

**Notice of a public meeting of
Local Plan Working Group**

To: Councillors Ayre (Chair), N Barnes, Carr (Vice-Chair),
D'Agorne, Derbyshire, Levene, Lisle, Mercer, Orrell,
Reid, Steward, Warters and Williams

Date: Monday, 23 January 2017

Time: 5.30 pm

Venue: The Snow Room - Ground Floor, West Offices (G035)

A G E N D A

1. Declarations of Interest

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. Minutes (Pages 1 - 6)

To approve and sign the minutes of the Local Plan Working Group meeting held on 5 December 2016.

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 **5.00pm on Friday 20 January 2017**.

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The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at http://www.york.gov.uk/download/downloads/id/11406/protocol_for_webcasting_filming_and_recording_of_council_meetings_20160809.pdf

4. Castle Gateway Vision and Draft Area of Opportunity Policy (Pages 7 - 26)

This report sets out the vision for the regeneration of the area around Piccadilly, Coppergate Centre, the Eye of York, Clifford's Tower, St George's Field and the Foss Basin, referred to as the Castle Gateway. It also sets out a draft Area of Opportunity Policy for adoption in the Local Plan.

5. City of York Local Plan - Update Report (Pages 27 - 46)

This report provides an update on the emerging Local Plan and, in particular, on the initial consideration of the newly submitted Ministry of Defence (MOD) sites against the Local Plan Site Selection methodology following the report to Executive on 7 December 2016.

6. Urgent Business

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

Democracy Officer:

Name: Laura Clark

Contact Details:

- Telephone – (01904) 554538
- E-mail – Laura.Clark@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 and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

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

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

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

 (01904) 551550

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City of York Council

Committee Minutes

Meeting	Local Plan Working Group
Date	5 December 2016
Present	Councillors Ayre (Chair), N Barnes, Carr (Vice-Chair), D'Agorne, Lisle, Mercer, Orrell, Reid, Steward, Warters, Williams and Flinders (Substitute for Councillor Derbyshire)
Apologies	Councillors Derbyshire and Levene

9. Declarations of Interest

Members were asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests which they might have in respect of business on the agenda. None were declared.

10. Minutes

Resolved: That the minutes of the meeting held on 10 October 2016 be approved as a correct record and then signed by the Chair.

11. Public Participation

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

12. City of York Local Plan - Update on Preferred Sites Consultation and Next Steps

Members considered a report which provided an update on the Local Plan following the Preferred Sites consultation which took place over the period July –September 2016. It highlighted other factors that had arisen since the consultation and set out next steps.

Officers circulated a written representation from Jennifer Hubbard, Town Planning Consultant, which urged Members to treat the Ministry of Defence (MOD) sites in the report as windfall sites, rather than delay publication of the next consultation version of the plan.

Officers gave a brief background to the report and answered Member questions, stating that:

- The Department for Communities and Local Government had been consulted and were sympathetic to the delays caused by the MOD announcement. However, this was a verbal response and nothing had yet been received in writing.
- Other Local Authorities had been challenged for not properly considering brownfield sites such as the MOD land before greenfield release.
- The MOD had suggested they would seek planning permission for the sites before the military vacated them. Further clarity would be sought on this and on any other associated military land that may become available in York over the plan period.
- Embedding these additional sites into the plan, rather than classing them as windfall sites, would allow comprehensive technical work to take place, including transport modelling and a full assessment of the impact on infrastructure in the surrounding areas.
- Following the DCLG release of Sub-National Household Projections in July, work on figures for York was currently being undertaken by GL Hearn. Until this analysis had taken place it was impossible to comment on the impact this may have on the plan. The figures would come back to LPWG for interrogation once complete. This work included looking at the alternative OAN's submitted as representations to the Preferred Sites consultation.
- Failure to meet the deadline for the plan would have financial implications; potentially a DCLG team would be embedded to complete the work and a surcharge applied to the Local Authority.
- North Yorkshire County Council (NYCC) submitted two responses to the consultation as, after discussion with CYC who felt some of the issues raised in the initial response were inaccurate, they requested to withdraw the original response and submit a further response.

Members paid tribute to the work that officers had carried out up to this point.

During debate Members raised the following points:

- Thought needed to be given to whether it was preferable to follow the recommendations in the report and delay the plan – opening up the risk of not meeting the deadline, or to ignore the MOD sites (or include them as windfalls) and risk being penalised for not giving adequate consideration to brownfield sites.
- Some Members stressed the importance of not allowing this process to be taken out of the hands of local democracy. Missing the deadline could mean residents and their elected representatives losing their say.
- The MOD sites were large and had some complex planning issues. Some Members agreed that technical work was necessary to show that full and proper consideration was being given to the sites.
- The impact on the Northern Ringroad should not be underestimated and consideration needed to be given to whether other sites could be removed as recompense, should the plan eventually include the Strensall sites. It would also be important to look at potential transport impacts of the Imphal Barracks site on the Fulford Road corridor.

Officers confirmed that they were already in communication with the MOD and that a full report would be brought to the LPWG as soon as possible (early 2017) with further information on a revised timetable, if the sites were considered to represent 'reasonable alternatives' following technical assessment.

Members then considered the following options:

- Option 1: That the LPWG request that the Executive approve the recommendations set out below.
 - (i) Note the progress on the production of a sound Local Plan following the Preferred Sites Consultation, and the additional issues arising post consultation that require further consideration.
 - (ii) Instruct Officers to produce a further report on housing need following the DCLG release of the Sub National Household Projections (SNHP) and the consideration of the alternative objective assessment of housing needs submitted through the Preferred Sites Consultation.

- (iii) Instruct Officers to produce a report highlighting the implications of the disposal of MOD land for the supply of housing land within the Local Plan.
 - (iv) Request from Officers a further detailed report highlighting implications to the Local Development Scheme, including any budget implications.
 - (v) Note the impact of the additional costs that will arise and to the requirement to consider as part of the future years budget process.
- Option 2: That the LPWG request that the Executive instruct Officers to undertake additional work not highlighted within this report.

Resolved: That, in accordance with Option 1, the LPWG request that the Executive approve the recommendations set out in the Officer's report.

Reason:

- (i) To produce an NPPF compliant Local Plan.
- (ii) To ensure the costs of developing the Local Plan are clearly budgeted.

13. EPetition: Ownership of Property and Land in York Plans

Members received a report which asked them to acknowledge the receipt of an ePetition entitled 'Ownership of Property and Land in York Plans', which was submitted by lead petitioner Geoff Beacon on 10 July 2016 (this was subject to a further wording amendment by the petitioner), and to consider how it would be best dealt with by the Council.

Officers clarified to Members that the petition was being considered as it had received over 10 signatures.

Resolved: That Members noted the content of the ePetition and referred it to the Executive Member for Transport and Planning to be considered at a future Decision Session.

Reason: In order that the ePetition is considered, and actioned as appropriate, due to the nature of its content.

Councillor Ayre, Chair

[The meeting started at 5.30 pm and finished at 6.45 pm].

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Local Plan Working Group

23 January 2017

**Portfolio of the Executive Member for Finance and Performance
and the Executive Member for Economic Development &
Community Engagement**

Report of the Corporate Director of Economy and Place

Castle Gateway Vision and Draft Area of Opportunity Policy

Purpose of Report

1. The purpose of this report is to set out the vision for the regeneration of the area around Piccadilly, Coppergate Centre, the Eye of York, Clifford's Tower, St George's Field and the Foss Basin, referred to as the Castle Gateway. A map of the area is attached at Annex 1. It also sets out a draft Area of Opportunity Policy for adoption in the Local Plan. The Local Plan Working Group (LPWG) are asked to provide comments on this for the consideration of the Executive who will be considering a broader report on the future vision and delivery of a regeneration of the area at their meeting on the 26th January 2017.
2. City of York Council (CYC) are one of the principal land owners in the area and many parts of the area are underused, semi derelict or of poor quality. As the principal landowner, the council are instrumental in delivering a joined-up regeneration of the area which will maximise social and economic benefits for the city. Following a report to Executive in October 2015 officers were asked to develop a vision for the area.
3. This report sets out work undertaken over the last year to progress the project and outlines:
 - a. The vision for the regeneration of the area.
 - b. The Local Plan draft Area of Opportunity Policy to support that vision.

Background

4. This area was previously referred to as the 'Southern Gateway'. The area includes the site of the former York Castle and it is proposed that the name be changed to Castle Gateway, a name which is both more descriptive and meaningful to the people of York. It references that this was the historic Castle Gate ward, and builds on the geographical association with key cultural assets in the area.
5. The Castle Gateway area covers the length of Piccadilly, the Coppergate Shopping Centre and the Eye of York and runs through to St George's Field and the Foss Basin (see Annex 1). Much of the area is of low quality with significant dereliction and underdevelopment and yet the area has great potential in both its location and its historic and cultural assets. The area sits largely within the city walls and within the Historic Core Conservation Area, at the confluence of two rivers, the Ouse and the Foss.
6. The area contains a range of private land owners and a substantial amount of public estate with three museums/attractions (Castle Museum, Fairfax House and the Jorvik Viking Centre), three court buildings, many listed structures and a historic monument of international significance (Clifford's Tower).
7. Piccadilly and the Eye of York have been the subject of previous unsuccessful redevelopment projects. Key assets within the area (Coppergate leasehold, Banana Warehouse and Ryedale House) have changed hands a number of times and been held by the Administrator. The assets were recently acquired by Steamrock Capital and now sit in the single ownership of a company who have expressed their keenness to work with the council to develop them. This raises the possibility that holistic area regeneration may once again be feasible.
8. Over the last few years there has been some commercial development predominantly on the periphery of the Castle Gateway area. As a principal land holder the council has a major role to play to ensure that successful and sustainable area regeneration occurs, maximising the economic benefits for the city. As Local Planning Authority the council has an opportunity to help shape a new vision for the area, to exert influence on how commercial interests operate within the area, and to capture planning gain to contribute to the uplift of the amenity and accessibility of the area. Without any guiding policy it is possible that continued incremental development, though potentially an improvement

on the current state, may not achieve any broader aims of improving the city centre – missing a vital opportunity to regenerate this important gateway to the city to a high standard.

Defining the Castle Gateway

9. The Castle Gateway can be split into 3 different areas:

The Castle-Piccadilly area

10. This includes the Castle precinct, the upper section of Tower Street and the section of Piccadilly south of the River Foss. It is the main area of opportunity for investment in the Castle Gateway and incorporates a number of redevelopment sites suitable for high quality mixed use development. The River Foss is a barrier to pedestrian movement through the area and better integration between Piccadilly, the Castle precinct and the City Centre is a key issue.
11. The Castle Car Park sits in the shadow of Clifford's Tower and is a hugely inappropriate setting for such a significant historic monument. However, it is one of the busiest car parks in the city and creates an essential income stream for the council. The car park and access roads are a barrier to pedestrian access to both Clifford's Tower and the Castle Museum. Despite the presence of beautiful buildings, cultural attractions, and one of York's largest areas of open public realm footfall into, and utilisation of, the public space is relatively low.
12. Across the River Foss sits Piccadilly, a street that has a high level of empty, unattractive and derelict buildings. Footfall down the street is low and the River Foss acts as a barrier to movement. Piccadilly would be vastly improved with better buildings and streetscape and greater integration with the city centre and the Eye of York.
13. Asset ownership is diverse. The council own 17-21 Piccadilly and the Castle Mills Car Park and a range of undeveloped assets are now in the sole ownership of Steamrock Capital as part of their development portfolio, principally the Banana Warehouse and Ryedale House. The NCP car park, which sits between these buildings, is in the separate private ownership of Northminster who have signalled their intention to bring forward the site for a hotel with an element of residential accommodation.

Foss Basin and the Ouse Riverside

14. The area includes the Foss Basin and St George's Field, the Ouse Riverside, Tower Gardens, Clifford Street, the section of Tower Street to the west of the Castle, and part of the dualled inner ring road. The area is strategically important but wholly underutilised. With excellent proximity to the historic heart of the city, fantastic views, bounded by the Rivers Ouse and Foss, there is a significant, albeit less clearly defined, development opportunity. This must however, be balanced against some of the development constraints, as the site lies in the functional floodplain and hosts the Foss Barrier which is essential to the city's flood defences.
15. Occupancy rates for the car park are mediocre, depending on seasonal variations, and the car park adds little to the surroundings. The inner ring road acts as a barrier to pedestrian and cycle movement and vehicular exit from the car park can be difficult in heavy traffic. The historic 'New Walk' and the tow path are attractive but benefit little from current uses of the adjoining area. When 'New Walk' is in flood this also results in pedestrians utilising the vehicle exit on to the difficult and dangerous to cross inner ring road. The Foss Basin is underused and unattractive and the water asset is not embraced or exploited.
16. The council own the leasehold of the area. There are some short term leases for moorings on the Foss Basin and the Foss Barrier is leased to the Environment Agency. They currently have a temporary extended land take within St George's Field car park to undertake emergency works to the Foss Barrier, and also have a live planning application for a permanent redevelopment of the barrier which will slightly increase the footprint of the previous building.

Coppergate/Fossgate

17. The area includes Coppergate, the Coppergate Centre, north Piccadilly and the resurgent Fossgate, connecting the central shopping area with the rest of the Castle Gateway. A main transport route through the city centre runs from Ouse Bridge to Pavement, separating the Coppergate/Fossgate area from the central shopping area. Pedestrian movement between the areas is hindered by busy crossroads, high volumes of traffic, and narrow pavements.
18. The Coppergate Centre has struggled to generate footfall and is disconnected from the Eye of York to the south due to Castle Car Park,

and the main city centre shopping areas by the Coppergate road junctions. It is successful for major retailers but has struggled to retain businesses in smaller retail units and is in need of investment to improve the retail offer.

Shaping the Vision

19. The principles for the regeneration of the area were established in the inception report to the Executive in October 2015. This established the aims of the project, which are set out below:
 - I. To improve the quality of the Castle Gateway and contribute to the economic vibrancy and prosperity of the city
 - II. The area could include quality public space that will increase footfall, and create a culturally, socially and economically vibrant area of the city
 - III. Development will respect and augment the heritage and cultural assets
 - IV. Development will be environmentally sustainable
 - V. Development will exploit and celebrate the important river setting
 - VI. Provide new homes and release pressure on green belt land
 - VII. Maximise financial return from council assets to reduce pressure on ongoing budgets
 - VIII. Improve quality of car parking provision and promote the use of sustainable modes of transport
 - IX. Improve pedestrian and cycle routes and accessibility throughout the area with better access and permeability, particularly across the River Foss and Tower Street
 - X. Improve the setting of Clifford's Tower
 - XI. Improve the quality of the streetscape particularly along Piccadilly
20. These principles have been refined over the last year to form an overarching vision for the Castle Gateway through discussion with landowners and stakeholders, consultation with Executive and Ward

Members, and exploration of the detail of the development opportunities and infrastructure.

The Castle Gateway Vision

21. The vision for the Castle Gateway interprets the above aims to provide a tangible and deliverable vision of how the regeneration of the Castle Gateway can be delivered. It is an exciting and ambitious plan which will reshape the area and realise the significant potential of this important part of the city. The LPWG are asked to provide comments on this vision for the consideration of Executive who will be asked to approve this vision on 26 January 2017.

The Vision would:

- I. To seek to relocate the existing surface level Castle Car Park away from Clifford's Tower.
- II. Replace the lost car parking capacity through alternative options such as underground car parking on the same site or a purpose built multi-storey car park in an alternative location.
- III. Create a high quality, mixed use commercial development on the banks of the Foss, on the site of the Castle Car Park, respecting a build line that follows the historic line of Castlegate.
- IV. Create a new public space on the Castle Car Park to link with the area in front of the Castle Museum and the Crown Court to create a re-imagined Eye of York area that would articulate the varied historical narratives of this important area of the city.
- V. The redevelopment of the Castle Museum and Clifford's Tower as the anchor cultural attractions for the Castle Gateway area.
- VI. Create a new pedestrian cycle bridge across the Foss which will connect the area to Piccadilly and on to Walmgate and Fossgate creating new lateral routes across the city centre.
- VII. Create new riverside walkways along one or both banks of the Foss to improve access to St George's Field/Foss Basin and into the city.
- VIII. Enable the revitalisation of the Coppergate Centre's retail and residential offer by extending the leasehold term.

- IX. Redevelop the low quality sites on Piccadilly (including Ryedale House, Banana Warehouse, NCP car park, Castle Mills car park and 17-21 Piccadilly).
- X. Explore long term options to realise the potential of St George's Field and the Foss Basin.

Transport Plan

- 22. In determining the vision, consideration needs to be given to the scope for any change to the transport network. This needs to be given due consideration in the master planning process and is an ongoing and evolving process that will both drive changes to, and be shaped by, the vision.
- 23. There are existing capital budgets set aside for junction/signal improvements in the City Centre area and enhancements to the foot streets area and peripheral streets surrounding the core pedestrianised area. In addition to these measures the following opportunities have been identified for further exploration:
 - Piccadilly – opportunities to reduce the width of the carriageway and improve the foot streets and bus stop arrangements.
 - Piccadilly coach drop off point – as part of a wider strategy for coach parking to be housed out of town with designated drop off points this location could be considered.
 - Lower Tower Street – should car parking be relocated away from Castle Car Park this may reduce the need for the size of carriageway between Tower Gardens and Clifford's Tower, facilitating better pedestrian routes.
 - Castle Mills Bridge/Fishergate area - Opportunities for improving cycle/pedestrian (and vehicular) access to the Castle Gateway area from south of the ring road.
 - Coppergate/Pavement – opportunities to reduce vehicular flow and enhance pedestrian movement between the city centre and Castle Gateway area.

Draft Area of Opportunity Policy for the Local Plan

24. Both the area as a whole and the proposed development sites are subject to a number of constraints and challenges to delivering this vision. It is an area of significant historical importance and as a consequence has a very high level of public interest, investment, and attachment. It is also subject to a number of conservation and archaeological considerations, and a failure to address these planning considerations in the past has resulted in the failure of previous proposed schemes. However, the outcomes of those failed planning processes have provided important and useful clarity as to the form and type of development that is likely to be acceptable in the area, and resulted in realistic expectations from prospective commercial partners as to what scale of development is acceptable and achievable.
25. It is vital that the vision is translated into meaningful planning policies that ensure the council is able to guide the development principles for the area. It has long been recognised that a comprehensive planning approach is needed to secure high quality regeneration in this significant and sensitive historic environment and draft policies to guide development of the area are contained within the Local Plan Development Control Draft 2005 and the Draft Local Plan, supported by other non statutory Planning Guidance and evidence bases (see list in Background Papers). The previous draft Area of Opportunity Policy for the 2014 draft of the plan focussed specifically on Castle Piccadilly. Now that the regeneration area has been expanded to incorporate the whole of the Castle Gateway and the vision has been further refined it is necessary to recast the Area of Opportunity Policy for the latest iteration of the emerging Local Plan.
26. A key challenge for the local planning authority is to ensure that the planning guidance for the area safeguards this important historic environment whilst allowing stakeholders and land owners to make the most of heritage and commercial assets and the council to maximise planning gain. Wherever possible the council will seek to work in partnership with developers and build a consensus, but it is also vital to provide a planning framework for the area that has sufficient weight to ensure the parameters set out in the vision are met.
27. The revised draft Castle Gateway Area of Opportunity Policy is set out at Annex 2 with a map of the Castle Gateway Development Principles at Annex 3. This policy is being considered by this meeting of the LPWG in

advance of the Executive meeting, and the LPWG minutes will be circulated to the Executive prior to their meeting on 26 January 2017 for their consideration.

28. The policy relates directly to the vision and has been written in consultation with the Local Plan team, conservation, and development management. Even if approved by the Executive the Draft Castle Gateway Area of Opportunity Policy itself will have only very limited weight as a material consideration when determining planning applications, particularly in advance of consultation on the proposed new Policy in the Local Plan process. However, the evidence base that underpins the Draft Policy is capable of being a material consideration in the determination of planning applications.

Consultation

29. The proposed vision set out in this report has been discussed with stakeholders and land owners in the area and with ward councillors and ward committees from Guildhall and Fishergate Wards.
30. A comprehensive public consultation will help to shape and develop proposals that emerge from this vision. It will be proposed to Executive that this should be developed through a community forum approach, as employed on the York Central project.

Council Plan

31. Under the draft council plan objectives the project will assist in the creation of a Prosperous City for All, and vision to be a Council that listens to residents, particularly by ensuring that:
- Everyone who lives in the city can enjoy its unique heritage and range of activities.
 - Visitors, businesses and residents are impressed with the quality of our city.
 - Local businesses can thrive.
 - Environmental Sustainability underpins everything we do.
 - We are entrepreneurial, by making the most of commercial activities.
 - We engage with our communities, listening to their views and taking them into account.

- We celebrate and champion the diversity of our population and encourage everyone to play an active role in the city.

Implications

32. The following implications have been assessed:

Financial – The financial implications of undertaking further work to deliver this vision will be set out in the Executive report.

Human Resources (HR) – There are no HR implications.

Equalities – As proposals for a scheme are developed a Community Impact Assessment will be undertaken.

Legal – There are no legal implications in seeking views from the LPWG. Subsequent progression of the local plan policy through the emerging Local Plan will require Executive approval and updated impact assessments to comply with legislation.

Information Technology (IT) - There are no IT implications.

Crime and Disorder - The detailed design of any future scheme will look at making the riverside more publicly accessible and will require detailed consideration of crime and disorder implications and there will be structured input from the Police Architectural Liaison officer.

Property – All property implications of delivering this vision will be set out in the Executive report.

Risk Management

33. Failure to take action to shape the Castle Gateway may lead to uncontrolled and undesirable development along Piccadilly or a continuation of the sterilisation of the area. The policy identified in this report will enable the first stage in the implementation of a planning policy to provide a framework for determining applications, and ensure the development of a masterplan for the public realm and infrastructure of the area.

34. The regeneration of the Castle Gateway will be delivered by, and impact on, a wide range of stakeholders and will generate significant public interest. Stakeholder management and public engagement will be vital in ensuring the success of the project and will underpin all elements of the project work streams.
35. All future plans will require planning permission. A full risk register will be developed by the project and will be regularly reviewed by the project board as the project progresses.

Recommendation

36. The Local Plan Working Group are asked :-

- a) To note the renaming of the regeneration area as Castle Gateway.

Reason: To change the name to better reflect the geography and nature of the area.

- b) To consider the vision for the Castle Gateway and provide comments to the Executive.

Reason: To deliver the regeneration aims of the Castle Gateway project.

- c) To consider the Castle Gateway draft Area of Opportunity Policy for inclusion in the emerging Local Plan and provide comments to the Executive.

Reason: To ensure the Castle Gateway vision is enshrined in planning policy.

- d) To note the intention to develop a masterplan for the development of the council assets, infrastructure and public spaces within the Castle Gateway area.

Reason: To provide a cohesive and informed design approach to the Castle Gateway.

- e) To note the intention to create a stakeholder group to guide and develop the masterplan.

Reason: To ensure the masterplan is driven by key stakeholders as principal custodians for this area of the city.

Contact Details

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Chief Officer Responsible for the report:

Neil Ferris

Corporate Director of Economy and Place

Executive Members Responsible for the Report:

Cllrs C. Steward & K Aspden

Report Approved

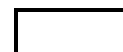


Date 13 January 2017

Specialist Implications Officer(s):

Patrick Looker, Finance Manager
Alison Hartley, Senior Solicitor, Planning

Wards Affected: Guildhall and Fishergate



For further information please contact the author of the report

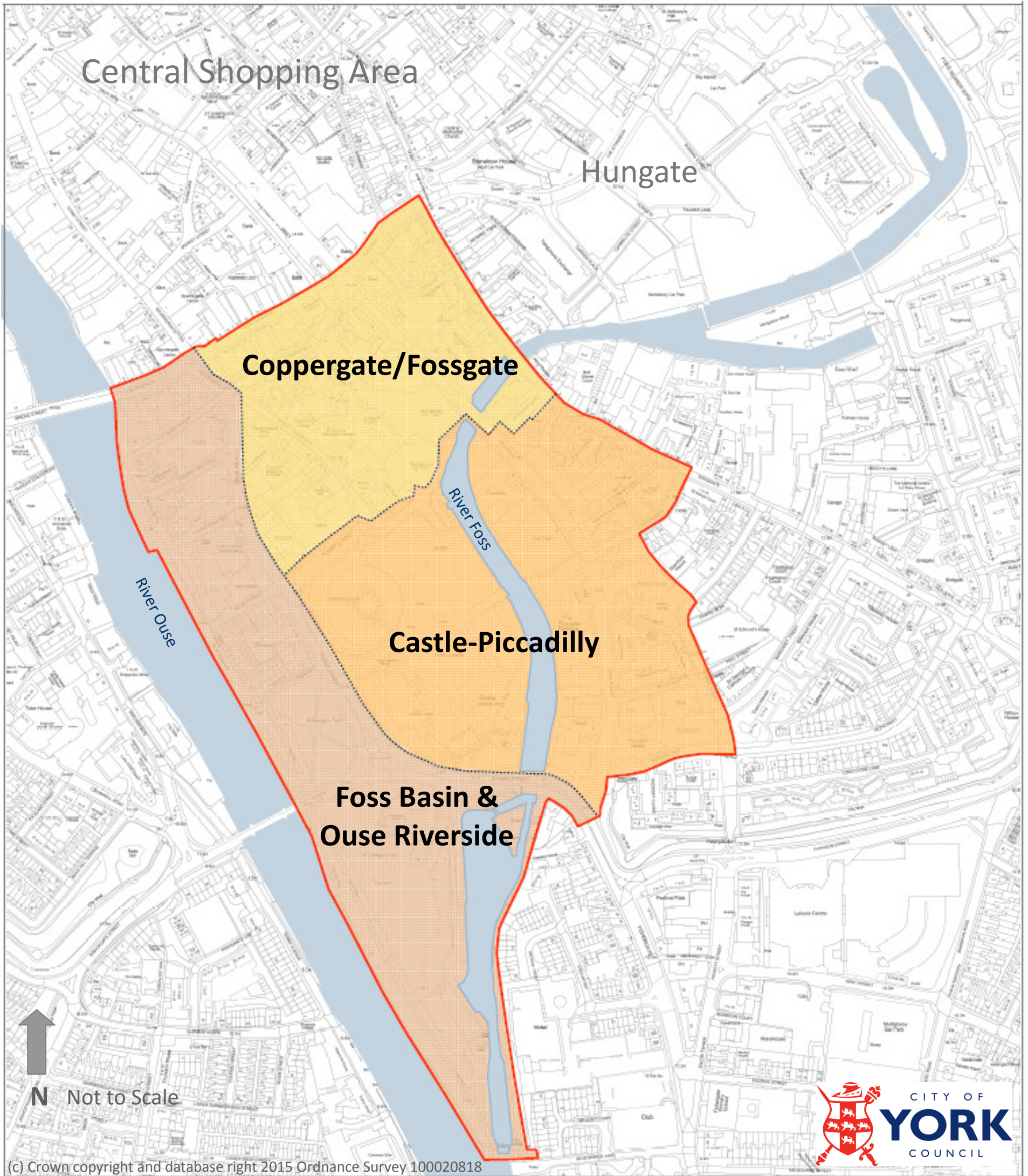
Annexes

Annex 1 – Map of Castle Gateway draft Area of Opportunity
Annex 2 – Castle Gateway draft Area of Opportunity Policy
Annex 3 – Map of Castle Gateway Development Principles

Background Papers: None

Glossary of Abbreviations

LPWG – Local Plan Working Group



Castle Gateway: Boundary and Sub-Areas

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York Castle Gateway Draft Area of Opportunity Policy

The York Castle Gateway ('Castle Gateway') has been identified as a major regeneration area of the city centre. The area is home to major high quality cultural, river and heritage assets that form part of York's unique character, but suffer from a poor quality setting amongst car parking and neglected buildings. There is significant potential to revitalise the area, reinterpreting and reasserting the varied history of the site, and creating a better connection with the city centre through improved pedestrian and cycle access.

The purpose of the regeneration is to:

- Radically enhance the setting of Clifford's Tower and the Eye of York to recognise and interpret their importance to York's unique history.
- Improve the economic, environmental and social sustainability of the area.
- Integrate the area with the broader city centre.
- Improve pedestrian and cycle flow throughout the area and in to the wider city.
- Bring forward new commercial development that improves the area and compliments and facilitates the implementation of the public space masterplan.

To achieve these aims development in the Castle Gateway will be delivered in accordance with the following principles:

- The removal of the Castle Car Park to create new public spaces and a high quality development opportunity.
- Provision of a replacement car park either underground at its current location or as a multi-storey car park on the site of existing surface level parking at Castle Mills.
- The addition of a new landmark River Foss pedestrian cycle bridge.
- The opening up of both frontages of the River Foss with riverside walkways on one or both banks.
- Engagement with important stakeholders in the masterplanning of high quality public realm and spaces, as a catalyst for wider social and economic improvement.
- Funding the implementation of the cultural partnership masterplan for public space and infrastructure through viable developer contributions and commercial uplift from new development sites.

Development within the three Castle Gateway sub areas will be delivered in accordance with the following principles:

Castle Piccadilly

- i. Create a development opportunity for a contemporary new building of exemplary architecture alongside the western bank of the River Foss on the site of the existing Castle Car Park.
- ii. Deliver a contemporary new car park either underground at its current location or as a multi-storey car park on the site of existing surface level parking at Castle Mills.
- iii. Provide a new landmark bridge for pedestrians and cyclists across the River Foss linking Piccadilly with the Castle Precinct through developer contributions and commercial uplift from new development sites.
- iv. Create new public access, with varied treatment along one, or both sides of the River Foss, with new connections linking to the wider pedestrian and cycle network.
- v. Provide active river frontage to any new development on sites adjoining the River Foss.
- vi. Reduce the size of the vehicular carriageway on Piccadilly and Lower Tower Street and improve size and quality of the pedestrian foot streets.
- vii. Seek developer contributions in the form of land and/or funding to contribute to delivering the masterplan and highways improvements.
- viii. Consider the potential for flood improvement work as part of any new development.

Foss Basin and the Ouse Riverside

- ix. Improve existing and create new connections for pedestrians and cyclists between St George's Field and the Foss Basin and the wider Castle Gateway area.
- x. Maximise the development potential of the Foss Basin and St George's Field as a key economic, cultural and social asset for the city.
- xi. Enhance existing public realm at Tower Gardens and along the Ouse Riverside and River Foss.
- xii. Consider the potential for flood improvement work as part of any new development.

Coppergate/Fossgate

- xiii. Improve the physical fabric, permeability and appearance of the Coppergate Centre to optimise the retail and cultural offer.
- xiv. Create new and improve existing pedestrian connections between the central shopping area and the Castle Gateway.
- xv. Improve the Fossgate streetscape by reducing vehicle dominance and creating a pedestrian friendly environment.

Explanation

Located on the southern side of the city centre, Castle Gateway area sits largely within the city walls and the Historic Core Conservation Area, at the confluence of the River Ouse and River Foss. The Castle Gateway area covers the length of Piccadilly, the Coppergate Shopping Centre and the Eye of York and runs through to St George's Field and the Foss Basin. Much of the area is of low quality with significant dereliction and underdevelopment and yet the area has great potential in both its location and its historic and cultural assets.

Castle Gateway comprises three distinct, but inter-linked, sub-areas: Castle-Piccadilly; the Foss Basin and Ouse Riverside; and the area around the Coppergate Centre and Fossgate. The area contains a range of private land owners and a substantial amount of public estate with three museums/attractions (Castle Museum, Fairfax House and the Jorvik Viking Centre), three court buildings, many listed structures and a historic monument of international significance (Clifford's Tower).

The Castle Gateway Area of Opportunity is an expansion of the previous draft Castle-Piccadilly Area of Opportunity Policy SS10 (Publication Draft Local Plan 2014). The geographic area has been widened to reflect new and emerging regeneration opportunities, and transport and other initiatives. Delivery of joined-up regeneration across the wider Castle Gateway area by City of York Council and partners, land owners and developers, will improve the locality and maximise social, economic and cultural benefits for the city. The significance of heritage assets and the opportunities for improvement offered by regeneration are key priorities for this Area of Opportunity.

It has long been recognised that a comprehensive planning approach is needed to secure high quality regeneration in this significant and sensitive historic environment, and draft policies to guide development of the area are contained within the Local Plan Development Control Draft 2005 and the Draft Local Plan, supported by other non statutory Planning Guidance and evidence bases.

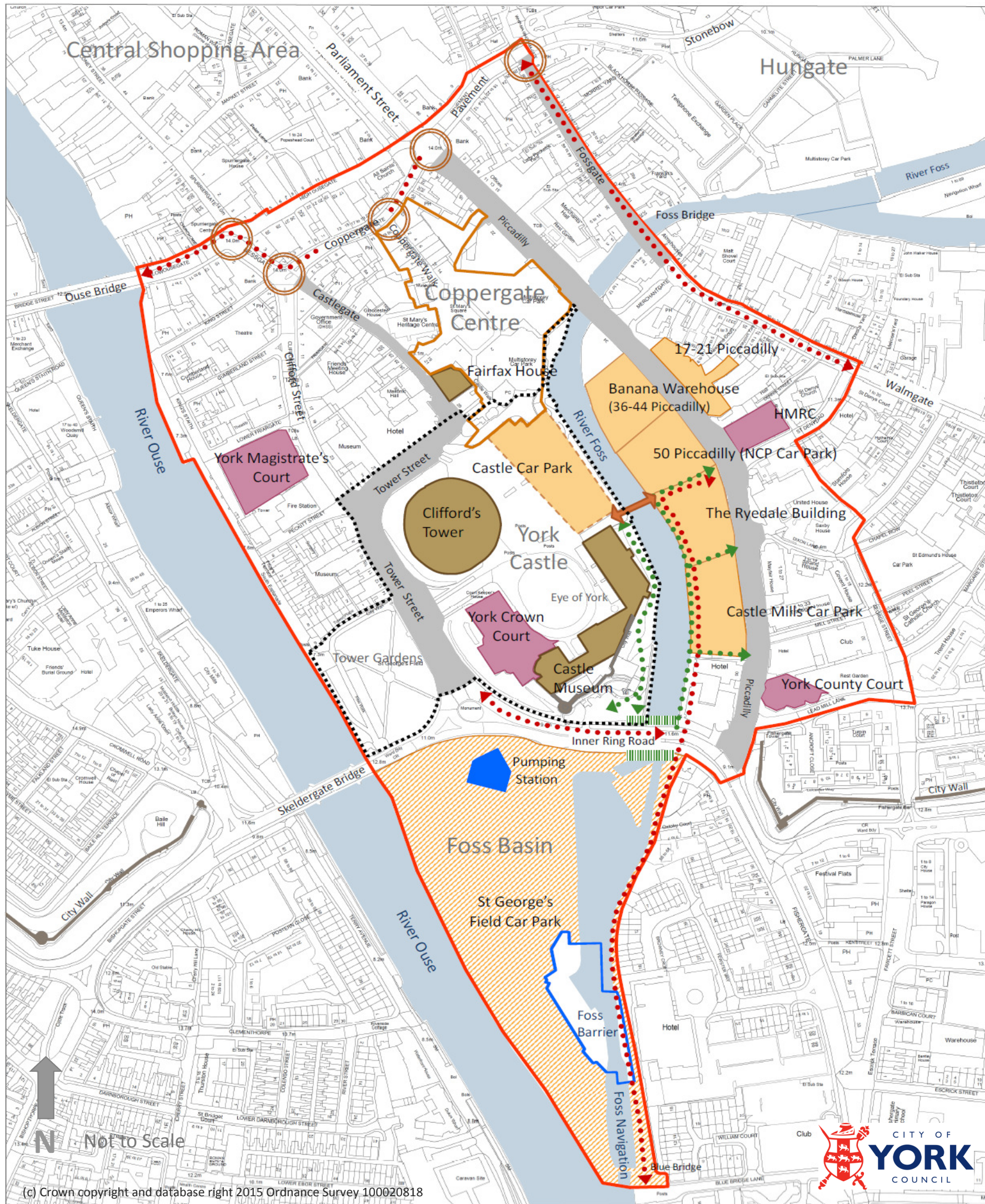
The Central Historic Core Conservation Area Character Appraisal (CHC CACA) provides the key evidence base for the Local Plan and an important evidence base for any future plans for the Castle Gateway area. The proposed Castle Gateway Area of Opportunity broadly covers the areas defined in the CHC CACA as the Kings Staith/Coppergate, Castle and Piccadilly areas, and several of the stated Castle Gateway development principles directly reference the Appraisal. The Castle-Piccadilly Planning Brief, which was agreed in 2006, also provides an important evidence base.

















A key challenge is to ensure that this important historic environment is safeguarded whilst allowing stakeholders and land owners to make the most of heritage and commercial assets and the council to maximise planning gain to enable potential benefit for the city. Delivery of high quality mixed use development of sites will enhance the vitality and viability of the area and ensure it is more effectively integrated into the City Centre. Appropriate uses include retail, leisure, civic and open space, residential and employment, with active ground floor uses.

A conceptual masterplan and detailed design of the public realm and infrastructure will be prepared, focusing on conservation and urban design. The masterplan will shape the key elements of the development on Castle Car Park, including the bridge across the River Foss. The commercial development elements of the Castle Gateway will also need to meet the quality criteria and vision for the area.

Delivery

- Key Delivery Partners: City of York Council; York Museums Trust; English Heritage; Historic England; York Civic Trust; Environment Agency; developers; landowners; and infrastructure delivery partners.
- Implementation: through Local Plan policies; planning applications; developer contributions; commercial uplift from new development sites; and external funding opportunities.



- KEY**
-  Boundary of York Castle Gateway.
 -  New high quality mixed use development opportunity.
 -  Coppergate Centre commercial opportunity.
 -  Commercial/residential/leisure opportunity.
 -  Public Estate opportunity.
 -  Cultural asset.
 -  Foss Barrier (Environment Agency).
 -  Castle Mills Pumping Station (Yorkshire Water).
 -  High quality public realm.
 -  Indicative area for contemporary new building on the site of the existing Castle Car Park.
 -  Vehicular dominance of highway reduced and quality and/or size of pedestrian area improved.
 -  New landmark River Foss pedestrian/cycle bridge. Indicative location.
 -  New pedestrian walkways along one or both banks of the River Foss with new pedestrian connections to the wider network.
 -  Proposed strategic cycle route network.
 -  Possible new pedestrian/cycle access under the Inner Ring Road.
 -  Gateway connections to the central shopping area for pedestrians improved.

Castle Gateway: Development Principles

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Local Plan Working Group

23 January 2017

Portfolio of the Leader and Deputy Leader

Report of the Assistant Director of Planning & Public Protection

City of York Local Plan – Update Report

Purpose of the Report

1. This report provides an update on the emerging Local Plan and in particular on the initial consideration of the newly submitted Ministry of Defence (MOD) sites against the Local Plan Site Selection methodology following the report to Executive on 7 December 2016. It highlights initial appraisal work completed to date to consider whether the sites represent ‘reasonable alternatives’ for potential inclusion in the Local Plan and further technical work that will need to be completed in order to assess whether the sites can be included within the final Plan. The minutes of this meeting will be circulated to Executive on 26 January 2017.

Background

2. At the Executive on 7 December an update was provided on the Local Plan following the Preferred Sites consultation July – September 2016. It highlighted other factors that have arisen since the consultation and set out next steps for the consideration by Members. A significant aspect of this was the announcement by the MOD on the 7 November that they would be disposing of a number of military sites across the country as part of their Strategy – A Better Defence Estate. The announcement made on 7 November effectively confirmed the disposal of the three York sites:
 - Imphal Barracks (estimated date of disposal 2031);
 - Queen Elizabeth Barracks (estimated date of disposal 2021); and

- Towthorpe Lines (estimated date of disposal 2021).
3. The report indicated that technical work needed to be carried out to assess if the sites represented 'reasonable alternatives' and if they did they would need to be considered as part of the Local Plan process. Any site identified as a 'reasonable alternative' in the context of the SEA Regulations would need to be subject to public consultation. Not doing so would constitute a significant level of risk both in terms of the Local Plan Examination and potential legal challenge.

MOD Sites – Initial Technical Assessment

4. Following the Executive in December officers have been progressing work as quickly as possible. This has included meeting with the MOD to discuss the sites and ascertain any technical work completed to date for the sites. A further programme of meetings has been scheduled with the MOD to ensure that work progresses as quickly as possible and that existing work and evidence for the sites can be utilised to assess any issues raised through the technical officer assessment. Based on the information provided to date officers have considered the sites against the Local Plan Site Selection Methodology which is based on the emerging Plan's spatial strategy. The full methodology is set out in the Preferred Sites Document (2016). The sites have been tested against this methodology which is based on a four stage criteria approach as follows:
- Criteria 1: Protecting environmental assets (including Historic Character and Setting, Nature Conservation assets and functional floodplain);
 - Criteria 2: Protecting existing openspace;
 - Criteria 3: Avoiding areas of high flood risk (Greenfield sites in flood zone 3a);
 - Criteria 4a: Sustainable access to facilities and services; and
 - Criteria 4b: Sustainable access to transport.
5. The outcomes of this assessment for criteria 1 to 3 are summarised below for each site.

Imphal Barracks, Fulford (Gross Site Size 29.6ha):

- the site boundary includes part of a Green Wedge important in terms of the historic character and setting of York which may potentially reduce the site size;
- the site is adjacent to Walmgate Stray with its eastern boundary open to the Stray; and
- it includes areas of existing open space including sports pitches and public open space at Broadway which may potentially reduce the site size.

Queen Elizabeth Barracks, Strensall (Gross site size 31ha):

- the site is adjacent to area preventing coalescence between Strensall and Haxby, a key part of the character and setting of York;
- the site includes part of and is adjacent to Strensall Common Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC); and
- it includes areas of designated openspace which may potentially reduce the site size.

Towthorpe Lines, Strensall (Gross site size 4.6ha)

- the site includes part of, and is adjacent to, Strensall Common SSSI and SAC which may potentially reduce the site size.

6. The sites have been assessed against criteria 4a and 4b (access to services and transport). In summary this shows that the Imphal Barracks and Queen Elizabeth Barracks sites both pass for residential use. The Towthorpe Lines site currently fails criteria 4 not meeting the minimum scoring threshold for residential sites. However, further technical work will be required to look at the overall site boundary for the Strensall sites including the relationship between the two and the potential for additional community facilities to be provided.
7. As highlighted in paragraph 6 of this report both the Imphal Barracks site and the Queen Elizabeth Barracks sites pass criteria 1 to 4 of the site selection methodology and are therefore considered to represent 'reasonable alternatives' for the purposes of the emerging Local Plan. In terms of the test of soundness set out in the National Planning Policy

Framework (NPPF) it is critical that the Council can demonstrate that the plan is 'justified' by demonstrating with clear evidence that the plan is the most appropriate given all the reasonable alternatives, demonstrate that the reasonable alternatives have been considered and that there is a clear audit trail showing how and why the Council has arrived at the preferred approach. Any new site that is considered a 'reasonable alternative' should be subject to public consultation prior to inclusion in the final plan. To not do so would constitute a significant risk both in terms of the Examination and potential legal challenge.

8. The Towthorpe Lines site does not currently pass criteria 1 to 4 based on its current boundary as it does not meet the minimum requirement for access to services and transport based on the information submitted to date. It is therefore not considered to represent a 'reasonable alternative' at this stage. However, further technical work will need to be undertaken to assess the site and its boundary in the context of the larger Queen Elizabeth Barracks site and any proposals.
9. Following the assessment against Site Selection Criteria 1 to 4 a technical officer Group meeting has been held to assess the evidence provided by the MOD to date and to consider any further work required. This group includes specialist officers covering areas such as ecology, archaeology, transport and landscape.
10. The technical officer group highlighted a number of potential issues and the need for some further evidence to be submitted to be able to conclude whether there are any 'showstoppers' that would prevent the sites being considered as potential allocations in the emerging Local Plan. It would also allow the establishment of key development principles to be established in site specific policies in the plan which would need to be taken into account as part of any development. This process of assessment follows the same path as for all the other potential sites included in the emerging Plan to date and is designed to ensure that we can demonstrate to an Inspector at Examination that sites are viable and deliverable in the context of the NPPF. These issues are summarised below.

Imphal Barracks, Fulford Road

11. The appraisal work submitted to date by the MOD identifies that heritage values will play a leading role in determining future development of this site. The site was established as a cavalry barracks in 1725 and represents a significant association of military activity in the city of York. The site contains designated heritage assets, but these are largely confined to the Fulford Road boundary of the site.
12. In order to fully assess the significance of the cultural heritage it will be necessary to undertake some further work including desk based archaeological assessment and geophysical surveys, a heritage assessment of both the buildings on site and of the conservation area and its boundary. It will also be important to consider the site in its national context as a military site. Discussions with Historic England have been programmed to consider this further.
13. In terms of ecology and landscape considerations the site opens onto Walmgate Stray on its eastern boundary and there is a significant hedgerow which should be retained and buffered. The sensitivities of Walmgate Stray also need to be assessed including impacts on its hydrology and the impacts of increased recreational pressure. It may also be necessary to consider the potential cumulative impacts of increased recreational pressure arising from this site along with other draft Local Plan allocations should they progress on the Heslington Tillmire Site of Special Scientific Interest. There are mature trees within the site, particularly within the Conservation Area, which will need to be retained with appropriate buffering. In order to fully assess the potential ecological impacts it will be necessary to undertake an Extended Phase 1 Habitat Survey.
14. Further discussions are required regarding the existing open spaces within the site and their retention and enhancement. The site includes a number of sports fields, a gymnasium and public open space including along Broadway and appropriate discussions will be needed with Sports England. It will be important to retain open space within the site both in terms of its heritage value to the setting of the site and also to reduce recreational pressure on Walmgate Stray.

15. A transport scoping assessment should be undertaken in consultation with the Council to fully assess the potential transport impacts of this site. Fulford Road is one of the city's most congested routes at peak hour and innovative solutions will be required to ensure existing congestion is not exacerbated. Part of Fulford Road is also an Air Quality Management Area so further detailed assessments will be required with appropriate mitigation measures.

Queen Elizabeth Barracks, Strensall

16. Further assessment of the archaeological and heritage potential of this site is required. In order to fully assess the significances of the cultural heritage it will be necessary to undertake some further work including desk based archaeological assessment and geophysical surveys, a heritage assessment of both the buildings on site and of the conservation area and its boundary. It will also be important to consider the sites in their national context as military sites. Discussions with Historic England have been programmed to ensure the work can progress as quickly as possible.
17. It is currently unclear how the wider Strensall Camp including the area of Strensall Common that is used as a military training area will be used in the future and how this may impact on the re-development of the Queen Elizabeth Barracks site. The area of Strensall Common that forms part of the MoD Estate could potentially in the future be taken out of military use and transferred to an appropriate natural environment organisation that can manage the ecological and heritage values of the site and increase public understanding and where appropriate, access to the site. This will however need to be discussed in more detail with the MOD.
18. The site lies within the Impact Risk Zone¹ of Strensall Common Special Area of Conservation (SAC) and SSSI and this extends partially into site boundary. The Site is designated for the heathland habitats it supports.

¹ The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals to: Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Any development of the site therefore needs screening as required by the Habitat Regulations² for potential to adversely affect the site both on its own and 'in combination' with other potential sites. The sensitivities of Strensall Common include (but are not limited to) hydrology, air pollution and increased recreational pressure. A meeting has been arranged with Natural England to help progress the assessment.

19. The site itself also includes woodland, trees, scrubland and semi natural grassland, standing water and ditches. In order to fully assess the potential ecological impacts it will be necessary to undertake an Extended Phase 1 Habitat Survey which will inform the need for targeted surveys which are likely to be required for bats and great crested newts.
20. A transport scoping assessment will need to be undertaken in consultation with the Council. This should assess any cumulative impacts of this site in combination with other potential development sites, including impacts on the A1237.

Towthorpe Lines

21. As highlighted in paragraph 7 of this report the site does not currently pass criteria 4 of the site selection methodology and further assessment is required of the site boundary in the context of the larger Strensall site and the potential for additional community facilities. The site is located adjacent to the Strensall Common SSSI/SAC and therefore the ecological issues that will need to be addressed are as per the Queen Elizabeth site, as detailed above.
22. A further meeting took place on 4 January with the MOD Defence Infrastructure Organisation (DIO) in which officers outlined the results of the initial site selection work, to scope out the technical information that already exists for the sites. We have confirmed a further meeting for the 31 January.

² Regulation 61 of the *Conservation of Habitats and Species Regulations 2010* (as amended) (the 'Habitats Regulations').

Next Steps

23. As highlighted in this report further public consultation will be necessary. This will allow the opportunity for consultation with the appropriate groups including the Parish Councils, statutory consultees and members of the public and will be carried out in conformity with the Council's Statement of Community Involvement (SCI).
24. Officers will undertake further work relating to the MOD sites. This work will be considered in conjunction with the analysis of all consultation responses and the update to the Strategic Housing Market Assessment (SHMA). Ultimately this will lead to the development of a draft portfolio of sites. As part of this work it is important that all sites have been subject to appropriate consultation i.e. for new sites that haven't been previously publicised for comments an additional sites consultation will be required before progressing to the Publication Stage. The form of any consultation will need to be the subject of future legal advice.
25. It is anticipated that the work outlined to evaluate new sites and to undertake an additional sites consultation prior to reaching publication stage will add around 6 months to the Local Plan timetable and require an adjustment of its key milestones. A further report will be brought back to members highlighting the implications to the Local Development Scheme (LDS), including any budget implications.

Options

26. Officers request that Members consider the following options:

Option 1: That the LPWG request that the Executive approve the recommendations set out below.

Option 2: That the LPWG request that the Executive instruct Officers to undertake additional work not highlighted within this report.

Analysis

27. National guidance currently indicates that for a plan to be 'sound' it must be 'justified'. This means a plan must be founded on a robust and credible evidence base. It also highlights the importance of undertaking

and reflecting public consultation and indicates that a plan must be 'effective', that is to say, 'deliverable' and 'flexible'. It is therefore important that all sites that are reasonable alternatives are fully considered and subject to consultation.

28. Failure to undertake the steps outlined in paragraph 27 would create a significant level of risk to the 'soundness' of the plan at Examination and increase the risk of legal challenge. On this basis option 1 is recommended.

Council Plan

29. The option outlined above accords with the following priorities from the Council Plan:

- **A prosperous city for all.**
- **A council that listens to residents.**

Implications

30. The following implications have been assessed.
- **Financial (1)** – The work on the Local Plan is funded from specific budgets set aside for that purpose. Over the last four years, significant sums have been expended on achieving a robust evidence base, carrying out consultations, sustainability and other appraisals, policy development and financial analyses. Whilst this work remains of great value it is important that progress is made to ensure that unnecessary additional costs do not occur. Further cost will have to be factored into future year's budget allocations. This extension of time would require maintaining existing staffing levels for 17/18 and 18/19 and additional funding to cover consultation and technical work. The costs in 2016/2017 can be contained within the current Local Plan budget however the impact of additional costs of finalising the plan will need to be considered as part of future budget processes.
 - **Financial (2)** - Managing the planning process in the absence of a Plan will lead to significant costs to the council in managing appeals and examinations.
 - **Human Resources (HR)** – The production of a Local Plan and associated evidence base requires the continued implementation of a comprehensive work programme that will predominantly, although not exclusively, need to be resourced within CES.

- **Community Impact Assessment** - A Community Impact Assessment (CIA) has been carried out as the plan has developed; including at this stage and is attached. This will be undertaken again at the next stage of production.
 - **Legal** – The procedures which the Council is required to follow when producing a Local Plan derive from the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012.
31. The legislation states that a local planning authority must only submit a plan for examination which it considers to be sound. This is defined by the National Planning Policy Framework as being:
- **Positively Prepared:** based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - **Justified:** the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective:** deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with National Policy:** enable the delivery of sustainable development in accordance with the policies in the Framework.
32. In order for the draft Local Plan to pass the tests of soundness, in particular the ‘justified’ and ‘effective’ tests, it is necessary for it to be based on an adequate, up to date and relevant evidence base.
33. The Council also has a legal duty to comply with the Statement of Community Involvement in preparing the Plan. (S19 (3) 2004 Act).
34. The Council also has a legal “Duty to Co-operate” in preparing the Plan. (S33A 2004 Act). In due course Council will be asked to approve the publication draft Local Plan which will be subject to examination by a member of the Planning Inspectorate before being finally adopted. If the draft Local Plan is not prepared in accordance with legal requirements, fully justified and supported by evidence, the draft Local Plan is likely to be found unsound at examination and would not be able to proceed to adoption.

- **Crime and Disorder** – The Plan addresses where applicable.
- **Information Technology (IT)** – The Plan promotes where applicable.
- **Property** – The Plan includes land within Council ownership.
- **Other** – None

Risk Management

35. In compliance with the Council's risk management strategy, the main risks in producing a Local Plan for the City of York are as follows:

- The need to steer, promote or restrict development across its administrative area;
- The potential damage to the Council's image and reputation if a development plan is not adopted in an appropriate timeframe;
- Risks arising from failure to comply with the laws and regulations relating to Planning and the SA and Strategic Environmental Assessment processes and not exercising local control of developments, increased potential to lose appeals on sites which may not be the Council's preferred development options;
- Financial risk associated with the Council's ability to utilize planning gain and deliver strategic infrastructure;
- Failure to progress a plan could lead to direct interventions by Government into the City's Local Plan making; and

Measured in terms of impact and likelihood, the risks associated with this report have been assessed as requiring frequent monitoring.

Recommendations

36. In accordance with Option One, that the LPWG request that the Executive:
- (i) Note progress on the consideration of the identified MOD sites for housing land within the context of the Local Plan
 - (ii) Instruct Officers to produce a report highlighting detailed implications to the Local Development Scheme, including any budget implications.
 - (iii) Note the impact of the additional costs that will arise and the requirement to consider as part of the future years budget process.

Reason: To produce an NPPF compliant Local Plan.

Contact Details

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Executive Member Responsible for the Report:

Cllrs D Carr & K Aspden

Report Approved



Date 13/01/2017

Specialist Implications Officer(s):

Patrick Looker, Finance Manager
Alison Hartley, Senior Solicitor, Planning

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



For further information please contact the author of the report

Background Papers: None

Glossary of Abbreviations

LPWG – Local Plan Working Group;
MOD – Ministry of Defence;
NPPF – National Planning Policy Framework;
NPPG – National Planning Practice Guidance;
OAHN – Objective Assessment of Housing Need;
ONS – Office for National Statistics;
SHLAA – Strategic Housing Land Availability Assessment;
SHMA – Strategic Housing Market Assessment;
SNHP - Sub National Household Projections;
SCI – Statement of Community Involvement;
SSSI – Site of Special Scientific Interest; and
SAC – Special Area of Conservation.

Annex A – Community Impact Assessment

SECTION 1: CIA SUMMARY
Community Impact Assessment: Summary
1. Name of service, policy, function or criteria being assessed:

Planning and Environmental Management – City of York Local Plan – Local Plan Executive Report 26 January 2017

2. What are the main objectives or aims of the service/policy/function/criteria?

This report provides an update on the emerging Local Plan and in particular on the initial consideration of the newly submitted MOD sites against the Local Plan Site Selection methodology following the report to Executive on 7 December 2016. It highlights initial appraisal work completed to date to consider whether the sites represent ‘reasonable alternatives’ for potential inclusion in the Local Plan and further technical work that will need to be completed in order to assess whether the sites can be included within the final Plan.

3. Name and Job Title of person completing assessment:

Martin Grainger – Head of Planning and Environmental Management

4. Have any impacts been Identified? (Yes/No)

No

Community of Identity affected:

- N/a

Summary of impact:

- N/a

5. Date CIA completed: 11/01/16

6. Signed off by: Mike Slater

7. I am satisfied that this service/policy/function has been successfully impact assessed.

Name: Mike Slater

Position: Assistant Director (Planning and Sustainable Development)

Date: 12/01/2016

8. Decision-making body:

Local Plan Working Group
Executive

Date:

23/01/17
26/01/17

Decision Details:

Send the completed signed off document to equalities@york.gov.uk. It will be published on the intranet, as well as on the council website.

Actions arising from the Assessments will be logged on Verto and progress updates will be required

Community Impact Assessment (CIA)

Community Impact Assessment Title:

'Executive Report on the emerging Local Plan and potential reasonable alternative sites'

What evidence is available **to suggest that the proposed service, policy, function or criteria could have a negative (N), positive (P) or no (None) effect** on quality of life outcomes? (Refer to guidance for further details)

Can negative impacts be justified? **For example: improving community cohesion; complying with other legislation or enforcement duties; taking positive action to address imbalances or under-representation; needing to target a particular community or group e.g. older people.** NB. Lack of financial resources alone is NOT justification!

The content of the Report focuses on the outcomes of an initial assessment of the MOD sites submitted for consideration for development. The report sets out recommendations to undertake a further site consultation to ask the public's opinion on the sites. It also sets out a revised timetable for adoption of the Local Plan incorporating this consultation stage. At this stage therefore there are considered to be no specific impacts identified on any of the 'Protected Characteristics' (Age, gender, gender reassignment, Disability & Race, marriage and civil partnership, pregnancy & maternity, religion & belief, or sexual orientation). As Local Plan progresses such impacts on a number of 'protected characteristics' may become evident and at that point will be addressed through CIA.

Community of Identity: Age

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

Community of Identity: Carers of Older or Disabled People

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

Community of Identity: Disability

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/a		<ul style="list-style-type: none"> N/a 	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/a	N/A	N/a	N/A	N/A

Community of Identity: Gender

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

Community of Identity: Gender Reassignment

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

Community of Identity: Marriage & Civil Partnership

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

Community of Identity: Pregnancy / Maternity

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

Community of Identity: Race

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
n/a		<ul style="list-style-type: none"> N/a 	N/a	n/a
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
n/a	n/a	N/a	N/a	n/a

Community of Identity: Religion / Spirituality / Belief

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

Community of Identity: Sexual Orientation

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A	N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A