
MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	31 JULY 2006
PRESENT	COUNCILLORS REID (CHAIR), D'AGORNE, HORTON, HYMAN, MACDONALD, MERRETT, SIMPSON-LAING, WALLER AND R WATSON

1. DECLARATIONS OF INTEREST

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

Councillor D'Agorne declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as a member of the Cyclists' Touring Club and a member of the York Open Planning Forum.

Councillor Macdonald declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as an employee of the rail transport industry.

Councillor Merrett declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as an employee of the rail transport industry, an honorary member of the Cyclists' Touring Club, a member of Cycling England and as his daughter attended St Paul's School.

Councillor Simpson-Laing declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as a resident of Leeman Road, as her daughter attended Poppleton Road School and as her father worked for Network Rail.

Councillor Waller declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as City of York Council's representative on the Yorkshire Regional Flood Defence Committee.

2. MINUTES

RESOLVED: That the Minutes of the Local Development Framework Working Group meeting held on 16 January 2006 be approved and signed by the Chair as a correct record, with the following amendment:

- (i) To minute 14 (City of York Local Development Framework – Core Strategy) to record the comment that the trade off between the amount of housing and

the amount of economic growth should be clearly articulated in the Issues and Options document.

3. PUBLIC PARTICIPATION

It was reported that there had been one registration to speak under the Council's Public Participation Scheme.

Janet O'Neill addressed the meeting regarding the Local Development Framework Core Strategy Issues and Options document. She outlined concerns that the city strategy, set out in chapter 4 of this document, was not strong enough and requested that officers review and clarify this section as part of their work following the consultation process.

It was confirmed that these comments had also been submitted in writing during the consultation process and officers were asked to circulate them to Members for information.

Officers confirmed that the results of the consultation exercise would be reported to Members in the autumn and that the issues raised by the speaker could be considered at that point.

4. YORK CENTRAL AREA ACTION PLAN: ISSUES AND OPTIONS

Members received a report which outlined progress with the preparation of the Issues and Options document for the York Central Area Action Plan (AAP) and sought their views on the structure and key issues to address in the emerging Issues and Options document, the draft Sustainability Appraisal Scoping report and the emerging draft Community Consultation Strategy.

A draft structure for the Issues and Options document was attached as Annex 1 of the report. This outlined the proposed framework for preparation of the document, which would:

- Set the context for the Area Action Plan process;
- Summarise the baseline information which had guided the preparation of the Issues and Options document;
- Set the strategic context and sustainability objectives for York Central, including the draft vision for the area;
- Identify the key constraints and a number of key topics which needed to be addressed in developing issues and options for the York Central area;
- Identify a number of indicative options for comment.

The Sustainability Appraisal (SA) process was a way of ensuring that all plans and policies with land use implications took into account the social, economic and resource use issues that determined whether a development would be sustainable. The first stage in the sustainability appraisal process was the preparation of an SA Scoping Report. This described the methodology and scope for the sustainability appraisal work to be carried out on the Area Action Plan. It would be used to test the implications and consequences of the issues and options being developed. The draft SA Scoping Report was attached as Annex 3 of the report.

Consultation was currently being undertaken on the Scoping Report and the results of this exercise would be considered at the next meeting of the Working Group.

A draft Community Consultation Strategy was attached as Annex 2 of the report. This set out the proposed consultation approach for the Issues and Options document, which would result in qualitative (perceptions and views) and quantitative (facts and figures) outcomes and outputs. Consultation would include getting the community's views on both the strategy itself and later on the actual Issues and Options being developed. It was proposed to gain feedback on the draft consultation strategy from a range of key stakeholders to test the indicative programming during next month, prior to the preparation of the final strategy.

Members received a presentation on the draft Community Consultation Strategy from Social Regeneration Consultants (SRC), who had been appointed to carry out the consultation relating to the Issues and Options stage of the Area Action Plan. A summary of this presentation was circulated to Members.

Members then made detailed comments on each of the attached documents, as set out in Appendices 1-3 of the minutes.

- RECOMMENDED:(i) That the comments on the emerging York Central Area Action Plan Issues and Options document, detailed in Appendix 1 of the minutes, be agreed and incorporated into a revised document;
- (ii) That the comments on the consultation draft Sustainability Appraisal Scoping Report, detailed in Appendix 2 of the minutes, be agreed and incorporated into a revised document;
- (iii) That the comments on the emerging Community Consultation Strategy, detailed in Appendix 3 of the minutes, be agreed and incorporated into a revised document.

- REASON:
- (i) To provide officers with views on the content and scope of the Issues and Options document;
- (ii) To provide officers with views on the content and scope of the draft Scoping Report;
- (iii) To provide officers with views on the content and scope of the Community Consultation Strategy.

COUNCILLOR A REID

Chair

The meeting started at 5.00 pm and finished at 7.30 pm.

Appendix 1

**THE EMERGING YORK CENTRAL AREA ACTION PLAN
ISSUES AND OPTIONS DOCUMENT
Comments of the Local Development Framework Working
Group**

General

- (i) That bullet pointed lists should comprise of no more than 4 points with longer lists being referenced by numbers.
- (ii) That reference should be made in appropriate sections to the emerging proposals for the British Sugar site.
- (iii) That baseline information should be made accessible to the public on the web and at libraries and Council receptions.

Section 1 – Introduction

No comments.

Section 2 – Spatial Portrait

No comments.

Section 3 – Strategic Context

- (i) That references to the Regional Housing Strategy and the Regional Sustainable Framework should be included.

Section 4 – Objectives for York Central

- (i) That a key aspiration from the Planning Brief, to provide a particular quality of design that would complement the historic centre and attract visitors in its own right, should be carried over as an objective.
- (ii) That being an exemplar in terms of sustainable design should also be included in the vision.
- (iii) That the final bullet point of paragraph 4.4 should be reviewed to clarify that it related to an interchange for sustainable transport and detail the types of transport which might be included.
- (iv) That provision of types of housing suitable for families should be included as an objective.
- (v) That low car usage should be included as a separate objective.
- (vi) That the third bullet point of paragraph 4.4 should be amended to refer to provision of employment accommodation, rather than just office accommodation.
- (vii) That the bullet points in paragraph 4.5 should be re-ordered to put the key sustainability objectives first.
- (viii) That designing out vandalism should be included as a sustainability objective.
- (ix) That the objective of “vibrant communities that participate in decision making” should be amended to delete the word “vibrant”.
- (x) That the fifth bullet point in paragraph 4.5 should be amended to remove the reference to rural landscapes, or an explanatory note should be

included to explain that the sustainability objectives had been lifted from the Sustainability Appraisal Scoping Report for the Core Strategy.

Section 5 – Constraints and Key Issues

- (i) That open space, leisure and social facilities should be included as a key issue.

Section 6 – Transport, Access and Parking

- (i) That paragraph 6.1 should be rephrased to emphasise that linkages to the city centre and the surrounding area were crucial to the success of York Central.
- (ii) That the ninth bullet point of paragraph 6.2 should be amended to refer to total levels of traffic, rather than just those relating to journeys to work, and emphasise that there was a need to achieve a 20% modal share limit, rather than a desire.
- (iii) That the second bullet point of paragraph 6.2 should be amended to clarify that there was a second vehicular access to the site, also with limited headroom.
- (iv) That the twelfth bullet point of paragraph 6.2 should be rephrased to refer to York Central's impact on existing Park and Ride services and any future proposals.
- (v) That the possible solutions set out in paragraph 6.3 should include pedestrian links, car clubs and secure, covered cycle parking.
- (vi) That the eleventh bullet point of paragraph 6.3 should be rephrased to make reference to suggested locations for car parks, both on and off the site.

Section 7 – Housing

- (i) That provision of types of housing suitable for families should be included as a key issue.

Section 8 – Economy and Employment

- (i) That reference should be made to the 24 hour economy.
- (ii) That the fourth bullet point of paragraph 8.1 should be rephrased to make it clear that a minimum amount of floorspace will be set for employment related development on the site and that provision could exceed this.
- (iii) That reference should be made to other types of employment, apart from Science City.
- (iv) That reference should be made as to how employment related development links to the job needs and skill levels of York residents.
- (v) That reference should be made to opportunities for relocating recently established small, local businesses.

Section 9 – Culture, Tourism and Historic Environment

- (i) That the first bullet point of paragraph 9.1 should be rephrased to refer to the desire to increase visitor spend and provide better paid jobs in the tourist industry.

Section 10 – Community Facilities

- (i) That this section should be re-titled to cover open space, leisure and social facilities and should include reference to GP's, dentists, pubs, restaurants, local shops, community halls, play areas, parks and playing fields.
- (ii) That reference should be made to the need to re-provide facilities that would be lost by the demolition of the Railway Institute prior to its replacement.
- (iii) That the first bullet point of paragraph 10.1 should be amended to refer to provision of services for existing residents, as well as new residents.
- (iv) That the fifth bullet point of paragraph 10.1 should be amended to refer to access by public transport, as well as by foot and cycle.
- (v) That reference should be made to provision for faith communities.

Section 11 – City Stadium

- (i) That the key issue relating to limits on height to protect important views should be moved to section 12.

Section 12 – Urban Design Principles

- (i) That this section be re-titled and expanded to refer to general building design principles, as well as urban design principles.
- (ii) That, with regards to the second bullet point of paragraph 12.1, it should be clarified what legibility means.
- (iii) That sustainability, safety, building design, maintenance and revenue implications should be added as key issues.

Section 13 – Indicative Site Options

No comments.

Section 14 – Consultation and Next Steps

No comments.

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**THE CONSULTATION DRAFT SUSTAINABILITY APPRAISAL
SCOPING REPORT
Comments of the Local Development Framework Working
Group**

General

- (i) That site specific information should be added to each section of the report.

Section 1 – Introduction

- (i) That the third bullet point of paragraph 1.2.2 should refer to identifying the key issues for York and particularly for York Central.

Section 2 – Objectives and Structure of the Scoping Report

- (i) That paragraph 2.1.5 should detail the research that has been undertaken and where this information can be accessed.
- (ii) That the paragraph numbering should be corrected.

Section 3 – Integrating Sustainability Appraisal, Strategic Environmental Assessment and the Local Development Framework

- (i) That paragraph 3.1.2 should reiterate the definition of sustainable development given in paragraph 1.1.2.

Section 4 – Environmental and Sustainability Context for City of York

No comments.

Section 5 – Baseline Information

- (i) That paragraph 5.1.2 should be amended to refer to the situation in the York Central area in particular and appropriate data on this should be provided throughout the section.
- (ii) That consistent units of measurement should be used throughout paragraph 5.2.1.
- (iii) That paragraph 5.2.3 created a misconception by stating that York was a relatively affluent city and should be rephrased to refer to the significant pockets of deprivation that existed.
- (iv) That a separate sub-section should be added on incomes, including further information on average incomes to illustrate the significant number in the workforce on low incomes and the disparity between incomes for men and women.
- (v) That it should be ensured that all data included in this section was as up to date as possible.
- (vi) That average house prices for the start of 2006 should be included in paragraph 5.2.19.
- (vii) That figures given in paragraph 5.2.64, regarding the standardised mortality rate for coronary heart disease and strokes being higher than the national average, should be double checked.

- (viii) That the employment and unemployment sub-section should include references to the existing employment base in York and the workforce flows into and out of York.
- (ix) That further details should be provided on travelling families in paragraph 5.2.8.
- (x) That reference should be made to all labour resources in paragraph 5.2.10.
- (xi) That reference should be made to the Interim Housing Needs Assessment in paragraph 5.2.21 and information in the paragraph should be updated.
- (xii) That the housing sub-section should include references to housing market standards.
- (xiii) That a number of different headings should be included in the environment sub-section.
- (xiv) That paragraph 5.2.25 should make reference to the dominance of the city centre by the Minster.
- (xv) That paragraph 5.2.27 should refer to ecology issues that are relevant to York Central.
- (xvi) That paragraph 5.2.29 should make reference to Holgate Beck.
- (xvii) That paragraph 5.2.37 should be checked and updated with reference to York Central.
- (xviii) That Figure 6 should be printed in colour or re-formatted so that it was clear in black and white, and should relate to the text in paragraph 5.2.35.
- (xix) That the unit of measurement in paragraph 5.2.40 should be kilowatt hours.
- (xx) That paragraph 5.2.41 should include reference to the negative aspects of transport, as well as the positive.
- (xxi) That the transport sub-section should include information which is site specific to York Central, with data from local wards.
- (xxii) That paragraph 5.2.45 should explain that the current traffic levels have been achieved by parking management and promotion of alternative forms of transport.
- (xxiii) That the education sub-section should include site specific information on education provision, with data from local wards.
- (xxiv) That an open space, leisure and social facilities sub-section should be added, including site specific information on current provision.
- (xxv) That the final sentence of paragraph 5.2.55 relating to average earnings should be included in the deprivation sub-section.
- (xxvi) That paragraph 5.2.55 should include information on participation in the adult education programme for wards near to the York Central site.
- (xxvii) That the statistics included in paragraph 5.2.72 should be appropriate to an urban area.
- (xxviii) That the access to services sub-section should make reference to GPs, dentists, pubs and other facilities.

Section 6 – Sustainability Issues Facing City of York

- (i) That Figure 7 should include water usage efficiency, reduction of poor air quality and generation of renewable energy on site.

Section 7 – Ecological Footprint

- (i) That paragraph 7.3.2 should begin by explaining that the eco-footprint is the best current overall objective test for ecological sustainability and that the final sentence should be rephrased to ensure that it is accurate.
- (ii) That paragraph 7.3.3 should be re-written to make it relevant to the York Central site specifically.
- (iii) That eco-footprint data from 2001 should be included in paragraph 7.5.1 to allow comparison with the 2006 data.
- (iv) That the figures shown in Figure 9 should be checked and clarified.

Section 8 – Framework and Setting of Objectives

- (i) That an explanation should be included that Figure 11 does not indicate all of the tensions between objectives and that these will be assessed during the Sustainability Appraisal process.
- (ii) That, in relation to objective EC3 in Figure 12, the indicator relating to % growth per annum in tourism earnings should be amended to relate to all earnings and an additional indicator relating to the growth of other jobs should be added.
- (iii) That, in relation to objective S1 in Figure 12, the indicator relating to % of playgrounds meeting National Playing Fields Association (NPFA) standards should be amended to include playing fields and the indicator relating to % increase in public open space and public realm within the area should be amended to show comparison against Local Plan standards.
- (iv) That, in relation to objective S7 in Figure 12, the sub-objective relating to promotion of a reduced modal share target should be amended to refer specifically to car usage.
- (v) That, in relation to objective EN4 in Figure 12, an indicator should be added to measure the sub-objective relating to reduction of greenhouse gas emissions from domestic, commercial and industrial sources.
- (vi) That, in relation to objective EN6 in Figure 12, the sub-objective relating to renewable energy generation within the area should be amended to ensure this, rather just promote it, and the indicator relating to the number of developments that have Building Research Establishment Environmental Assessment Method (BREEAM) standards very good and above should be amended to relate to % of floorspace.
- (vii) That, in relation to objective EN7 in Figure 12, the sub-objective relating to provision of recycling facilities in the design of the development should be amended to ensure this, rather than just encourage it.

Section 9 – What Happens Next?

No comments.

Section 10 – Questionnaire

No comments.

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Appendix 3

**THE EMERGING COMMUNITY CONSULTATION STRATEGY
Comments of the Local Development Framework Working
Group**

- (i) That the consultation leaflets should explain how hard copy documents can be viewed, as well as electronic versions.
- (ii) That the consultation leaflets should include space for the consultees' names and addresses.
- (iii) That the Community Consultation Strategy should reflect the Local Development Framework Statement of Community Involvement.
- (iv) That an exhibition should be held in Acomb, as well as the city centre.
- (v) That supermarkets were a good location for holding exhibitions, to reach a cross-section of the population.
- (vi) That leisure and community service providers should be involved in the workshop sessions.
- (vii) That, in order to engage people, it was important to make clear what level of comments were sought at the Issues and Options stage of the process and how they would affect the production of the Area Action Plan.
- (viii) That the Strategy should refer to City of York Council throughout, not York City Council.
- (ix) That the Strategy should be printed in appropriately sized text (12 point) and in larger print on request.

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