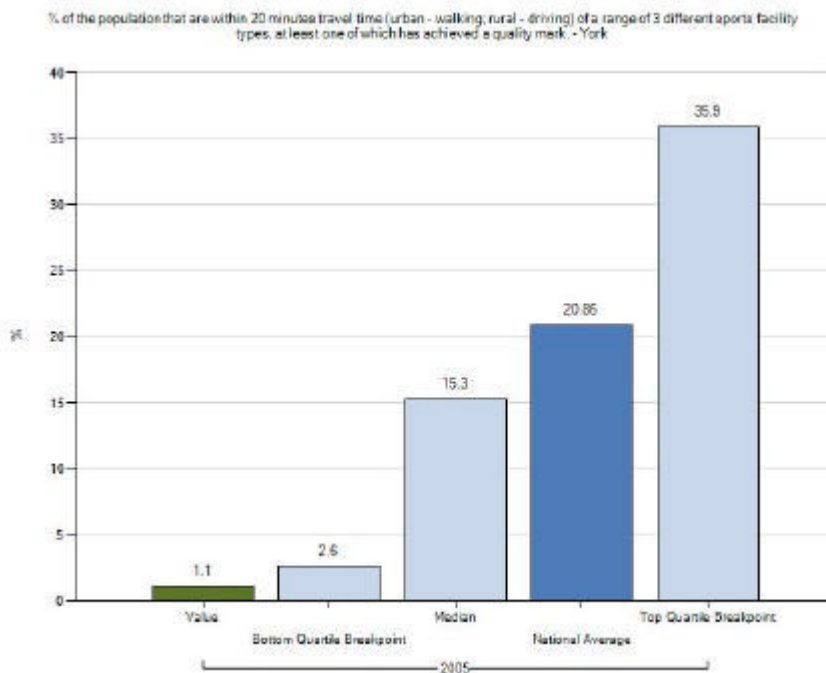


6.22 The City of York Community Safety Plan April 2005 to 2008 has been produced by the Safer York Partnership (a multi-agency partnership with City of York Council, North Yorkshire Police, North Yorkshire Fire and Rescue and others). Following a full audit of multi-agency data on crime and disorder and a public consultation exercise a number of strategic priorities have been identified to be addressed in the next three years. The data audit identified domestic burglary, violent crime, and anti-social behaviour and vehicle crime as the top crime and disorder issues to be addressed within York. Also identified were drugs and alcohol and speeding traffic.

Culture and Leisure

6.23 Sport England and the Audit Commission agree that only 1.1% of the population of the City of York is within 20 minutes travel time (urban – walking and rural – driving) of a range of sports facilities (one of which has received a quality mark). This compares to the national average of around 21%. In 2005/2006, 40% City of York residents stated that they were satisfied by facilities provided by City of York Council, which has decreased slightly from 44% in 2004/2005. City of York Council are currently undertaking an Openspace (PPG17) Study as part of the evidence base to feed into the LDF process.

Figure 6.8: Percentage of population within 20 minutes travel time of 3 different sports facilities



6.24 The City of York has long been established as one of the country’s main tourist destinations, for both UK and overseas visitors. In 2005/2006 there were nearly four million visitors to York of which 19% were from overseas. Although there were slightly fewer visitors than compared to the previous year, the total spend increased from £291 million to £311 million. A total of 9561 jobs in York were created in tourism in 2005/2006 which is comparable to that from the previous year. Consequently tourism is a major element of the City’s economic and social life, with visitor spending creating enough jobs for one in ten of the local workforce. The significant tourism industry in York gives the city a huge advantage in developing a high international and national profile.

- 6.25 The main issue regarding tourism is to maximise the economic and employment advantages of tourism to York to the benefit of businesses, employees, residents and visitors. However, to make the most of these benefits it is necessary to manage the potential environmental implications for the city and its citizens, such as crowded streets and traffic problems and the development pressures on the surrounding countryside.
- 6.26 The City of York is one of only five historic centres in England that has been designated as an Area of Archaeological Importance. The city has approximately 2000 listed buildings of which 242 (13%) are Grade 1 and 2* and there are 21 scheduled monuments in the city including the city walls, York Castle, Clifford's Tower and St Mary's Abbey. The city also has 4 registered historic parks and gardens, which include the Museum Gardens and Rowntree Park. Much of the unique attractiveness of the city as a place to live, work and visit arises from its historical and cultural assets and the special relationships between its buildings, streets, squares and open spaces. Design and conservation issues are a very important consideration for the City of York and maintaining this special character is very important.

Economic Well-Being

- 6.27 City of York is an attractive place to locate in economic terms due to its growing economy and its proximity to the rapidly growing Leeds conurbation, combined with the availability of a skilled workforce. The area's outstanding quality environment and strong research led university have also made it an attractive location for the knowledge economy and science led employment. Indeed, York, Leeds and Manchester are the only three northern cities to be in the top quartile for economic performance in the country.
- 6.28 Recent structural changes in the economy, with the move away from the traditional manufacturing industries of rail and confectionary and losses in other sectors, have highlighted the need to continue to diversify the economy and attract new investment into the city.
- 6.29 The Science City York initiative, focussing on bioscience and healthcare, IT and Digital and creative technology has had significant success in creating new employment opportunities since its launch in 1998. Its continued success is vital to creating continued prosperity and thereby long term sustainability in York. This success, plus the importance of the University, has led to York being named as one of six national 'Science Cities' alongside Manchester, Newcastle, Birmingham, Bristol and Nottingham. The maintenance of York's position as a market leader in the development of its knowledge and science base is a key issue in the City of York Community Strategy (Without Walls). This includes being a world-class centre for education and learning with the University maintaining its top 10 position within the UK and acting as a key local and regional economic generator.
- 6.30 As a modern commercial city internationally renowned for its unique heritage, a key challenge is to achieve this economic success in a sustainable manner that protects the environment whilst allowing social progress that recognises the needs of all people. There is also a need to invest in the city's heritage and tourist industries, its cultural sector and the city centre economy as well as making opportunities and increased income levels accessible to local people.
- 6.31 In 2005, 64.2% of the City of York population were of working age. In total 78.7% of the working age population on average were in employment between January

to December which is more than the average for Yorkshire and Humber region of 77.8%. In March 2006 1.9% of the working age population were claiming Job Seekers Allowance, of which 8.3% had been out of work for more than a year. This is lower than the national averages of 2.7% and 16% respectively.

6.32 The Index of Multiple Deprivation (ODPM, 2004) is a measure of multiple deprivation and is made up of seven Super Output Area (SOA)²⁴ level domain indices: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Living Environment Deprivation and Crime. There are also two supplementary indices – Income deprivation affecting children and Income deprivation affecting older people. Each domain contains a number of indicators totalling 37 overall.

6.33 When looking at the overall rank of each Local Authority (district, unitary and metropolitan) in the country, the City of York is ranked 219th out of 354 areas where a rank of 1 is the most deprived in the country and a rank of 354 is the least deprived. Looking at income specifically, the City of York is ranked 120th out of 354 Local Authorities. With the national average being 177 it shows York has more income deprivation than the average authority.

Figure 6.9: Rank of Income Deprivation

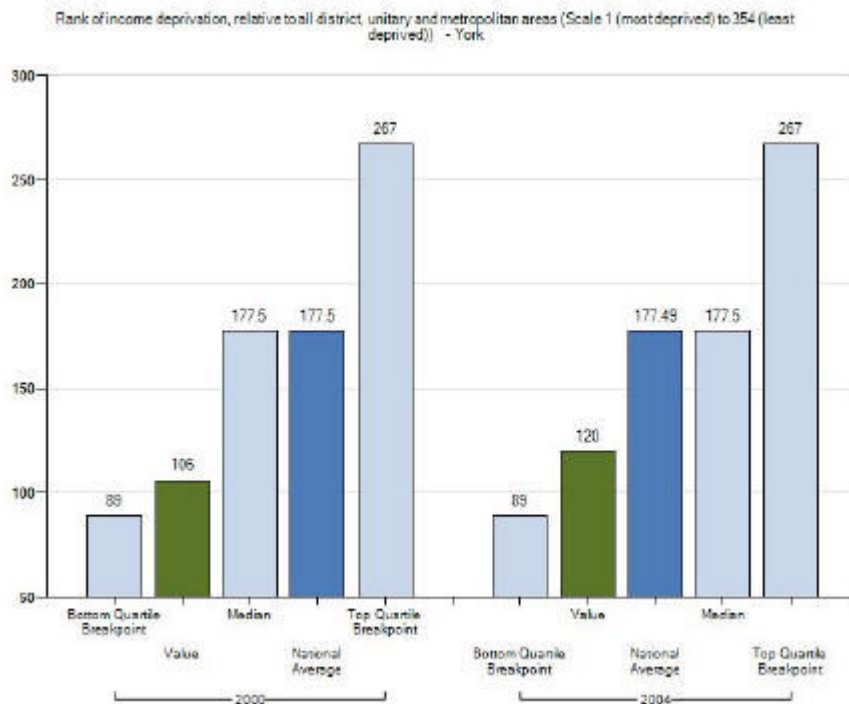


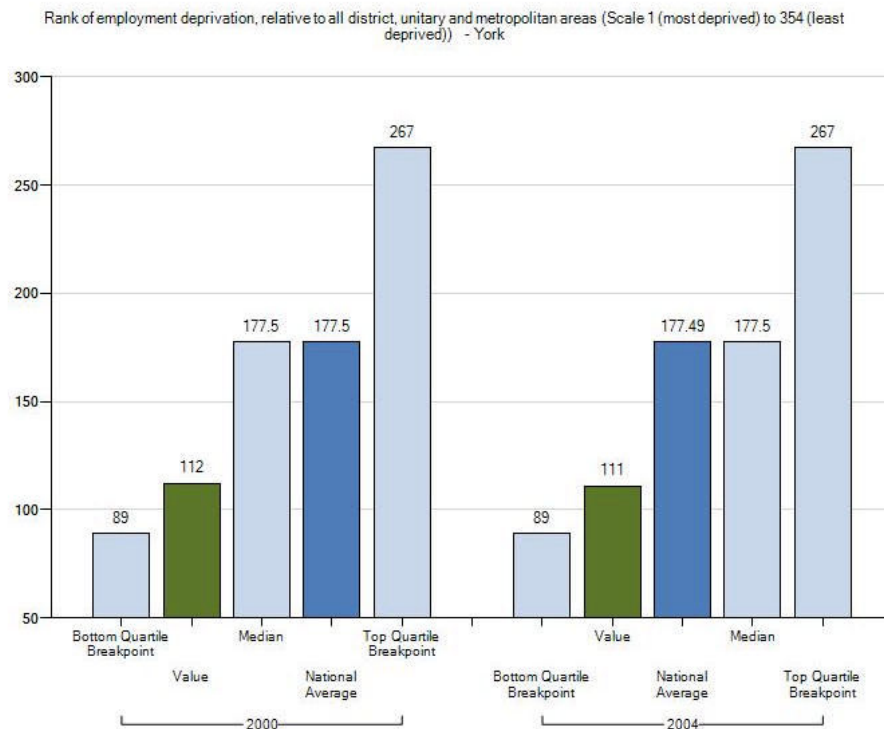
Table 6.2: Full-time earnings (ASHE 2005)

	York	Yorkshire & The Humber	England & Wales
25% earn less than	16527	15456	16420
50% earn less than	23987	21514	23,200
75% earn less than	30917	29714	32,537
Mean income	27465	25437	28,732

²⁴ A super Output Area is an aggregate of Census Output Areas produced at three levels. The lowest level is used in the Index of Multiple Deprivation and each SOA contains an average of 1,500 people.

- 6.34 No detailed and accurate secondary database exists for district and sub-district incomes. However there are a range of secondary data sources which provide useful evidence. The main one is the Annual Survey of Hours and Earnings (ASHE) which provides information about earnings down to local authority level.
- 6.35 The table below shows average full-time earnings and also quartile incomes. The data shows that the average full-time earned income in 2005 in York was £27,465; this is above the regional average but below the equivalent national figure.
- 6.36 The data also shows that there is quite a range of incomes of employed people in the district. Overall, the ASHE data suggests that a quarter of people earn less than £16,527 per annum and half earn less than £23,987. These figures are above the equivalent regional figures but broadly in-line with the figures for England and Wales.
- 6.37 In terms of employment deprivation the City of York area is ranked 111th out of the 354 local authority areas (where 1 is the most deprived and 354 is the least deprived). The employment deprivation domain measures employment deprivation as an involuntary exclusion of the working age population from the world of work. The measure moves beyond simply using a count of those registered as unemployed to include elements of the 'hidden unemployed' such as those who were out of work through sickness.

Figure 6.10: Rank of Employment Deprivation



Education and Life Long Learning

- 6.38 Educational attainment in York is high; GCSE/GNVQ and GCE/VCE A/AS level achievements are significantly higher than both the Yorkshire and Humber region and the England average. In York in 2005/06 62.2% of 15 year old pupils achieved 5 or more grade A* to C GCSE's. This is significantly above the national average of 50%. Younger students in York are also achieving well as

78% of pupils achieved level 4 at Key Stage 2 (aged 11) in maths and 81% in English. This is an improving trend for York and the year 2005/06 has seen the best results so far.

- 6.39 The Local Education Authority's (LEA) rating in the *Audit Commission Survey of Schools' View of their LEA* has improved over every one of the last three years. All of the services provided by the LEA now rate in the top 25% in the country and most are listed in the top five. In 2005, York was rated significantly more highly by its schools than any other LEA in the country. Despite these successes, the authority faces significant challenges over the next few years as declining pupil numbers hit schools and reduce the capacity of centrally managed services. *The Education Plan 2005-2008* produced by City of York Council offers a way of meeting those challenges whilst continuing to raise standards.
- 6.40 In the City of York at the time of the 2001 Census 24.6% of the population had no or low formal qualifications which is lower than both the national average of 28.5% of the population and the Yorkshire and Humber region figure of 33%. The data presented in the City of York Council Life Long Learning and Leisure Plan 2005-2008 demonstrates that York has significant numbers of adults without a level two qualification in literacy, numeracy or ICT, with some 25% of adults lacking a GCSE at grade C or above or equivalent in Maths or English. 25% of adults in York have no formal qualifications while 36% have an NVQ or equivalent at level three and above and 24% have a qualification at level 5.
- 6.41 In terms of provision, there is a varied adult education programme ranging from courses that are studied for personal development to those that lead into further and higher education. In 2005/06 over 6,000 people attended non-accredited adult education courses which is an improvement on 2004/05's figure of 5,613. The amount of people attending accredited courses also increased from 2,051 in 2004/05 to 2,153 in 2005/06.

Environment

- 6.42 The setting of York is characterised by open approaches leading towards the city. The series of green wedges in the city enable long views to be experienced from the outskirts of the city towards important city landmarks such as York Minster, which are widely held to be very important in defining the special character of York and its setting. The open approaches enable the city to be experienced within its wider setting establishing a close relationship between the urban area, green wedges, surrounding countryside and the villages.
- 6.43 The landscape of the City of York area is broadly characterised as relatively flat and low lying agricultural land dominated by the wide flood plain of the River Ouse, rising slightly to the east and surrounded by a relatively evenly spaced pattern of villages. Within a relatively small area (272 square kilometres) the City of York boasts a range of sites and habitats which provide for some of Britain's rarest breeding birds and a diverse range of plant life and are recognised as being of exceptional nature and conservation value. They include ancient flood meadows, specie-rich grasslands, lowland heath, woodlands and wetlands. The City of York area is home to a variety of European protected species including bats, great crested newts, otters and other rare species such as the Tansy Beetle.
- 6.44 The City of York has eight Sites of Special Scientific Interest (SSSI). Two of these (Strensall Common and Derwent Ings) are also of international importance. In addition to the statutory sites of international and national importance, there are 41 non-statutory sites of importance for nature conservation and 3 local

nature reserves – Hob Moor, Clifton Backies and St Nicholas Fields. English Nature recommends that Local Nature Reserves be provided at the level of 1 hectare per thousand population. For York with a population of 186,800 (2005) this means there should be nearly 187 hectares of local nature reserves in the city. The three existing local nature reserves cover 52.5 hectares; this could increase to 56.5 hectares with the establishment of Acomb Wood and Meadow as a local nature reserve. The local authority purchased Acomb Wood in 2003 to help safeguard its future and to contribute to the woodland cover in the city, which is below the national average.

- 6.45 The City of York has a total woodland cover of 998 hectares, which is 3.7% of the total land area and approximately 5.5 hectares per 1,000 population. This is lower than the regional coverage (Yorkshire and the Humber) of 5.8% of the total land area and 18.2 hectares per 1,000 population.
- 6.46 Three main rivers – the Ouse, Foss and Derwent along with associated becks and tributaries, affect the City of York. The Rivers Ure and Swale are the major upstream tributaries of the Ouse. They drain much of the Yorkshire Dales and a part of the North Yorkshire Moors where the area is sparsely populated and the predominant land use is farming.
- 6.47 The River Ouse is ecologically important for several reasons. It acts as a conduit for the movement and migration of species to and from the Humber Estuary and, in its own right, it supports protected species, including harbour porpoises, otters and depressed river mussel. It provides a route for migratory fish and water voles, otters, bats and the only confirmed British population of the rare tansy beetle are present in the Ouse catchment. There are numerous important sites of environmental interest along the Ouse and its tributaries. For example the Ouse connects with the Lower Derwent Valley and Humber Estuary Special Protection Areas, which are designated under the European Union (EU) Birds Directive 1979. It also links with the River Derwent, Lower Derwent Valley and Humber Estuary Special Areas of Conservation.
- 6.48 In York in 2003 72.4% of the river length was assessed as good biological quality, compared to a national average of 53.6% and 62.4% of the river length in York was assessed as good chemical quality, compared to a national average of 51.3%. The level of biological quality has stayed the same since the previous survey date of 2000 however the chemical quality has declined from 72.4% of the river length being defined as good chemical quality in 2000 to 62.4% in 2003.
- 6.49 There is a well-documented history of flooding from the River Ouse, with the records for York dating as far back as 1263. More recently, the Ouse hit the local and national media headlines as a result of widespread flooding in autumn 2000. The principal flood risk upstream of Selby (which lies to the south of the City of York area) is from high river flows in the Ouse. Through Selby and beyond the risk is principally from the sea as a result of storm surges. Map 1 (Annex 1) shows the areas within the City of York that are categorised by the Environment Agency as being in Flood Risk Zones 2 and 3. Flood Risk Zone 2 is a low to medium risk with an annual probability of flooding of 0.1 to 1% from rivers and 0.1 to 0.5% from the sea. Zone 3 is a high risk with an annual probability of flooding of 1% or greater from rivers and 0.5% or greater from the sea. There are some 86km of defences on the River Ouse. The standard of protection provided by these defences ranges from greater than 20% to less than 0.5%.
- 6.50 Flood risk is predicted to alter in the future due to climate change and sea level rise. Climate change may result in different rainfall patterns, which could increase

the flood risk and as a result of sea level rise the flood risk in the tidal parts of the Ouse catchment area, will increase.

- 6.51 The City of York Council is currently in the process of completing a Strategic Flood Risk Assessment, which will assist the Council in the process of sequentially testing the suitability of sites at flood risk in line with Planning Policy Guidance Note 25²⁵ and the Regional Spatial Strategy.

Resource Consumption and Waste

- 6.52 In November 2001, the Stockholm Environment Institute at York (SEI-Y), based at the University of York, initiated a study to measure the quantity of food and materials that the residents of York consume annually and to determine the resultant 'ecological footprint' - a measure of the City of York's impact on the local and global environment. The study was funded by Norwich Union and was produced as a contribution to the Energy Saving Trust's 'Planet York' campaign and the City of York's Local Agenda 21 – Better Quality of Life Strategy.
- 6.53 The project set out to determine the total material requirement of the City of York using a 'Material Flow Analysis' and then to calculate the Ecological Footprint associated with the consumption of these materials. The study focuses on energy use; food, food packaging and food miles; housing, non-food consumables, waste, transport, water supply and other infrastructure. Taken together, these indicators can provide a comprehensive framework for understanding the various pathways that the City could take in order to move towards sustainability as well as enabling the more effective communication of ideas about sustainable lifestyles to the City's residents.
- 6.54 The total ecological footprint of York is 1,254,600 hectares (ha) representing an average per capita footprint of 6.98 ha. York's ecological footprint is 46 times the land area of greater York - nearly the same size as the total area of the North Yorkshire Moors National Park.
- 6.55 York ecological footprint of 6.98 ha per capita actually represents only a slightly higher impact than the reported UK average (6.3 ha per capita). When compared with the fair Earthshare (which is 2 ha each) York's ecological footprint would have to be reduced by 71% in order to approach sustainability. The City of York Community Strategy – Without Walls uses the ecological footprint as a performance measure for the sustainable city theme. It sets a target for a progressive reduction of York's ecological footprint to 3.5ha per person by 2033 and by 70% over the next 50 years. The largest contribution to York's ecological footprint comes from the consumption of food (33%) followed by other consumer goods (24%), direct energy (21%), infrastructure (13%) and transport (9%). Land use planning can make a contribution, amongst other measures, to reducing York's ecological footprint and this will be a key guiding principle in developing the LDF.
- 6.56 In terms of daily domestic water use the City of York uses 146 litres per person per day. This is slightly lower than the national average of 154 litres per capita per day. The average domestic consumption of gas (kilowatts per hour) for the City of York in 2004 was 20,026. This has risen since 2003 when the annual average consumption was 19,592 kilowatts per hour. However, the City of York annual average domestic gas consumption is still below the national average of 20,496 kilowatts per hour. In terms of the average annual domestic consumption

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

of electricity the figure for the City of York in 2003 was 4,223 kwh compared to a national average of 4628 kwh.

6.57 The City of York produced 526.8 kilograms of household waste per person in 2005/06, which is higher than the national average of 517 kilograms per person but is a reduction on last years figure for York of 546.5 kg. Of this waste currently 19.96% is recycled and reused in the City of York, which is a good improvement on last years figure of 13%. The amount of waste that was landfilled has also reduced over the last year from 82.2% landfilled to 75.9% landfilled. 6.48% of household waste was also composted or treated by anaerobic digestion in 2005/06. Recycling and waste management is high on the council agenda to promote sustainable living and has been presented in campaigns to the public heavily over the past year. We expect that improvements will be made each year hence forth.

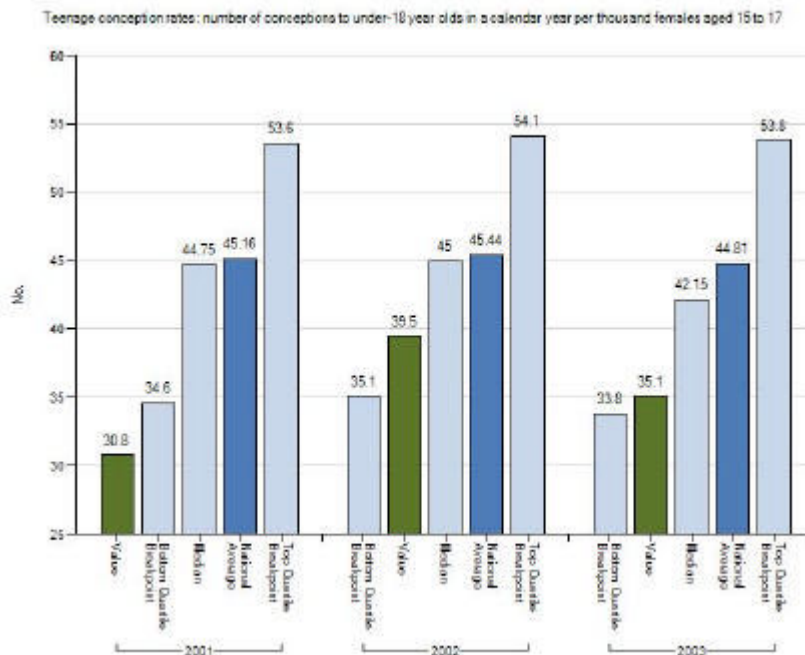
Health and Social Well Being

6.58 On the whole York is a healthy city with good quality health and social services. The current picture of the City’s health and wellbeing is consistent with a regional perspective. The Yorkshire and Humber region currently has the second highest rate of premature death from cancer and has the third highest rate of long term limiting illness and disability claimant rate. The most common cause of deaths under 75 years in York are cancer and circulatory disease, however the rates in York are below the regional and national average and are decreasing.

6.59 The infant mortality rate (deaths up to 1 year) in the City of York is currently 4.1 deaths per 1,000 live births. This is lower than the national rate of 5.1 and regional rate of 5.5. Life expectancy at birth is also higher than the national average. The average life expectancy for a male in York is 77.3 years and for females 82.1 years and is improving year on year.

6.60 The teenage pregnancy rate in York (see figure 6.11) is lower than the national average at 35.1 conceptions under the age of 18 year per 1,000 females compared to 44.8 nationally. This is an improvement on the previous years figures for the City of York (39.5 births per 1,000 females under 18) but has increased since 2001 (30.8 births per 1,000 females under 18).

Figure 6.11: Teenage conception rates



- 6.61 The percentage of adults in York who achieved the Department of Health activity guidelines (5 times 30 minutes moderate intensity activity per week) is currently 24%, down from 27% in 2003. In terms of the percentage of school children who achieve the government's PSA target of two hours high quality physical education and school sports per week, current information suggests that only 11% of York schools are offering this amount of time to their pupils.
- 6.62 30.5% of households in the City of York include at least 1 disabled person. Provision for this group to participate in sporting activity is still limited.

Housing

- 6.63 There were 76,920 households in the City of York at the time of the 2001 Census, with an average household size of 2.3 persons per household. At the time of the 2001 Census 32% of York's dwellings were owned outright (England – 30%); 40.3% were owner occupied with a mortgage (England – 39%); 10.4% were local authority owned dwellings (England – 13%); 4.6% were housing association (England – 6%) and 11.6% were private rented (England 11%).
- 6.64 House prices are consistently high across the City of York. The average house price (Jan to Mar 2006) was £184,466 compared to £192,745 nationally. The average house prices are up by £10,000 compared to the same time last year and more than doubled since 1999 when the average house price was £77,758.
- 6.65 The demand for housing in York is high both for affordable and non-affordable dwellings. As of the 1st April 2006 there were 2183 live applications on the City of York Council housing register and 2703 pending applications. The demand is mainly for one or two bedroom properties but there is always a demand for a broad range of accommodation type. The housing needs survey carried out in 2002 by 'Fordham Research' on behalf of the Council found that there was a need for 954 additional dwellings per year between 2002 to 2007 to meet the city's housing need. The survey concluded that, of all households who require affordable housing in York, 97.5% earn £20,000 per annum or less and that those household incomes have failed to keep pace with the rising house prices.
- 6.66 Over the last year 148 affordable homes were built in the City of York (16.37% of all new dwellings completed). Although this is higher than the national average of 93.9 affordable homes, it is significantly lower than the 2002 Housing Needs Survey target of 954 affordable dwellings per year.
- 6.67 The private rented sector has also seen steadily increasing prices with low-income households experiencing difficulty accessing this sector. There is a high demand for private rented accommodation both for students and for key workers who are unable to afford high property prices.
- 6.68 The population increase in the City of York together with economic growth and a decrease in the average number of people per household are placing pressure on housing supply. 'Affordable housing' in particular is in short supply. Given the historic nature of the city's built environment, planning and development are sensitive issues and there is a need to balance development demands with the need to conserve the historic environment.

Transport and Access

- 6.69 Transport and access to jobs, education, shopping, leisure facilities and services have a direct impact on people's quality of life. A safe, efficient and integrated transport system is important in supporting a strong and prosperous economy within York. This can contribute towards the Council's overall vision of ensuring the city is thriving, inclusive, healthy and sustainable.
- 6.70 The priority for the City of York in the 2nd Local Transport Plan (2006-2011) is to build a sustainable and safe transport network, to improve accessibility, air quality and safety and ease congestion. In the last four years through delivering the city's first Local Transport Plan (2001-2006) several key achievements have been reached. Achievements to date include:
- Restricting the growth in traffic by limiting peak period traffic to 1999 levels;
 - Bus patronage increasing by 49% since 2001;
 - Success of Park and Ride with more than 2.3 million passengers per year;
 - Improved safety with a 21% reduction in the numbers of people killed or seriously injured on the five year average;
 - Maintaining the city's status as the UK's top cycling city, with cycling levels well above the national average;
 - Achieving walking targets through the delivery of extensive pedestrian improvements across the city
 - City of York is the leading local authority in the management of traffic with the pioneering Traffic Congestion Management System and Bus Location Information System
- 6.71 However, despite the significant progress that has been made in tackling the growth in traffic and encouraging a modal shift towards more public transport, cycling and walking, it is clear from the traffic and congestion forecast that by 2021 travel and environmental conditions in the city would be unsustainable and impose significant economic cost to the city.
- 6.72 Traffic levels in York during the morning peak are forecast to increase by 14% by 2011 and by 27% in 2021. As a result the development of a new, more radical strategy is required to address the issues. With the important role the City of York plays within the wider sub-region and region as a key economic driver, good transport links and connectivity with surrounding areas is very important. The second Local Transport Plan (2006-2011) and the longer term transport strategy and vision for the city to 2021, seek to provide the measures necessary to accommodate the impact of planned levels of growth.

Annex 1: Definitions for Core Output Indicators:

Business Development

Core Indicator 1:

- Use Classes Order 2005²⁶:

Use Class	Definition
B1: Business	(a) Offices, (Not within A2: professional financial services)
	(b) Research and Development, studios, laboratories, high tech
	(c) Light industry
B2: General Industry	General Industry
B8: Storage and distribution	Wholesale warehouse, distribution centres, repositories

- Gross internal floorspace has been used, which is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, and service accommodation but excludes internal walls. Typically, the difference between gross external area and gross internal floorspace is between 2.5 and 5%. The figures in the table above have been discounted by 3.5% to achieve gross internal floorspace.
- ‘Allocated employment sites’ are those defined by City of York Council’s Development control Local Plan (April 2005) as ‘Premier and Standard Allocated Employment Sites’ (see policies E1a and E3a in Annex 3). They do not include existing employment areas (i.e. not subject to specific allocations) which make up the majority of employment areas in the city.
- Previously Developed Land is defined as land that is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure²⁷. It is more commonly known as Brownfield land.
- Use classes identified as ‘B2/B8’ or ‘B1/B2/B8’ can be given permission for all/some of these uses on the site identified within Schedule 1: Premier allocated sites and Schedule 2: Standard allocated sites.
- Sites labelled available/with planning permission does not include sites that have work under construction or completed development.
- Lost employment sites are defined as sites which were allocated for or already in employment use which have been developed for non B1, B2 or B8 uses.

Housing

Core Indicator 2:

- 2a (i): The definition of a dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or

²⁶ Taken from the Use Classes Order 2005 (ODPM, 2005) (see annex 2)

²⁷ Planning Policy Guidance 3: Housing, Annex C: Definitions, ODPM.

more non-self contained spaces at the same address. The figure of 675 per annum is the requirement set out in the City of York Development Control Local Plan (April 2005).

- 2a (ii): Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. Figures for net additional and gross dwellings should be provided. 'Current year' means the previous financial year, which the Annual Monitoring Report is reporting upon.
- 2a (iii): projected dwellings relate to sources of net additional dwellings to meet the requirement in the relevant development plan document. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. This will include: (i) outstanding residential planning permissions, (ii) adopted allocations (without planning permission) in local development frameworks or local plans, and (iii) windfall²⁸ estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.
- 2a (iv): annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (i.e. total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.
- 2a (v): this relates to the number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.

Core Indicator 2b

'Previously Developed Land' (or Brownfield Land extracted from PPG3 Annex C)

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

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

²⁸ For a definition of 'Windfall', please see page 37, footnote 26

Indicator 2c:

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

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

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

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

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

Indicator 2d:

Affordable Housing is housing for sale or rent at below market price and provided for the occupation of people who cannot afford market priced housing. Types of affordable housing complying with this definition are listed and described :

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

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

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

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

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

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

Transport

Indicator 3a:

Non-residential development includes uses such as shops (A1), financial and professional services (A2), food and drink (A3), Business (B1), general industry (B2), storage and distribution (B8), non-residential institutions (D1) and assembly and leisure (D2)²⁹.

Indicator 3b:

- Amount also includes the percentage.
- Residential development is the net additional dwellings for the current year. Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year (April to March), which the AMR is reporting upon.
- Public transport time: The calculation of public transport time is a threshold measure which can be calculated by using local timetables; interchange times on scheduled arrival times of connecting public transport services and walking distances to access points.
- When measuring from large sites, measurement should be taken from the most relevant major public transport nodal point(s) within that area or where this is not possible the most appropriate access point(s).
- GP/Hospital: GPs' surgeries and hospitals are NHS facilities as identified by the Department of Health database.
- Primary/secondary schools: State schools as identified by DfES in its database (EduBASE).
- Major Retail Centres: The areas identified as being city, town, or district centres (as defined in PPS6) identified in the local development framework and on the adopted proposals map. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres that authorities feel meet a range of the criteria set out in Table 3 of Annex A of PPS6 (March 2005).

²⁹ For a full definition to types of development please refer to the Town & country Planning Act 1990 as amended, the Use Class Order 1987 as amended in 2005 and the General Permitted Development Order 1995.

- Areas of Employment: Identified as those super output areas that have 500+ jobs within them. Super output areas are area units used in the ONS NOMIS census data. This assists with identifying out of town employment sites such as factories or business/industrial parks.

Local Services

Core Indicator 4a:

Use Class Order 2005³⁰:

Use Class	Definition
A1: Shops	Retail sale of goods to the public - shops, Post Offices, Travel Agents, Hairdressers funeral Directors, Dry Cleaners, Sandwich Bars, Internet Cafés.
A2: Financial and Professional Services	Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and employment Agencies, Other Services – Betting shops, Principally where services are provided to the public.
B1(a): Business	Office other than in a use within class A2.
D2: Assembly and Leisure	Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor Sports and Leisure Uses not involving motorised vehicles or firearms.

- Gross internal floorspace has been used, which is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, and service accommodation but excludes internal walls. Typically, the difference between gross external area and gross internal floorspace is between 2.5 and 5%. The figures in this table above have been discounted by 3.5% to achieve gross internal floorspace.
- Additionally, where development is for use class A1 (shops), the amount (m²) of trading floorspace of the total gross internal floorspace is provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage). The ratio used by City of York Council for this is 80:20 and the figures above have been adjusted accordingly.
- Figures given are for both new build retail, office and leisure developments and extensions/additions, which add to the floorspace area. Conversions that do not add floorspace area are not included in the results.

Core Indicator 4b:

- 'City Centre' is defined as the area within the boundary identified on the City Centre Inset Map on the Development Control Local Plan Proposals Map (April 2005).
- Figures given are for both new build retail, office and leisure developments and extensions/additions, which add to the floorspace area. Conversions that do not add floorspace area are not included in the results.

Core Indicator 4c:

- 'Openspaces' are areas within the City of York Area that do not satisfy the criteria for Greenbelt, but contribute significantly to the form and character of the City and provide an important role in increasing our quality of life³¹.
- The Green Flag Award is the national standard for parks and gardens in England and Wales. The awards are given on an annual basis as a way of recognising and rewarding the best green spaces in the country. It is seen as a way to encourage

³⁰ Taken from the Use Classes Order 2005, ODPM

³¹ Openspace In New Developments – A guide for Developers, Consultation Draft Supplementary Planning Guidance, City of York Council (June 2005).

others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green spaces³².

Waste

Core Indicator 6a:

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

Core Indicator 6b:

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








Biodiversity

Core Indicator 8:




'Change' is to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Environmental value should be measured in hectares.




³² The Green Flag Award, The Civic Trust, www.greenflagaward.org.uk (2005)






Annex 2: Contextual Indicators for the City of York 2005/2006








People and Place								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Total resident population (,000s)	City of York	2005 (MYE)	186,800	185.5	181.3 (2001 Census)		Office for National Statistics (ONS) Mid Year Estimate (MYE)	Local Quality of Life Indicators, ODPM
Size of the area (km ²)	City of York	2005	272.0	616.3	272 (2004)		Audit Commission	Local Quality of Life Indicators, ODPM
Population density (km ²)	City of York	2005	686.8	1323.5	679.7 (2004)		Audit Commission (based on MYE)	Local Quality of Life Indicators, ODPM
% change in population 1981 to 2001	City of York	1981-2001	9.5	8.1	n/a		National Statistics	Local Quality of Life Indicators, ODPM
% change in population 1991 to 2001	City of York	1991-2001	4.1	3.4	n/a		National Statistics	Local Quality of Life Indicators, ODPM
Projected % change in population between 2003 to 2021	City of York	2003-2021	9.2	n/a	n/a		National Statistics 2003 based population Projections (2006)	Local Quality of Life Indicators, ODPM
Black Minority Ethnic population as a % of the total population	City of York	2001	2.2	5.9	1.1 (1991)		Census, ONS	Local Quality of Life Indicators, ODPM






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Economically active disabled residents as a % of the population who are economically active	City of York	2003/04	11.7	13.2	7.8 (1991)		Census, ONS	Local Quality of Life Indicators, ODPM
Total number of households in the area	City of York	2001	76,920	76,083	68,080 (1991)		Census, ONS	Local Quality of Life Indicators, ODPM
One person households as a % of all households	City of York	2001	30.6	29.1			Census, ONS	Local Quality of Life Indicators, ODPM
One person pensioner households as a % of all households	City of York	2001	15.2	14.6			Census, ONS	Local Quality of Life Indicators, ODPM
Households with children as a % of all households	City of York	2001	23.8	26.7			Census, ONS	Local Quality of Life Indicators, ODPM
Households with 3 or more adults and no children as a % of all households	City of York	2001	11.3	11.2			Census, ONS	Local Quality of Life Indicators, ODPM
Projected % change in households between 2003 to 2021	City of York	2003-2021	17.9	n/a	n/a		National Statistics 2003 based Household Projections (2006)	Local Quality of Life Indicators, ODPM
First priority for improvement in the local area as defined by the local residents	City of York	2003/04	Level of Crime	n/a	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Second priority for improvement in the local area as defined by the local residents	City of York	2003/04	Transport Congestion	n/a	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Third priority for improvement in the local area as defined by the local residents	City of York	2003/05	Road and Pavements	n/a	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Community Cohesion and Involvement (Without Walls Theme - Inclusive City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source






The % of residents who think that people being attacked because of their skin colour, ethnic origin or religion is a very big or fairly big problem in their local area	York	2003/04	19.2	22.5	Not Available		Best Value General Survey, ODPM	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM
The % of residents who think that for their local area, over the last 3 years, community activities have got better or stayed the same.	York	2003/04	85.2	84.9	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Electoral Turnout - at the last European elections	York	2004	41.6	39.4	Not Available		City of York Council	Local Quality of Life Indicators, ODPM
To increase the % of people surveyed who feel that their local area is a place where people from different backgrounds and community can live together	York	2004	0.5	Not Available	Not Available		Best Value General Survey, ODPM	Without Walls (LSP) Success Measure - Inclusive City
Number of people participating in ward committee decisions each year	York	2005/06	4858	Not Available	3554 (2004/05)		City of York Council	City of York Council Plan
% of local residents who feel that the Council takes their views into consideration when making decisions which affect them	York	2005/06	29.0		25 (2004/05)		City of York Council	City of York Council Plan
Community Safety (Without Walls Theme - Safer City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
% of residents surveyed who say that they feel fairly safe or very safe outside during the day	North Yorkshire Police Authority	2004/05	98.2	97.6	97.6 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM





% of residents surveyed who say that they feel fairly safe outside after dark	North Yorkshire Police Authority	2004/05	76.8	72.3	77.8 (2003/04)		North Yorkshire Police Authority	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM, Egan Review - Sustainable Communities Indicators
% of residents surveyed feeling that York is a safe place to live	York	2005/06	51.0		47 (2004/05)		Safer York Partnership	Without Walls (LSP) Success Measure - Safer City
% of residents who think that their local areas a safe area in which to live	York	2005/06	66.7		Not Available		City of York Council Plan COLI 92	Without Walls, City of York Council Plan
% of residents who think that for their local area, over the past 3 years, that the level of crime has got better or stayed the same	York	2003/04	35.9	42.8	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Domestic burglaries per 1,000 households	York	2005/06	13.1	11.7	13.64 (2004/05)		City of York Council Plan BVPI 126	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM, Egan Review - Sustainable Communities Indicators
Violent Crime committed per 1,000 population	York	2005/06	22.0	17.9	23.5 (2004/05)		City of York Council BVPI 127a	Local Quality of Life Indicators, ODPM
Robberies per 1,000 population	York	2005/06	0.67		0.93 (2004/05)		City of York Council BVPI 127b	Local Quality of Life Indicators, ODPM



Theft of a vehicle per 1,000 population	York	2004/05	4.5	3.8	5.8 (2003/04)		Audit Commission	Local Quality of Life Indicators, ODPM
Sexual offences per 1,000 population	York	2004/05	0.9	1.1	0.8 (2003/04)		Audit Commission	Local Quality of Life Indicators, ODPM
% of people who had been a victim of household crime at least once	North Yorkshire Police Authority	2004/05	16.8	17.7	18.5 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of people who had been a victim of personal crime at least once	North Yorkshire Police Authority	2004/05	6.0	6.0	5.7 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of people with a high level of worry about burglary	North Yorkshire Police Authority	2004/05	9.9	10.8	8.3 (2003/04)		North Yorkshire Police Authority	National Quality of Life Indicators, ODPM, Local Quality of Life Indicators, ODPM
% of people with a high level of worry about car crime	North Yorkshire Police Authority	2004/05	9.9	12.3	9 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of people with a high level of worry about violent crime	North Yorkshire Police Authority	2004/05	13.7	14.2	9.6 (2003/04)		North Yorkshire Police Authority	Local Quality of Life Indicators, ODPM
% of people who think that a) vandalism, graffiti and other deliberate damage to property or vehicles b) people using or dealing drugs and c) people being rowdy or drunk in public places is a very big or fairly big problem in their local area	York	2003/04	a) 57.9 b) 58.2 c) 51.5	a) 59.64 b) 60.31 c) 48.5	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM

Culture and Leisure (Without Walls Theme - Cultural City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of the population within 20 minutes travel time of a range of 3 different sports facility types.	York	2005	1.1	20.9	Not Available		Audit Commission	Local Quality of Life Indicators, ODPM
The percentage of residents satisfied with local authority sports and lesiure facilities	York	2005/06	40.0	54.2	44 (2004/05)		City of York Council Plan BVPI 119a	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority libraries	York	2005/06	66.0	67.1	64 (2004/05)		City of York Council Plan BVPI 119b	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority museums	York	2005/06	67.0	42.3	62 (2004/05)		Audit Commission - Best Value Performance Indicator 119c	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority arts activities and venues	York	2005/06	67.0	47.2	65 (2004/05)		Audit Commission - Best Value Performance Indicator 119d	Sustainable Communities, Egan Review, BVPI
The percentage of residents satisfied with local authority Parks and Openspaces	York	2005/06	76.0		70 (2004/05)		City of York Council Plan BVPI 119e	Sustainable Communities, Egan Review, BVPI




The percentage of residents who think that for their local area, over the past three years, activities for teenagers have got better or stayed the same	York	2003/04	59.6	60.4	Not Available	Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, cultural facilities have got better or stayed the same	York	2003/04	96.6	84.4	Not Available	Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, activities for young children have got better or stayed the same	York	2003/04	78.4	77.2	Not Available	Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, sports and leisure facilities have got better or stayed the same	York	2003/04	85.5	88.4	Not Available	Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, access to nature has got better or stayed the same	York	2003/04	92.8	93.5	Not Available	Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, parks and open spaces have got better or stayed the same	York	2003/04	89.0	86.8	Not Available	Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, shopping facilities have got better or stayed the same	York	2003/04	90.6	80.5	Not Available	Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM

How does York compare with the impressions you had of York before you came here	York	2004/05	27% better than expected, 1.5% worse and 65% as expected		26% better than expected, 1.5% worse and 65% as expected		Annual Visitor Survey, City of York Council	Without Walls Success Measure - Cultural City
Economic Well-Being (Without Walls Theme - Thriving City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of the working age population that is in employment	York	Jan - Dec 2005	78.7	74.5	79.4 (Jan - Dec 2004)		NOMIS, Local Area Labour Force Survey	National Quality of Life, ODPM, Local Quality of Life Indicators, ODPM, Without Walls Success Measure - Thriving City
The number of Job Seekers Allowance claimants as a percentage of the resident working age population	York	Mar-06	1.9	2.7	1.5 (March 05)		NOMIS, Claimant Count	Local Quality of Life Indicators, ODPM
The percentage of Job Seekers Allowance claimants who have been out of work for more than a year	York	Mar-06	8.3	11.2	8.8 (March 05)		NOMIS, Claimant Count	Local Quality of Life Indicators, ODPM
The total number of VAT registered businesses in the area at the end of the year	York	2004	4785.0	6048.8	4735 (2003)		NOMIS, taken from the Inter-Departmental Business Register (IDBR)	Local Quality of Life Indicators, ODPM






The percentage change in the number of VAT registered businesses	York	2004	1.0	1.2	2.2 (2003)		NOMIS, taken from the Inter-Departmental Business Register (IDBR)	Local Quality of Life Indicators, ODPM
Job density (number of jobs filled to working age population)	York	2004	0.95	0.83	0.99 (2003)		NOMIS, Job Density	Local Quality of Life Indicators, ODPM
The rank of the average Indices of Multiple Deprivation (IMD) scores relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = least deprived)	York	2004	219	177.5	238 (2000)		Indices of Multiple Deprivation (IMD) 2000 and 2004, ODPM	Local Quality of Life Indicators, ODPM
% of people in the area that are income deprived	York	2004	9.1	12.0	Not Available		Indices of Multiple Deprivation (IMD) 2004, ODPM	Local Quality of Life Indicators, ODPM
Rank of income deprivation relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = most deprived)	York	2004	120	177.5	106 (2000)		Indices of Multiple Deprivation (IMD) 2000 and 2004, ODPM	Local Quality of Life Indicators, ODPM
% of people in the area that are employment deprived	York	2004	4.5	5.5	Not Available		Indices of Multiple Deprivation (IMD) 2004, ODPM	Local Quality of Life Indicators, ODPM






Rank of employment deprivation relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = most deprived)	York	2004	111	177.5	112 (2000)		Indices of Multiple Deprivation (IMD) 2000 and 2004, ODPM	Local Quality of Life Indicators, ODPM
The percentage of the population of working age that is claiming key benefits	York	Nov-04	6.4	11.7	8.5 (May-04)		City of York Council	Local Quality of Life Indicators, ODPM, Without Walls Success Measure - Thriving City
The percentage of a) children and; b) population over 60 that live in households that are income deprived	York	2004	a) 15.6% b) 10.3%	a) 18.27 b) 13.88	Not Available		Indices of Multiple Deprivation (IMD) 2004, ODPM	Local Quality of Life Indicators, ODPM




Education and Life-Long Learning (Without Walls Theme - Learning City)




Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of half days missed due to total absence in primary schools maintained by the local education authority	York	2005/06	4.7	8.4	4.8 (2004/05)		Audit Commission Best Value Performance Indicators 46	Local Quality of Life Indicators, ODPM
The percentage of half days missed due to total absence in secondary schools maintained by the local education authority	York	2005/06	7.1	5.9	7.9 (2004/05)		Audit Commission Best Value Performance Indicators 45	Local Quality of Life Indicators, ODPM
The proportion of young people (16-24 year olds) in full-time education or employment	York	2003/04	90.4	84.8	90.9 (2002/03)		City of York Council	Local Quality of Life Indicators, ODPM




The percentage of the population with 2 A-Levels or equivalent (NVQ2)	York	2001	18.4	20.1	Not Available		Census, ONS	Local Quality of Life Indicators, ODPM, Sustainable Communities, Egan Review
The percentage of the population with a first degree or equivalent (NVQ4)	York	2001	11.3	7.9	Not Available		Census, ONS	Local Quality of Life Indicators, ODPM, Sustainable Communities, Egan Review
The percentage of the population with no qualifications	York	2001	24.6	28.5	Not Available		Census, ONS	Local Quality of Life Indicators, ODPM, Sustainable Communities, Egan Review
The percentage of 15 year old pupils in schools maintained by the local authority achieving five or more GCSEs at grades A*-C or equivalent	York	2005/06	59.8	50.2	56.6 (2004/2005)		Best Value Performance Indicator 38	National Quality of Life Indicators, Sustainable Communities, Egan Review and Local Quality of Life Indicators, ODPM
Number of adults gaining basic skills as part of Skills for Life Strategy	York	2005/06	215	n/a	Not Available		City of York Council Plan COLI 110	City of York Council Plan
The number of people registering and completing courses through public libraries	York	2005/06	763	n/a	Not Available		City of York Council Plan COLI 111	City of York Council Plan
Total number of learners attending adult education (non accredited)	York	2005/06	6043	n/a	5613 (2004/05)		City of York Council Plan L1	City of York Council Plan






Total number of learners attending adult education provision (accredited)	York	2005/06	2153	n/a	2051 (2004/05)		City of York Council Plan L8	City of York Council Plan
Environment (Without Walls Theme - Sustainable City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The proportion of developed land that is derelict	York	2004	13.1	22.4	13.8 (2003)		ODPM	Local Quality of Life Indicator, ODPM
The proportion of relevant land and highways that is assessed as having combined deposits of litter and detritus that fall below acceptable levels	York	2005/06	22.6	21.3	24 (2004/05)		Audit Commission Best Value Performance Indicator 199	Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM; BVPI; Without Walls Success Measure - Sustainable City
Average annual domestic consumption of gas (kwh)	York	2004	20,026	20496	19,592 (2003)		Department of Trade and Industry (DTI), Energy Trends	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Average annual domestic consumption of electricity (kwh)	York	2004	4223	4628.0	4248 (2003)		Department of Trade and Industry (DTI) Energy Trends	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM


Daily domestic water use (per head per day in litres)	York	2005	146	154.1	160 (2004)		Yorkshire Water	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Average water supply leakage (per head per day in litres)	York	2005	106.5	157.4			Yorkshire Water	Local Quality of Life Indicators, ODPM
The percentage of river length assessed as good biological quality	York	2003	72.4	53.6	72.4 (2000)		OFWAT	Local Quality of Life Indicators, ODPM
The percentage of river length assessed as good chemical quality	York	2003	62.4	51.3	72.4 (2000)		OFWAT	Local Quality of Life Indicators, ODPM
Kg of household waste collected per head	York	2005/06	526.8	517.0	546.5 (2004/05)		Audit Commission Best Value Performance Indicator 84	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
% of household waste which has been recycled	York	2005/06	16.5	12.4	13 (2004/05)		Audit Commission Best Value Performance Indicator 82a	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM


% of household waste which has been landfilled	York	2005/06	75.9	n/a	82.2 (2004/05)		City of York Council Plan BVPI 82d	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Number of kg of household waste collected per head of population	York	2005/06	526.8	n/a	546.5 (2005/06)		City of York Council Plan BVPI 84a	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
% of households resident in the authority's area served by kerbside collection of at least one recyclable	York	2005/06	86.77	n/a	Not Available		City of York Council Plan BVPI 91a	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
% of households resident in the authority's area served by kerbside collection of at least two recyclables	York	2005/06	81.69	n/a	Not Available		City of York Council Plan 91b	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
York's ecological footprint (hectares per person required for consumption of resources)	York	2005	6.8ha	6.3ha	5.85 (2003/04)		City of York Council	Without Walls Success Measure - Sustainable City

The percentage of people satisfied with the cleanliness standard in their area	York	2005/06	65.0	60.0	63 (2004/05)		City of York Council Plan BVPI 89	Local Quality of Life Indicators, ODM; Without Walls Success Measure - Sustainable City
The percentage of residents who think that in their local area, over the past three years, the level of pollution has got better or stayed the same	York	2003/04	57.5	62.2	Not Available		Best Value General Survey, ODPM	Local Quality of Life Indicators, ODPM
Health and Social Well-Being (Without Walls Theme - Healthy City)								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Infant Mortality Rate (deaths of babies under 1 year per 1,000 live births)	York	2004	4.1	5.1	3.3 (2003)		Office for National Statistics (ONS) Vital Statistics	Local Quality of Life Indicators, ODPM; Without Walls Success Measure - Healthy City
Life expectancy at birth (male and female)	York	2002-2004	Males - 77.3 Females - 82.1	Males -76.45 Females - 80.83	Males - 76.8, Females - 81.9 (2001-2003)		Office for National Statistics (ONS) Vital Statistics	Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM; Without Walls Success Measure - Healthy City
The percentage of households with one or more persons with a limiting long-term illness	York	2001	30.6	33.0	Not Available		ONS, Census	Local Quality of Life Indicator

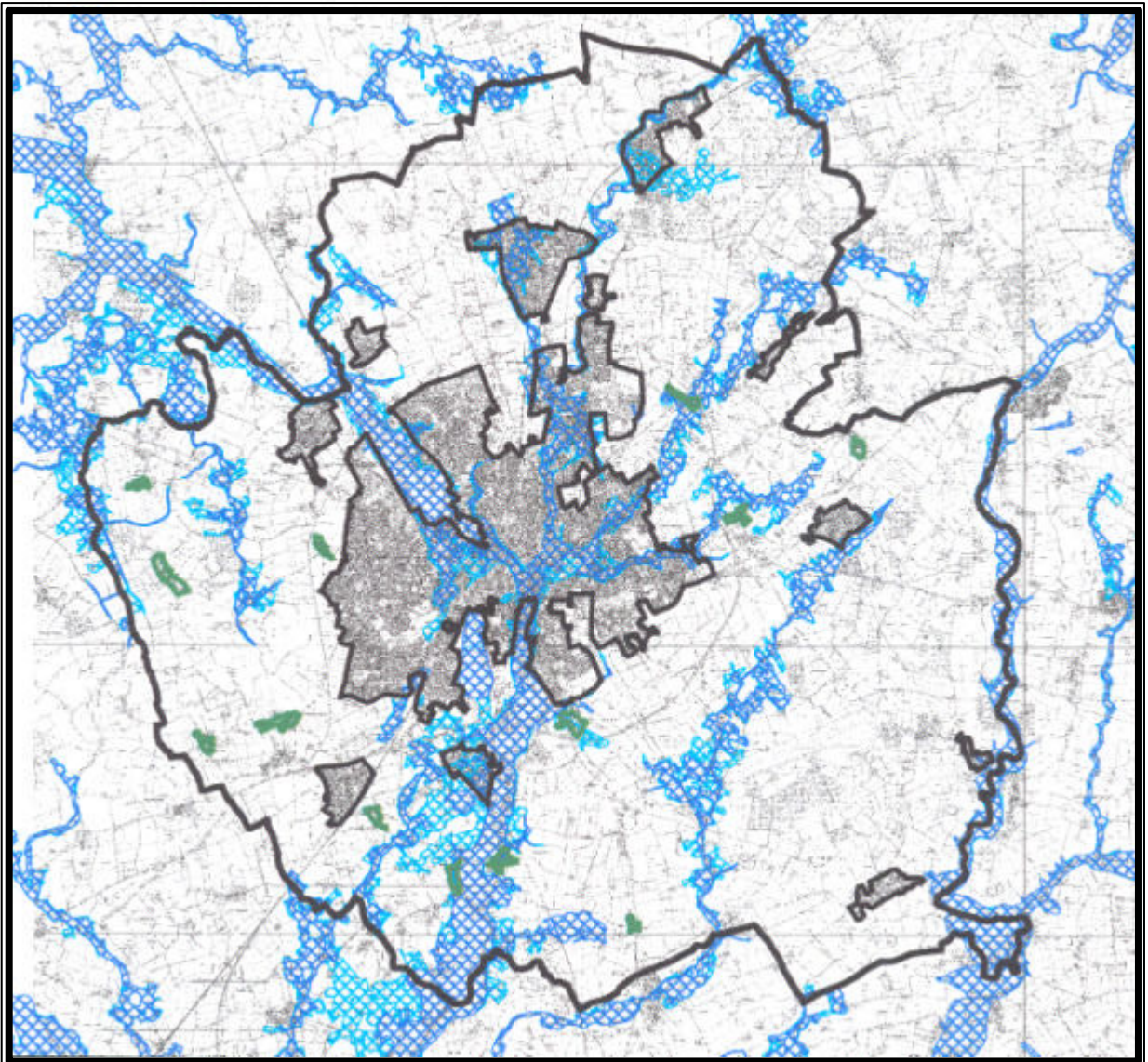
Teenage pregnancy, conceptions under 18 years, per 1,000 females aged 15-17	York	2003	35.1	44.8	30.8 (2001)		ONS and Teenage Pregnancy Unit	National Quality of Life Indicator, ODPM; Local Quality of Life Indicator, ODPM
Housing								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Total household spaces	York	2001	79399.0	79178.2	Not Available		ONS, Census	Local Quality of Life Indicator, ODPM
Percentage of household spaces that are unoccupied and vacant	York	2001	2.7	3.2	Not Available		ONS, Census	Local Quality of Life Indicator, ODPM
Percentage of household spaces that are unoccupied and used as a second home or holiday home	York	2001	0.4	1.0	Not Available		ONS, Census	Local Quality of Life Indicator, ODPM
The total number of new housing completions (net)	York	2005/06	907	584.4	1160 (2004/05)		City of York Council	Local Quality of Life Indicator, ODPM
Affordable dwellings completed	York	2005/06	148	93.9	205 (2004/05)		City of York Council	Local Quality of Life Indicator, ODPM
Household accommodation without central heating	York	2001	8.3	7.6	Not Available		ONS, Census	Local Quality of Life Indicator, ODPM
The percentage of residents who think that people sleeping rough on the streets or in other public places is a very big or fairly big problem in their local area	York	2003/04	47.7	22.6	Not Available		ODPM, Best Value General Survey	Local Quality of Life Indicator, ODPM

The percentage of total dwellings that are 'unfit'	York	2005	3.92	5.60	Not Available		Housing Investment Programme (HIP) returns submitted to ODPM	National Quality of Life Indicators, ODPM; Sustainable Communities, Egan Review; Local Quality of Life Indicators, ODPM
Percentage of Local Authority Dwellings that are below the 'Decent Homes Standard'	York	2005/06	19.37	37.00	14.79 (2004/05)		Best Value Performance Indicator 184a	Local Quality of Life Indicator, ODPM
Average House Price: Detached	York	Jan-Mar 2006	£ 256,744	£ 296,472	£267,940 (Jan-Mar 2005)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Semi-Detached	York	Jan-Mar 2006	£ 175,458	£ 175,396	£161,554 (Jan-Mar 2005)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Terraced	York	Jan-Mar 2006	£ 172,444	£ 153,701	£159,284 (Jan-Mar 2005)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
Average House Price: Flat/Maisonette	York	Jan-Mar 2006	£ 146,152	£ 179,573	£137,644 (Jan-Mar 2005)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM




Average House Price: Overall average	York	Jan-Mar 2006	£ 184,466	£ 192,745	£176,230 (Jan-Mar 2005)		HM Land Registry	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
House price to income ratio for working households aged 20-39 years based on gross household earnings and mean house prices for 2+3 bed dwellings	York	Quarter 4 2003	Ratio of average house price to gross earned income is 4.37 to 1	4.13 to 1 (All ratios should be considered in relation to the ratio of mortgage advance to household gross earned income which rarely exceeds 3.5 to 1	Not Available		Joseph Rowntree Foundation (Affordability differences by area for working households buying their home, 2003 update)	Local Quality of Life Indicators (ODPM)
The percentage of residents who think that for their local area, over the past three years, that affordable decent housing has got better or stayed the same	York	2003/04	38.2	44.4	Not Available		ODPM, Best Value General Survey	Local Quality of Life Indicators, ODPM
Transport and Access								
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The percentage of the resident population who travel to work by private motor vehicle (car, taxi, motorbike)	York	2001	55.9	65.3	Not Available		ONS, Census	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM

The percentage of resident population travelling by public transport	York	2001	8.8	11.0	Not Available		ONS, Census	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
The percentage of resident population travelling by foot or cycle	York	2001	27.0	13.3	Not Available		ONS, Census	National Quality of Life Indicators, ODPM; Local Quality of Life Indicators, ODPM
The percentage of resident population who work mainly from home	York	2001	7.9	9.9	Not Available		ONS, Census	Local Quality of Life Indicators, ODPM
The percentage of the resident population travelling over 20km to work	York	2001	13.6	14.2	Not Available		ONS, Census	Local Quality of Life Indicators, ODPM
The percentage of residents who think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same	York	2003/04	29.4	32.0	Not Available		ODPM, Best Value General Survey	Local Quality of Life Indicators, ODPM
Estimated traffic flows for all vehicle types (million vehicle km)	York	2003	1234 (million vehicle kilometres)	2812.94 (million vehicle kilometres)	1187 mkm (2001)		Department of Transport	Local Quality of Life Indicators, ODPM



Map 1: York Flood Zones



Legend:

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

FLOOD ZONES:

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

Annex 3:

DCLG Use Classes Order 2005

Use Class		Definition
A1: Shops		Retail sale of goods to the public - shops, Post Offices, Travel Agents, Hairdressers funeral Directors, Dry Cleaners, Sandwich Bars, Internet Cafés.
A2: Financial and Professional Services		Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and employment Agencies, Other Services – Betting shops, Principally where services are provided to the public.
A3: Restaurants & Cafes		Restaurants and cafes – use for the sale of food for consumption on the premises. Excludes Internet cafes (now A1)
A4: Drinking Establishments		Use as a Public House, Wine-bar or other Drinking Establishment
A5: Hot Food Takeaway		Use for the sale of hot food for consumption off the premises
B1: Business	(a)	Offices, (Not within A2: professional financial services)
	(b)	Research and Development, studios, laboratories, high tech
	(c)	Light industry
B2: General Industry		General Industry
B8: Storage and distribution		Wholesale warehouse, distribution centres, repositories
C1: Hotels		Hotels, Boarding Houses & Guest Houses Development falls within class if 'no significant element of care is provided'.
C2: Residential Institutions		Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.
C3: Dwelling houses		Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.
D1: Non-Residential Institutions		Medical and Health Services – Clinics and health centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctor's House), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-Residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls.
D2: Assembly and Leisure		Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor Sports and Leisure Uses not involving motorised vehicles or firearms.
Sui Generis		Whilst most commonly found uses are contained within the 1987 Use Classes Order, There are many uses that are not specifically categorised by the four main use classes For example: Launderettes, Petrol stations, Nightclubs, theatres, Hostels, Builders yards , garden centres etc.

Annex 4:

**RELEVANT POLICIES from THE CITY OF YORK
DEVELOPMENT CONTROL LOCAL PLAN**

EMPLOYMENT (Chapter 8: CYC Development Local Plan (April 2005))

E1a: Premier Employment Sites

Out of Centre Premier Employment Sites

The sites identified in schedule 1 as 'out of centre' employment sites have been identified for companies in the Science City York sector of the economy. These "knowledge-based" activities are defined in paragraph 8.12 below and include activities, which support or complement firms that are clearly knowledge based. Other B1 uses that fall outside these guidelines would only be acceptable where they are of an acceptably high quality such as companies in the professional and financial sectors or headquarter functions and it can be demonstrated that no other suitable highly accessible sites could be found, firstly within the city centre, secondly in the York Central area and then thirdly within the rest of the urban area.

- The scale, layout and design of any proposal will need to contribute to the creation of a high quality commercial environment. In considering proposals the Council will have regard to the following:
- The ratio of built floor space to gross site area should normally be a maximum of 45:100;
- The buildings should conform to an overall development brief for each site agreed in advance for the site as a whole;
- The early implementation of an agreed comprehensive landscaping scheme that helps assimilate new developments into its surroundings and enhances the appearance of the development;
- The proposals relationship to the scale, layout and design of its surrounding area.

Premier Sites in the Urban Area

The sites allocated in schedule 1 as "urban area" premier employment sites have been identified for B1 (Office) uses only.

Schedule 1:

Site Ref	Size (Ha)	Location
E1a.1 / A59 site	14ha	Out of centre
E1a.2 / North of Monks Cross	21.9ha	Out of centre
E1a.3 / South of Monks Cross	13ha	Out of centre
E1a.4 / University Science Park	1.7ha	Urban area
E1a.5 / Hungate	1ha	Urban area
E1a.6 / Clifton Park (laundry building)	0.6ha	Urban area
E1a.7 / Varvills warehouse	0.1ha	Urban area
E1a.8 / York Central	5.5 ha**	Urban area
Total =	57.8ha	

E3a: Standard Allocated Sites

Schedule 2 identifies standard employment sites and the uses for which planning permission will be granted. For those sites identified as being appropriate for B1, B2 or B8 over 2.5 hectares at least 30% of the site should be reserved for B2/B8 uses.

Schedule 2:

Site ref	Size (ha)	Allocation
E3a.1 / York Business Park	16.4ha	B1, B2, B8 (Split to be decided following further work)
E3a.2 / Elvington Airfield Business Park (Areas a, b, c, e)	4ha	B2, B8
E3a.3 / Wheldrake Industrial Estate (Sites a, c, d, e)	2.5ha	B2, B8
E3a.4 / Centurion Park	2.6ha	B1, B2, B8
E3a.5 / Holgate Park	2.2ha	B1, B2, B8
E3a.6 / Heworth Green	0.7ha	B1, B2, B8
E3a.7 / Murton Industrial Estate	0.5ha	B2, B8
E3a.8 / Link Business Park	0.4ha	B1, B2, B8
E3a.9 / Green Lane	0.4ha	B2, B8
E3a.10 / Audax Road, Clifton Moor	0.3ha	B2, B8
E3a.11 / Towton House	0.1ha	B1, B2, B8
E3a.12 / Elvington Industrial Estate, Elvington	1ha	B2, B8
E3a.13 / Grain Stores, Clifton Moor	7.6ha	B1, B2, B8
E3a.14 / Stirling Road, Clifton Moor	1ha	B1, B2, B8
E3a.15 / Annamine Nurseries, Huntington	1ha	B2
Total =	40.7ha	

E3b: Existing and Proposed Employment Sites

The standard employment sites identified in schedule 2, and any other sites or premises either currently or previously in employment use, will be retained within their current use class. Planning permission for other uses will only be given where:

- a) there is a sufficient supply of employment land to meet both immediate and longer term requirements over the plan period in both quantitative and qualitative terms; and
- b) unacceptable environmental problems exist; or
- c) the development of the site for other appropriate uses will lead to significant benefits to the local economy; or
- d) the use is ancillary to an employment use.

E7: B1 (Office) Development in Existing Buildings

Planning permission will be granted at first floor level or above for B1 (Office) uses in or adjacent to York City Centre, Acomb District Centre or Haxby District Centre. Change of use to B1 use at ground floor level will only be permitted where it would not harm the vitality of existing centres.

GENERAL POLICIES**(Chapter 2: CYC Development Control Local Plan (April 2005))****GP4a: Sustainability**

Proposals for all development should have regard to the principles of sustainable development as summarised in criteria a-i below.

All commercial and residential developments will be required to be accompanied by a sustainability statement. The document should describe how the proposal fits with the criteria listed below and will be judged on its suitability in these terms.

Development should:

- a) provide details setting out the accessibility of the site by means other than the car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists;
- b) contribute toward meeting the social needs of communities within City of York (including, for example, housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments;
- c) maintain or increase the economic prosperity and diversity of the City of York and maximise employment opportunities (including supporting local goods and services providing training and employment for local unemployed and young people);
- d) be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City;
- e) minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered;
- f) minimise pollution, including that relating to air, water, land, light and noise;
- g) conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;
- h) maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells;
- i) make adequate provision for the storage and collection of refuse and recycling.

GP5: Renewable Energy

The development of renewable energy will make a vital contribution to the reduction of carbon dioxide emissions, facilitating the delivery of the Government's commitment on climate change. Proposals for the development of renewable energy facilities will therefore be encouraged provided there is no significant adverse effect on the existing landscape, air quality, biodiversity, water resources, agricultural land (defined as grades 1, 2 or 3a) or sites of archaeological or historic importance.

GP7: Openspace

The development of land designated as open space on the Proposals Map, or any other areas of open space that are provided in conjunction with a planning permission during the Plan period, will only be permitted where:

- a) there will be no detrimental effect on local amenity or nature conservation; and
- b) compensatory provision of an equivalent size and standard is provided by the applicant in the immediate vicinity of the site proposed for development.

GP15a: Development and Flood Risk

There will be a presumption against built development (except for essential infrastructure) within the functional floodplain outside existing settlement limits.

Proposals for new built development on previously undeveloped land outside defined settlement limits will only be granted where it can be demonstrated that the development will not result in the net loss of floodplain storage capacity, not impede water flows and not increase flood risk elsewhere.

All applications in the low to medium risk² or high risk³ areas should submit a Flood Risk Assessment (FRA) providing an assessment of additional risk arising from the proposal and the measures proposed to deal with these effects. Developers must satisfy the Local Planning Authority that any flood risk will be successfully managed with the minimum environmental effect and ensure that the site can be developed, serviced and occupied safely.

The use of sustainable drainage systems to mimic natural drainage will be encouraged in all new developments in order to reduce surface water run-off.

Discharges from new development should not exceed the capacity of existing and proposed receiving sewers and watercourses and long-term run-off from development sites should always be less than the level of pre development rainfall run-off.

Where required the provision and future maintenance of flood mitigation and defence measures will be sought from the developer.

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

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

³ High risk areas of flood risk are defined (PPG25) as having an annual probability of flooding (river) greater than 1.0%

Housing**(Chapter 7: CYC Development Control Local Plan (April 2005))****H2a: Affordable Housing**

The City of York Council will seek to ensure, through negotiation and agreement, that proposals for all new housing development of 15 dwellings/0.3Ha or more in the urban area, and 2 dwellings/0.03Ha or more in villages with less than 5,000 population, will include affordable housing in line with the Council's Second Housing Needs Survey, April 2002.

In order to achieve the maximum reasonable proportion of affordable housing, the following targets have been set on all suitable allocated and windfall sites in York: -

45% for affordable rent, plus 5% for discounted sale, to address priority housing needs in the city (re. York Housing Waiting List). Where properties offered for discounted sale are not purchased it is appropriate that these are used for affordable rent.

Lower targets previously agreed - in Local Plan allocations or where clearly set out in approved Development Briefs - will be reassessed down from 50% where the developer can demonstrate financial loss against previous land acquisition price.

The affordable housing should be distributed throughout the housing development, rather than concentrated in one area. This means that the affordable housing should be considered as an integral part of the development rather than a separate entity. Good quality design and layout, and early discussions with the Council and Registered Social Landlords (RSLs) will help ensure this is achieved.

H1: Housing Allocations

Allocated sites within the Plan area, as set out in Table 7.2 below, will account for 4,491 dwellings. Where a local need has been established the Council have estimated a target for affordable housing on allocated sites and will negotiate with developers to secure these targets in accordance with Policy H2a. These targets are also set out in Table 7.2.

Additional sites have been safeguarded for the period 2011 to 2021 and will be reassessed at such time as the Local Plan is reviewed

Table 7.2

Site Ref	Site Name	Size (ha)	Estimated Site Capacity	Density Dwgs/ Ha	Affordable Housing Target*	Indicative Mix of dwg Type – 2 beds or less (%)
H1.6	Metcalfe Lane, Osbaldwick ^{GF}	14.00	520	37	180	50
H1.12	Hungate	2.00	600	360	180	50
H1.17	Castle-Piccadilly	0.30	27	90	14	100
H1.18	North of Trinity Lane, Micklegate	0.40	27	68	14	100
H1.20	NCP Skeldergate, Bishophill	0.49	145	360	36	100
H1.21	Kennings Garage, Bishophill	0.20	30	150	8	100
H1.22	Peel Street / Margaret St, Guildhall	0.40	30	75	15	100
H1.24	Germany Beck, Fulford ^{GF}	18.00	700	39	105	50
H1.30	Bonding Warehouse, Skeldergate	0.10	20	200	10	100
H1.31	Bramham Road, Chapelfields	0.40	19	40	0	50
H1.32	Burnholme WMC, Burnholme Drive	0.40	16	40	0	50
H1.33	Rosedale, Clifton Park ^{GF}	0.70	8	11 [#]	0	25
H1.34	DC Cook, Lawrence Street ^{SA}	1.00	91	91	23	75
H1.35	Heworth Green	1.30	148	114	37	100
H1.36	Hospital Fields Road	0.70	91	130	23	100
H1.37	MOD Land, Fulford ^{SA}	1.80	72	40	36	50
H1.38	Monk Bar Garage	0.10	10	100	0	100
H1.39	Former Bus Depot, Navigation Road ^{SA}	0.60	70	117	35	100
H1.40	Osbalwick Lane , Murton Way	0.60	25	41	6	25
H1.41	Tedder Road, Acomb	1.30	128	98	32	25
H1.42	Reynards Garage**	0.10	10	100	0	100
H1.43	Tenneco	7.40	225	30	56	25
H1.44	Minster Engineering ^{SA}	0.30	17	57	8	100
H1.45	Donnelly's	4.70	250	53	62	25
H1.47	Birch Park	2.40	182	76	45	94
H1.48	The Croft Campus, Heworth Green	1.30	53	41	26	50
H1.49	15 A-C Haxby Road	0.30	10	33	0	50
H1.50	10-18 Hull Road	0.40	17	43	8	50
H1.51	York College, Tech site	10.3	350	40	90	50
H1.52	York Central up 2011	(35.0) ^N _B	600	100 - 150	300	-
	TOTAL		4,491		1,349	

^{GF}: Indicates Greenfield Allocations

[#] : Site capacity has been modified to recognise the existing footprint of the building.

The size of the site has been determined by the net area to be developed for residential use.

* Affordable housing targets are indicative

^{SA}: Indicates sites suitable for accommodating a minimum of 50% student accommodation.

** : The inclusion of Reynards garage does not affect the inclusion of policy T7a: Bus Interchange

^{NB}: Indicates the TOTAL developable area of the site, a major mixed-use scheme.

H4a: Housing Windfalls

Proposals for residential development on land not already allocated on the Proposals Map will be granted planning permission, in accordance to SP10, where:

- a) the site is within the urban area and is vacant, derelict or underused or it involves infilling, redevelopment or conversion of existing buildings;
- b) the site has good accessibility to jobs, shops and services by non-car modes

AND

- c) it is of an appropriate scale and density to surrounding development, and
- d) it would not have a detrimental impact on existing landscape features.

H5a: Residential Density

The scale and design of proposed residential developments should be compatible with the character of the surrounding area and must not harm local amenity.

Applications for all new residential developments, dependent on individual site circumstances and public transport accessibility, should aim to achieve net residential densities of greater than:

- 60 dwellings/hectare in the city centre ¹
- 40 dwellings/hectare in the urban areas ²
- 30 dwellings/hectare elsewhere in the City of York

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

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

Leisure and Recreation**(Chapter 11: CYC Development Control Local Plan (April 2005))****L1a: Leisure Development**

Leisure development is considered appropriate on the following sites:

YC1 York Central
E12e, H1.12 Hungate
S1c - Land at Foss Islands
S1d - Part of Heworth Green

Proposals will be considered as part of comprehensive schemes for the whole of the sites.

The need for leisure development on these sites and others will be considered against a needs assessment which should be undertaken before any planning permission is granted.

Out of centre locations will only be considered for leisure developments when it can be demonstrated, in accordance with policy SP7, that none of the above or alternative City Centre or Edge of Centre sites are suitable to accommodate such a proposal, or if the proposal is primarily to serve local need and is of a suitable scale.

L1c: Provision of New Open Space In Development

Developments for all housing sites or commercial proposals over 2,500m² gross floor space will be required to make provision for the open space needs of future occupiers. This should be provided in addition to any area required for landscaping.

For sites of less than 10 dwellings a commuted sum payment will be required towards off site provision.

For sites of 10 or more dwellings, an assessment of existing open space provision accessible to the proposed development site including its capacity to absorb additional usage will be undertaken. This is to ascertain the type of open space required and whether on-site or a commuted sum payment for off-site provision is more appropriate (this will include the cost of land purchase), based on individual site circumstances.

The level of provision or commuted sum equivalent will be based on the following figures (a breakdown of these figures for each dwelling will be provided in a Supplementary Planning Guidance document covering open space).

The following provision of open space (or commuted sum equivalent) will be required:

a) 0.9ha per 1,000 population / or 1,000 employees of informal amenity open space;

In addition, for housing developments:

b) 1.7ha per 1,000 population of sports pitches;

c) 0.7ha per 1,000 population for children's equipped playspaces.

Applicants will be expected to enter into a Section 106 Agreement towards ensuring the provision and future maintenance (whether by means of a commuted sum payment or by some other means) of the open space facility for a period of 10 years.

Rest homes and nursing homes will only be expected to provide amenity open space. Single bedroom dwellings and student accommodation will not be expected to provide children's play space.

L1d: New Public Parks, Green Spaces, Woodlands & Wetlands

The following locations are identified on the proposals map as areas for recreational opportunity, such as parks, play areas, green spaces, woodlands and wetlands as part of comprehensive developments to improve the quality of the local environment:

- North Minster Business Park, A59;
- North of Monks Cross;
- Germany Beck, Fulford;
- Metcalfe Lane, Osbaldwick;
- South of Monks Cross
- Tenneco;
- Donnelley's;
- University Campus 3.

Open space in these areas will be brought forward for public access in conjunction with the development of associated allocations and will form part of a comprehensive development brief for each area.

In addition the proposals maps also identify areas for recreational opportunity in connection with reserved land. It is anticipated that these areas would be brought forward with the reserved land, in a comprehensive way, if such land is needed for future development beyond the lifetime of this plan i.e. post 2011.

When preparing a development brief for each area a comprehensive assessment of open space in that area of the City will need to be undertaken, considering type, access, quality and quantity of existing provision.

It will be necessary to ensure that the delivery and maintenance for the proposed open space is secured through a planning agreement with the relevant applicant.
WPUBLIC involvement will be sought at the earliest opportunity.

Minerals**(Chapter 14: CYC Development Control Local Plan (April 2005))****MW1: Areas of Search for Minerals**

To provide flexibility in meeting demand for aggregate minerals the Area of Search outlined on the Proposals Map will be safeguarded to meet demand for sand and gravel extraction beyond the period of the Local Plan.

MW3: Minerals Extraction

Proposals for new, or extensions to existing, mineral workings will be permitted provided:

- b) the mineral deposit on the application site has been fully investigated and is of sufficient quantity and quality to justify the development; and
- c) the proposal will not unacceptably affect statutory or non-statutory nature conservation sites, or sites of known archaeological significance; and
- d) the application is accompanied by an environmental statement; where required; and
- e) mitigation measures will be taken to ensure the minimisation of nuisance and disturbance to local residents in terms of dust, noise or vibration from either the minerals operation or any associated road traffic; and
- f) all options for the transportation of extracted minerals have been assessed in detail; and
- g) water supply, drainage, fishery and river management interests will be protected; and
- h) the working, landscaping, restoration and aftercare of the site will be carried out in accordance with a scheme approved in advance. The scheme should incorporate progressive restoration where practicable; and
- i) provision will be made to temporarily divert any public footpaths, cycleways or bridleways affected by the proposal, subject to the length and route of the diversion being acceptable; and
- j) mitigation measures have been proposed to minimise any potential effects from subsidence on surface properties, drainage and services as a result of the development; and
- k) details will be required of the siting and design of buildings, machinery and plant together with proposals for their removal when no longer required in connection with the development.

MW5: Waste Management Facilities

Development of waste management facilities will be considered on the individual merits and the characteristics of particular sites, taking into account:

- a) the need for the facility, its proposed location, its impact on adjoining land uses and the duration of the proposal;
- b) the proximity principle whereby waste is disposed as close as possible to where it is produced;
- c) the mode of transport to be utilised for carrying waste to the site;
- d) proposed measures for eliminating leakage and gas emissions;
- e) measures to be taken to protect natural water resources;
- f) any adverse effects on important landscape, ecological, historic or archaeological features;
- g) proposed measures to minimise the environmental impact of visual intrusion, noise, dust, odour and wind-blown material;
- h) for landfill arrangements for the site's phased restoration to an acceptable use.

Nature Conservation

(Chapter 3: CYC Development Control Local Plan (April 2005))

NE4a: International and National Nature Conservation Sites

Development which is likely to have a significant effect on a European site, proposed European site or a Ramsar site will be subject to the most rigorous examination, in accordance with the procedures set out in the Habitats Regulations 1994.

Development in or likely to have an effect on a Site of Special Scientific Interest will be subject to special scrutiny.

Where development could have an adverse effect, directly or indirectly, on an international, or national nature conservation site it will only be permitted where the reasons for the development clearly outweigh the special nature conservation value of the site.

NE5a: Local Nature Conservation Sites

Development likely to have an adverse effect on a Local Nature Reserve or a non statutory nature conservation site will only be permitted where the reasons for the development clearly outweigh the substantive nature conservation value of the site.

NE7: Habitat Protection and Creation

Development proposals will be required to retain important natural habitats and, where possible, include measures to enhance or supplement these and to promote public awareness and enjoyment of them.

Within new developments measures to encourage the establishment of new habitats should be included as part of the overall scheme.

Shopping

(Chapter 10: CYC Development Control Local Plan (April 2005))

S1: Proposed Shopping Sites

The following site is identified as a key opportunity to meet identified need for new retail development in the local plan period to 2011:

- a) Castle Piccadilly (comparison goods retail with scope for ancillary convenience goods retail) This would be part of a mixed use scheme incorporating significant civic/open space and other appropriate uses in accordance with Policy SP9.
The following Edge of City Centre sites are also appropriate for retail development:
- b) George Hudson Street (comparison/convenience goods retail)
- c) Land at Foss Islands (convenience/bulky goods retail)

S4: Protected Primary Shopping Streets

Planning permission will not be granted for new non-retail uses and any changes of use of existing A1 uses in the following protected primary shopping streets:

- Stonegate/Minster Gates
- Shambles

S3a: Mix of Uses in Shopping Streets

In York's City Centre's Primary Shopping Streets, Acomb District Centre and Haxby District Centre, as identified on the proposals map, development will be permitted where it provides the improvement and expansion of existing retail premises and the establishment of new shopping uses (Use Class A1).

Proposals involving the change of use of ground floor premises within the primary shopping streets will only be permitted provided that it does not detract from the primary shopping function and contributes to the vitality and viability of these areas.

The assessment of proposals for the change of use from a shop (A1) to uses within classes A2 or A3 will be guided by the following factors:

- a) the location and prominence of the premises within the shopping frontage;
- b) the floorspace and frontage of the premises;
- c) the number (a maximum of 35%), distribution and proximity of other ground floor premises in use as, or with planning permission for, class A2 or A3 use;
- d) the particular nature and character of the proposed use, including the level of activity associated with it, and;
- e) the proportion of vacant ground floor property in the immediate area.

SP6: Location Strategy

Development will be concentrated on brownfield land within the built up urban area of the City and urban extensions, followed by surrounding settlements and selected existing & proposed public transport corridors.

Outside defined settlement limits, planning permission will only be given for development appropriate to the Green Belt or the open countryside.

SP7a: The Sequential Approach to Development

To ensure development outside York City Centre is highly accessible by non-car modes of transport, a sequential approach will be taken in assessing planning applications for new retail, commercial, leisure and office development.

Planning permission will be granted for new retail, leisure and office development over 400m² floor space (net) in accordance with the following hierarchy:

- a) The defined Central Shopping Area for retail and York City Centre (as defined on the City Centre Inset map) for leisure and office; then in
- b) Edge of City Centre sites or Acomb or Haxby District Centre, where it can be demonstrated that all potential City Centre locations have been assessed and are incapable of meeting the development requirements of the proposal; then in
- c) Other out of centre locations genuinely accessible by a wide choice of means of transport, where it can be demonstrated that criterion (a) and (b) locations have been assessed and are incapable of meeting the development requirements of the proposal.

Proposals for individual retail units within criterion (c) will not be permitted to have a net sales floor space of less than 1,000 square metres.

In the case of applications for major shopping developments (including retail warehousing), outside the Central Shopping Area, evidence of retail impact will be required to show that the proposal would not, together with other recent or proposed developments, undermine the vitality and viability of York City Centre's predominant role as a sub-regional shopping centre, defined central shopping area, or the Acomb or Haxby District Centres.

SP7b: York City Centre and Central Shopping Area

York City Centre, as defined on the City Centre Inset Map, is to remain the main focus for commercial, leisure and tourism and retail development to ensure its continuing role as a major sub-regional shopping centre and commercial centre for North Yorkshire, benefiting from its location at the focus of public transport routes.

Planning permission for development in the City Centre will be granted, in accordance with other policies in the Local Plan, where it enhances the attractiveness and vibrancy of the centre, and promotes accessibility by non-car modes of transport.

The Central Shopping Area, as shown on the proposals map (City Centre Inset) is to be considered the City Centre for retailing purposes in terms of the sequential test as set out in PPG6, and will be the focus for retailing activity.

SP8: Reducing Dependence on the Car

Applications for large new developments, such as housing, shopping, employment, health or leisure proposals, must be able to demonstrate that they will reduce dependence on the private car by providing for more environmentally friendly modes of transport.

In particular, a proposal must demonstrate that:

- a) it is well related to the primary road network, and:
- b) i) **within an Air Quality Management Area (AQMA), defined in Appendix K, and does not compromise the achievements of air quality improvement targets and;**
ii) **outside an AQMA it does not give rise to an unacceptable increase in vehicular traffic, air pollution or parking on the public highway; and**
- c) it is immediately accessible to existing or proposed pedestrian, cycle and public transport networks; and
- d) adequate provision is made for car and cycle parking in accordance with the standards set out in Appendix E; and
- e) measures are incorporated to control traffic speeds and provide appropriate priority and a safe environment for pedestrians and cyclists; and
- f) it does not give rise to an unacceptable deterioration in air quality.

Planning applications exceeding the site area and traffic generation thresholds set out in Appendix F of the Plan should be accompanied by evidence of the likely traffic impact on the public highway. Planning applications for developments at which more than 30 persons will be employed, and particularly high trip generating development should be accompanied by a Green Travel Plan (see Appendix F).

S10: New Local or Village Shops

Planning permission will be granted for the development or extensions of an existing local/village shop provided that:

- i) the proposal is within defined settlement limits; and
- ii) the shop is intended to serve a local need, and the scale of provision is appropriate to the locality; and
- iii) there is no adverse effect on the amenity of neighbouring properties or on the character of the area.

Transport

(Chapter 6: CYC Development Control Local Plan (April 2005))

T7c: Access to Public Transport

All new built development on sites of 0.4 hectares or more should be:

- a) within 400 metres of a bus service offering a day time frequency of 30 minutes or better; or
- b) within 1000 metres of an existing railway station

Where the proposed development is greater than 100 dwellings or 5,000 square metres (gross floorspace), the required frequency will be 15 minutes.

Where these frequencies are not available developers will be expected to fund the provision of an appropriate public transport service from when the first unit is occupied to a minimum of 2 years after the development is 95% occupied.

In all new development site layouts should provide appropriate infrastructure to accommodate bus services including the provision of direct, safe and convenient access to stops and the provision of alternative routes for buses where required to avoid traffic congestion.

Annex 5:

Table of Planning applications objected to by the Environment Agency during 2005/2006 on Water Quality and Flood Risk Grounds

All Planning Applications objected to by the Environment Agency on Flood Risk Grounds between 1/4/05 and 31/3/06 in East Midlands, North East, North West, Yorkshire & Humber and West Midlands

	Local Planning Authority (LPA)	Government Office	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
1.	City of York Council	Yorkshire & Humber	06/00332/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	Yes	Application approved at Planning Committee with a view that flood risk was minimal
2.	City of York Council	Yorkshire & Humber	06/00202/FULM	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
3.	City of York Council	Yorkshire & Humber	06/00282/FUL	Retail - Minor	Unsatisfactory FRA Submitted	Refused	N/A	Refused application
4.	City of York Council	Yorkshire & Humber	05/02772/FUL	Retail - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
5.	City of York Council	Yorkshire & Humber	05/02754/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA objection withdrawn following amended plans submitted applicant
6.	City of York Council	Yorkshire & Humber	05/02773/FULM	Residential - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
7.	City of York Council	Yorkshire & Humber	06/00146/FULM	Residential - Major	Unsatisfactory FRA Submitted	Permitted	No	EA objection withdrawn following amended plans submitted applicant
8.	City of York Council	Yorkshire & Humber	05/00478/FULM	Residential - Major	PPG25/TAN15 - Request for FRA	Permitted Subject to S106	N/A	Application approved subject to conditions –awaiting EA confirmation that amendments are acceptable
9.	City of York Council	Yorkshire & Humber	05/01520/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused application

	Local Planning Authority (LPA)	Government Office	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
10.	City of York Council	Yorkshire Humber	& 05/02120/OUT	Residential Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused application
11.	City of York Council	Yorkshire Humber	& 05/02280/FUL	Residential Minor	PPG25/TAN15 - Request for FRA	Permitted	Yes	Due to scale, design and location of the development a FRA was not believed necessary
12.	City of York Council	Yorkshire Humber	& 05/02205/FULM	Residential Major	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
13.	City of York Council	Yorkshire Humber	& 05/02511/FULM	Residential Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA objection withdrawn following amended plans submitted applicant
14.	City of York Council	Yorkshire Humber	& 05/02566/FUL	Recreational Schemes Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
15.	City of York Council	Yorkshire Humber	& 05/02714/FUL	Residential Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
16.	City of York Council	Yorkshire Humber	& 05/02275/FUL	Retail - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
17.	City of York Council	Yorkshire Humber	& 05/02539/FUL	Residential Minor	Unsatisfactory FRA Submitted	Withdrawn	N/A	Withdrawn application
18.	City of York Council	Yorkshire Humber	& 05/01815/FUL	Recreational Schemes Minor	Risk of Flooding	Permitted	No	EA withdrew objection following receipt of further information from applicant
19.	City of York Council	Yorkshire Humber	& 05/00555/FUL	Educational Major	Unsatisfactory FRA Submitted	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
20.	City of York Council	Yorkshire Humber	& 05/01528/FUL	Heavy Industry/Warehousing - Minor	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
21.	City of York Council	Yorkshire Humber	& 05/01573/REM	Mixed Use Major	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application

	Local Planning Authority (LPA)	Government Office	LPA Reference	Nature of Proposed Development	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
22.	City of York Council	Yorkshire & Humber	05/01395/FULM	Caravan Sites - Major	PPG25/TAN15 - Request for FRA	Permitted	No	EA withdrew objection following receipt of FRA – subject to conditions in planning approval
23.	City of York Council	Yorkshire & Humber	05/00710/FULM	Residential - Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused application
24.	City of York Council	Yorkshire & Humber	05/01271/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application
25.	City of York Council	Yorkshire & Humber	05/00943/OUT	Residential - Minor	PPG25/TAN15 - Request for FRA	Refused	N/A	Refused application
26.	City of York Council	Yorkshire & Humber	05/01294/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Withdrawn	N/A	Withdrawn application

Footnotes/Definitions

PPG25/TAN15 - Request for FRA

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

Unsatisfactory FRA Submitted

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

Risk of Flooding

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

Annex 6:
Car parking Standards

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

CAR AND CYCLE PARKING STANDARDS

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

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

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

i) Commuted Payments

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

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

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

ii) Zone Definitions

The following definitions are referred to in the parking standards

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

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

iii) Criteria for car parking standard flexibility

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

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

iv) Cycle Parking

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

v) New Build/Change of use

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

vi) Car Parking for people with mobility problems

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

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

The numbers of designated spaces that should be provided are:

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

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

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

SHOPS (A1) - REST OF DISTRICT

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

FINANCIAL AND PROFESSIONAL SERVICES (A2) - REST OF DISTRICT

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

FOOD AND DRINK (A3)

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

BUSINESS (B1)

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

GENERAL INDUSTRIAL AND WAREHOUSING (B2, B8)

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

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

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

NB:

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

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

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

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

HOTELS, GUEST HOUSES (C1) - REST OF DISTRICT

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

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

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

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

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

DWELLINGHOUSES (C3) - CYCLE PARKING

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

RESIDENTIAL (C1/C2/C3) - SPECIAL CATEGORIES

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

EDUCATION (D1)

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

MEDICAL (C2 / D1)

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

NON-RESIDENTIAL INSTITUTIONS (D1)

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

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

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

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

Type	Car Parking Standards [Zero in Foot streets]	Commuted Payments	Minimum Cycle Parking Standard
All indoor or outdoor sports / recreation facilities under this category	1 space per 2 staff + 1 space per 2 players + 1 space per 5 spectator seats + coach spaces as appropriate	Negotiable	1 space per 3 staff + 1 space per 2 players + 1 space per 5 spectators
Swimming Pools / Ice Rink	Users - 1 space per 10 sq	Negotiable	Users - 1 space per 5

(staff and spectators as above)	m of pool / rink		sq m of pool / rink
Health Clubs / Gymnasiums (staff and spectators as above)	Users - 1 space per 10 sq m of public floorspace	Negotiable	Users - 1 space per 5 sq m of public floorspace
Golf Courses (staff and spectators as above)	Players - 3 spaces per hole [social facilities to be assessed separately]	Negotiable	Players - 1 space per two holes
Marinas (staff as above)	Users - 1 space per 1.5 berths	n/a	Users - 1 space per 2 berths
Caravan / Camping Sites (staff as above)	Users - 1 space per pitch Visitors: 1 space per 10 pitches	n/a	1 space per pitch 1 space per 15 pitches

SUI GENERIS

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

Annex 7:**Glossary**

The Act: the Planning and Compulsory Purchase Act 2004.

Affordable Housing: A range of both rented and discount sale housing available for households in York in *priority need* whose incomes deny them the opportunity to purchase or rent housing on the open market, as identified in the City of York Housing Needs Study 2002-2007.

Allocation: site identified in a *development plan* as appropriate for a specific land use(s) in advance of any planning permission for that use.

Annual Monitoring Report (AMR): part of the *local development framework*, the annual monitoring report will assess the implementation of the *local development scheme* and the extent to which policies in *local development documents* are being successfully implemented.

Area of Archaeological Importance: A designation given under the Ancient Monuments and Archaeological Areas Act 1979 that currently applies to only five cities in the country that possess archaeological deposits of outstanding importance.

Biodiversity: according to the World Conservation Union (IUCN), is "the variety of life in all its forms, levels and combinations. Includes ecosystem diversity, species diversity, and genetic diversity."

Biodiversity Action Plan (BAP): Each Local Biodiversity Action Plan (LBAP) works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. Often, but not always, LBAPs conform to county boundaries.

Black and Minority Ethnic Group (BME): 'Black and minority ethnic' is a term commonly used by the Home Office. Other agencies use the term 'Minority Ethnic Group'.

Brownfield Site: Land which is, or has previously been, developed.

Community Strategy: local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well being of their areas. Through the community strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing community strategies may be passed to *local strategic partnerships*, which include local authority representatives.

Conservation Areas: An area designated by a local planning authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Composting: an aerobic, biological process in which organic wastes, such as garden and kitchen waste are converted into a stable granular material which can be applied to land to improve soil structure and enrich the nutrient content of the soil.

Contextual indicators: measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.

Core Strategy: sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a *development plan document*.

Development Plan: as set out in Section 38 of the Act, an authority's development plan consists of the relevant *regional spatial strategy* and the *development plan documents* contained within its *local development framework*.

Development Plan Documents (DPD): spatial planning documents that are subject to independent examination, and together with the relevant *regional spatial strategy*, will form the *development plan* for a local authority area for the purposes of the Act. They can include a *core strategy*, *site-specific allocations of land*, and *area action plans* (where needed). Other development plan documents, including generic development control policies, can be produced. They will be shown geographically on an adopted *proposals map*. Individual *development plan documents* or parts of a document can be reviewed independently from other development plan documents. Each authority must set out the programme for preparing its development plan documents in the *local development scheme*.

Dwelling: The definition of a dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self contained spaces at the same address.

Ecological Footprint: Ecological Footprint is the land and water area that is required to support a defined human population and material standard indefinitely, using prevailing technology.

Environment Agency: A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

Evidence Base: information gathered by a planning authority to support preparation of local development documents. Includes quantitative and qualitative data.

Flood Risk Assessment (FRA): An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Government Office for Yorkshire and the Humber (GOYH): The regional planning body for the Yorkshire and Humber area. The Government Office for Yorkshire and The Humber works with organisations across the Region to deliver Government policies and programmes and to contribute a regional perspective in their development.

Green Belt: Designation of land surrounding an urban area for 5 distinct purposes: 1) to check the unrestricted sprawl of large built up areas; 2) to assist in safeguarding the countryside from encroachment; 3) to prevent neighbouring towns from merging into one another; 4) to preserve the setting and special character of historic towns

and; 5) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield Site: An area of land that has never been built upon.

Green Wedge: Major wedge shaped breaks in the physical structure and appearance of the built up area formed by green spaces including continuous areas such as parks, playing fields, woodlands and strays.

Green Flag Award: The Green Flag Award is the national standard for parks and gardens in England and Wales. The awards are given on an annual basis by the Civic Trust as a way of recognising and rewarding the best green spaces in the country. It is seen as a way to encourage others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green spaces

Gross internal floorspace: Gross internal floorspace has been used, which is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, and service accommodation but excludes internal walls. Typically, the difference between gross external area and gross internal floorspace is between 2.5 and 5%.

Housing Trajectories: means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the *local development framework*.

Index of Multiple Deprivation (IMD): The Index of Multiple Deprivation (ODPM, 2004) is a *Super Output Area* level (SOA) measure of multiple deprivation and is made up of seven SOA level domain indices: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Living Environment Deprivation and Crime. There are also two supplementary indices – Income deprivation affecting children and Income deprivation affecting older people. Each domain contains a number of indicators totalling 37 overall.

Indicator bundles: means of linking indicators (both contextual and output) together to consider particular or cross cutting issues.

Ings: Water meadows; open space lying within the floodplain of a river.

Interpretative commentaries: discussion of policy implementation in terms of comparing output indicators to policy targets

Issues and Options: produced during the early production stage of the preparation of *development plan documents* and may be issued for consultation to meet the requirements of Regulation 25.

Landfill Sites: are areas of land in which waste is deposited. Landfill sites are often located in disused quarries or mines. In areas where there are limited, or no ready-made voids, the practice of land raising is sometimes carried out, where some or all of the waste is deposited above ground, and the landscape is contoured. Licensed Site – a waste disposal or treatment facility, which is licensed under the Environmental Protection Act for that function.

Local development document (LDD): the collective term in the Act for *development plan documents*, *supplementary planning documents* and the statement of *community involvement*.

Local development order: allows local planning authorities to introduce local permitted development rights.

Local development framework (LDF): the name for the portfolio of *local development documents* and related documents. It consists of *development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme* and *annual monitoring reports*. It may also include *local development orders* and simplified planning zone schemes. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local development scheme (LDS): sets out the programme for preparing *local development documents*. All authorities must submit a scheme to the Secretary of State for approval within six months of commencement of the Act.

Local Transport Plan (LTP): Five year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used as a bid to Government for funding transport improvements.

Monitoring: regular and systematic collection and analysis of information to measure policy implementation.

Net additional dwelling: Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions.

Office of the Deputy Prime Minister (ODPM): The job of the Office of the Deputy Prime Minister is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.

Open Space: 'Openspaces' are areas within the City of York Area that do not satisfy the criteria for Greenbelt, but contribute significantly to the form and character of the City and provide an important role in increasing our quality of life.

Outcomes: macro-level, real world changes, which are influenced to some degree by *local development framework* outputs.

Outputs: the direct effects of a policy e.g. number of housing completions, amount of employment floorspace etc.

Output Indicators: measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information.

Plan, Monitor and Manage: means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.

Policy Implementation: assessment of the effectiveness of policies in terms of achieving their targets. Measured by use of *output* and *contextual indicators*.

Preferred options document: produced as part of the preparation of *development plan documents*, and is issued for formal public participation as required by Regulation 26.

Previously Developed Land (PDL): Previously Developed Land is defined as land that is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure.

Primary aggregates: Naturally occurring materials, including sands and gravels and rocks, but excluding reused/ recycled materials or the waste materials of other processes that are capable of being used for aggregate purposes (*secondary aggregates*).

Priority Need: Housing need in York identified through the City of York Housing Needs Study 2002-2007, and normally registered on the City of York Council housing waiting list.

Public Service Agreement (PSA): Every government department, including the Cabinet Office, has a Public Service Agreement (PSA). PSAs set out the department's aims and objectives and describe how the targets will be achieved and how performance against the targets will be measured.

RAMSAR site: A wetland of international importance. The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty, which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 147 Contracting Parties to the Convention, with 1524 wetland sites, totalling 129.2 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.

Recycling: involves the reprocessing of wastes, either into the same product or a different one. Many non-hazardous industrial wastes such as paper, glass, cardboard, plastics and scrap metals can be recycled. Special wastes such as solvents can also be recycled by specialist companies, or by in-house equipment.

Regional planning body: one of the eight regional bodies in England responsible for preparing draft revisions to *regional spatial strategies*.

Regional Spatial Strategy (RSS): sets out the region's policies in relation to the development and use of land and forms part of the development plan. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of regional spatial strategies.

The Regulations: the Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

Saved policies or plans: existing adopted development plans are saved for three years from the date of commencement of *the Act*. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The local development scheme should explain the authority's approach to saved policies.

Scheduled Ancient Monument: Land or buildings identified under the Ancient Monuments and Archaeological Areas Act 1979, whose preservation is of national importance because of its historical, traditional, artistic or archaeological interest.

Science City York: The Science City York initiative, focussing on bioscience and healthcare, IT and Digital and creative technology has had significant success in creating new employment opportunities, since its launch in 1998 around 2,700 jobs have been created and 60 new businesses.

SEA Directive: European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.

SEA Regulations: the Environmental Assessment of Plans and Programmes Regulations, 2004.

Secondary aggregates: Materials (such as mineral wastes, recycled materials from the construction and demolition industries, and industrial by-products) processed and used for aggregates purposes.

Significant Effects: effects which are significant in the context of the plan (Annex II of the SEA Directive gives criteria for determining the likely environmental significance of the plan or programme.

Significant effects indicators: an indicator that measures the significant effects of the plan or programme.

Site of Special Scientific Interest (SSSI): An area of land notified under the wildlife and Countryside Act 1981 as being of special nature conservation interest by reason of its flora, fauna, geological or physiological features.

Special Areas of Conservation (SAC): Special Areas of Conservation (SACs) are areas designated under the European Directive commonly known as the 'Habitats' Directive. The 'Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora' was adopted in 1992 and is commonly known as the Habitats Directive. It complements and amends the 1979 'Council Directive 79/409/EEC on the conservation of wild birds', commonly known as the Birds Directive.

Special Protection Area (SPA): Special Protection Areas (SPAs) are classified under the EC Directive on the Conservation of Wild Birds (79/409/EEC), commonly known as the Birds Directive. SPAs are intended to safeguard the habitats of the species for which they are selected and to protect the birds from significant disturbance.

Strategic Environmental Assessment (SEA): generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

Super Output Area: A Super Output Area is an aggregate of Census Output Areas produced at three levels. The lowest level is used in the *Index of Multiple Deprivation* and each SOA contains an average of 1,500 people.

Supplementary planning documents (SPD): provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

Sustainability appraisal (SA): generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects, which fully incorporates the requirements of the *SEA Directive*.

Sustainable Development: A widely used and accepted international definition of sustainable development is: 'development, which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Targets: thresholds, which identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date.

Use Class Order 2005 (UCI 2005): This Order amends the Town and Country Planning (Use Classes) Order 1987 ("the principal Order"). The principal Order specifies classes for the purposes of section 55(2)(f) of the Town and Country Planning Act 1990, which provides that a change of use of a building or other land does not involve development for the purposes of the Act if the new use and the former use are both within the same specified class.

Windfalls: Windfall sites, as defined in PPG3, are those, which have not been specifically identified as available in the local plan process through land use allocations. They comprise previously developed sites that have become unexpectedly available. These could include for example, large sites such as might result from a factory closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop.

City Development
City of York Council
9 St Leonards Place
York
YO1 7ET
Tel (01904) 551482
Email: citydevelopment@york.gov.uk

