Dear Members

Please find attached the three presentations from the session, along with the additional note from Arup ("Arup household formation note ISSUE") on the calculation of the population to clarify what happens after 2021 with reference to the 2011 interim projections.

I also wanted to add my summary from the afternoon, should that prove useful.

- The importance of having a plan in place really can't be overemphasised. Without it, local control and management of development is not possible, and decisions are based solely on the NPPF.
- But the plan has to be produced in the context of national policy. This is not a 'blank sheet of paper' exercise, nor should we lose sight of the wider debate.
- This is not the quest for a housing number, it is the plan which delivers the vision for York that you all have. The vision should be the driver, linking housing with jobs, and with the environment.
- When assessing supply, it is important to leave no stone unturned and be genuine and realistic in the assessment of options.
- The evidence base you have, for the objective assessment of housing need and for the jobs and economic growth, is robust, and based on nationally accepted and comparable methods.
- This evidence will assist you in the crucial exercise of balancing potential harm with potential benefits, and in ensuring the benefits outweigh the harm. There is never an absence of harm, but with proper planning, the benefits should always outweigh the harm.
- Finally, with regard to the green belt, I just wanted to highlight the requirement to set the boundary through the local plan, and to do so with regard to the need to ensure the boundary can endure beyond the life of the plan. There is no set definition of 'how long' but general advice from the Inspectorate is to look at least 10 years beyond, and probably beyond the following plan period. In order to set defensible boundaries that need not be altered sooner, it is often practical to identify some 'safeguarded land'. This is land that it is clear is likely to be required to accommodate future housing growth beyond the current plan period, but is not required in the current plan period. By safeguarding the land, it will mean that future plans can accommodate that growth without a further review of the green belt. I hope this is clear, but I understand a note can be provided by John Baker should this be considered helpful.

Kind regards

Adam

Adam Dodgshon MA, MRTPI
Principal Consultant
Planning Advisory Service

York Local Plan
Your Plan –Your Job

members' workshop

John Baker

peterbrett

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planning advisory service

dealing with

- why a plan?
- housing provision in local plans
- co-operative planning
- Green Belt
- going forward

Why have a plan?

- To provide for the needs of the community
- To direct development to the right places – and away from the wrong places
- To achieve development of the right quality
- To join up the activities of different parties to achieve common objectives
- To attract investment through the confidence that comes of having a strategy in place

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the plan making context

National Planning Policy Framework March 2012

- establishing national policy, distinct from guidance, in accessible form
- refinement of all previous policy statements

National Planning Practice Guidance March 2014

- explanation of some parts of the Framework and capturing the evolution of good practice

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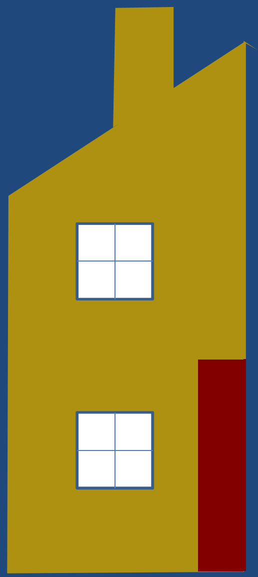
housing requirements are the driver

250,000
homes
needed
each year



125,000
homes being
provided

making provision in the plan

“ to boost significantly the supply of housing “

“ Local planning authorities should...seek to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing... ”

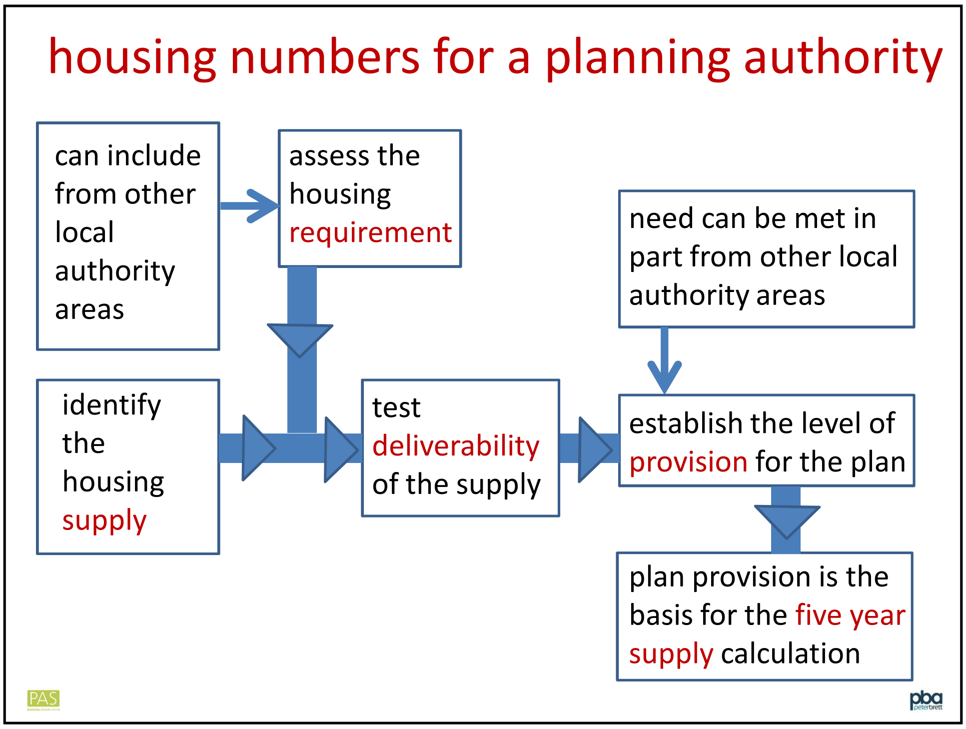
Framework March 2012

critical points

- local planning authority is responsible for identifying the housing requirement for its area, as part of the wider Housing Market Area
- the plan sets out the level of provision to be made
- requirement and provision have to be rooted in evidence
- housing provision has to be part of an integrated plan
- the provision made in the plan can be less than the identified requirement, but the planning authority will have to provide substantive justification for this approach

five year supply and development management

- in the absence of a plan and / or a five year supply, the Council is prone to predatory planning applications
- the presumption in favour of sustainable development at the heart of the Framework means permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits


housing numbers for a planning authority
can include from other local authority areas
assess the housing requirement
need can be met in part from other local authority areas
identify the housing supply
test deliverability of the supply
establish the level of provision for the plan
plan provision is the basis for the five year supply calculation
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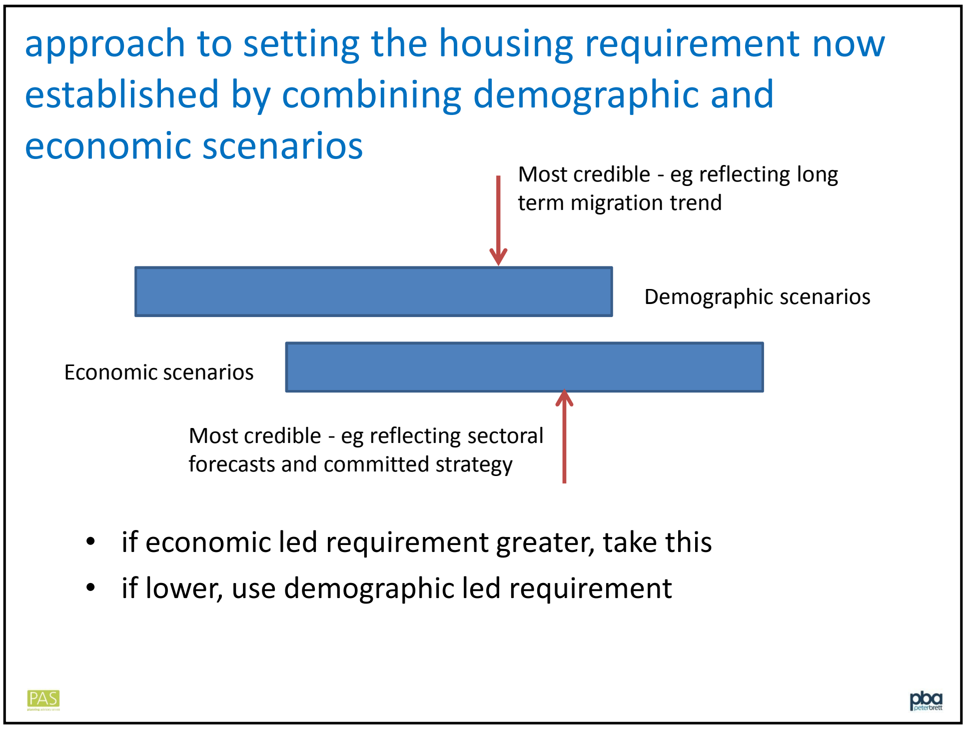
approach to setting the housing requirement now established by combining demographic and economic scenarios
Most credible - eg reflecting long term migration trend
Demographic scenarios
Economic scenarios
Most credible - eg reflecting sectoral forecasts and committed strategy
• if economic led requirement greater, take this
• if lower, use demographic led requirement
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duty to cooperate

legal test
- unless met the local plan Examination cannot proceed
- straightforward - constructive, ongoing engagement

soundness test
- far more demanding
- agreeing to avoid anything difficult does not meet the spirit of the duty to cooperate
- local authorities addressing the strategic issues of the functional area of which they are part, in their own local plans
- addressing unmet housing requirements from neighbouring authorities is part of a 'positively prepared plan'

the ghost of regional strategies

- use of previous regional strategy housing figures has been formally rejected by Inspectors
- local planning authorities have to produce their own figures using current evidence
- but the spatial strategy may be relevant – places didn't move at abolition

The 'duty to co-operate' requires more than consultation with adjacent Councils and specified bodies. It requires a co-ordinated process for securing sustainable development and resolving strategic issues. From the evidence I have seen I consider that the Council's approach to capture of 'beyond the plan area implications' falls short of fulfilling the 'duty to co-operate'.

Kirklees Plan Inspector April 2013

identifying provision for the plan

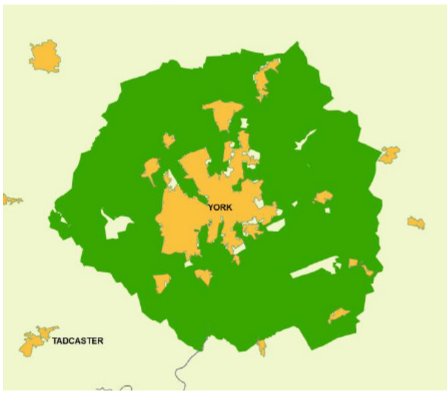
- capacity of the area has to be comprehensively and thoroughly assessed
- the plan – and hence the housing supply – has to be deliverable
- understanding of infrastructure requirements and funding
- critical to engage with developers
- short and long term provision

housing supply for inclusion in the plan

- completions
- commitments (permissions)
- sites within identified settlements assessed in the SHLAA
- sites beyond settlement boundaries allocated or as ‘broad locations’
- small sites allowance (or windfalls)

Green Belt policy

- to check the unrestricted sprawl of large built up areas
- to prevent neighbouring towns from merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land



Framework 2012

changes to Green Belt

- national planning policy has always provided for change to the Green Belt to be made through development plans
- the case for change exists in any case where the development requirement exceeds what can be satisfactorily and confidently delivered within the urban areas, and green field land will be needed, some of which is Green Belt. This need constitutes ‘exceptional circumstances’
- Green Belt is not sacrosanct

safeguarded land

- the framework requires the planning authority to ‘satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period’
- ‘where necessary identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer term development needs strategy well beyond the plan period’
- another requirement of a Green Belt review - but how much safeguarded land?

Having identified the full objectively assessed needs figure the decision maker must then consider the impact of the other policies set out in the NPPF. The Green Belt policy is not an outright prohibition on development in the Green Belt. Rather it is a prohibition on inappropriate development in the absence of very special circumstances. It is entirely circular to argue that there are no very special circumstances based on objectively assessed but unfulfilled need that can justify development in the Green Belt by reference to a figure that has been arrived at under a revoked policy which was arrived at taking account of the need to avoid development in the Green Belt.

Hunston Properties – High Court Decision September 2013

deliverability

- the plan should be deliverable over its plan period
- local authorities should identify and update annually a supply of specific deliverable sites to provide five years worth of housing against their housing requirements
- deliverable means available now, offers a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years, and in particular that development of the site is viable
- this emphasis is forcing plans to identify smaller, easily deliverable sites in strong market areas, rather than complex regeneration areas or strategic sites with long lead times

critical role of viability

sites have to be viable (capable of providing competitive return) when all costs and values taken into account, including:

- identified infrastructure requirements
- payments due under CIL and s106
- effect of plan policies, such as affordable housing and sustainable construction

all of which should be dealt with in a good plan through common use of viability evidence

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five year supply

- Framework requires plan to identify a five year supply to be sound
- supply for next five years to make up any backlog and shortfall ('Sedgefield' method)
- NPPG confirms this as preferred practice to address the spirit of the Framework
- supply to be found is 5 years of provision plus 5% or 20% for flexibility

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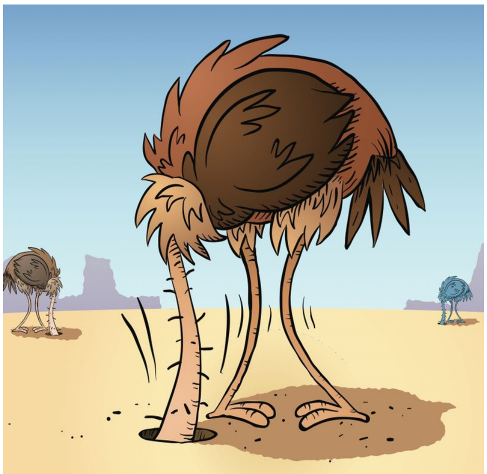


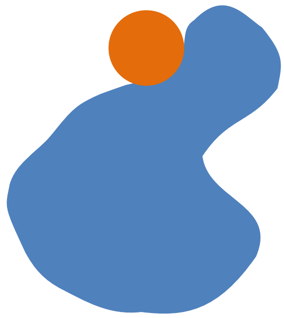
these issues don't go away if ignored

in the absence of a plan

- five year supply is the critical argument
- without a plan the requirement to meet is likely to be the latest household projection
- any backlog, shortfall and flexibility allowance all to be added to the supply to be found
- availability, viability, lead times and sales rates are all questions for deliverability of claimed supply

in the absence of a plan

- policies in plan that are out of date (by not addressing current housing requirements for instance) are not given weight by Inspectors
- the critical example is a site beyond the defined development boundary of a settlement



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one message

compelling evidence provides planning control

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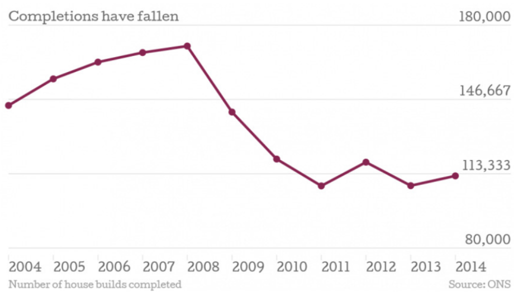
York's Objectively Assessed Need for Housing

Chris Tunnell and Dan Evans, Arup

ARUP

Government priorities for delivering housing

- To meet full needs for market and affordable housing, unless not consistent with other government policies
- To proactively drive and support housing growth
- To be plan-led, empowering people to shape their surroundings
- To protect the Green Belt



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National Planning Policy Framework

Presumption in favour of sustainable development

Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted." (NPPF Para 14)

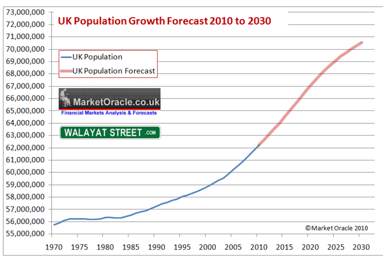
ARUP

National Planning Policy Framework

Housing evidence base should identify the scale and mix of housing which:

- meets household and population projections, taking account of migration and demographic change;
- addresses the need for all types of housing, including affordable housing and the needs of different groups in the community; and
- caters for housing demand and the scale of housing supply necessary to meet this demand. (NPPF Para 159)

- Five year housing land supply: 5% buffer or 20% buffer (moved forward from later in the plan period). (NPPF Para 47)



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Challenges

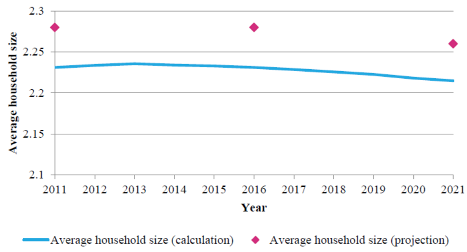
- Population and household projections keep being updated – 2008-based, 2010-based, interim 2011-based, 2012 based
- Recession has challenged some of the assumptions used
- Average household size – long-term decline has slowed (likely as a result of the recession, expected to revert to previous trends)
- Requirement to take neighbours' position into account, through the duty to co-operate.
- Expectation that the housing number is up-to-date and tells a story at Examination.

What does the data tell us?

We've looked at different sources of data:

Source	Annual requirement / projection	Comment
RSS	850	2008 onwards
2008-based	1,181	
Interim 2011-based	838	Indexed past 2021
OEF base	869	

Household size



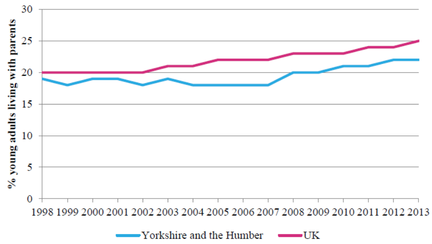


Figure 18 Percentage of young adults (20-34 year olds) living with parents

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Linking housing and economy

- National Planning Policy Guidance (NPPG) states that: 'Plan makers should make an assessment of the likely growth in job numbers based on past trends and/or economic forecasts as appropriate'
- If not – likely to lead to increased commuting

Source	Annual requirement / projection	Comment
Objectively assessed need	838-869	
Housing to support economic growth	877	OEF Scenario 2

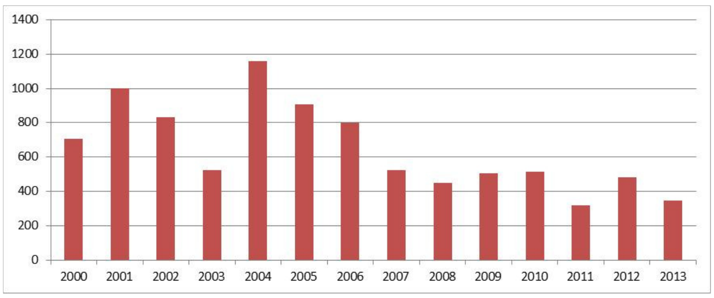
ARUP

Edge Analytics for York

- The likely housing requirement that will arise from a forecast based on the ‘official’ 2012-based sub-national population projection (SNPP) for York, issued by ONS in May 2014.
- The likely housing requirement that will arise from a forecast linked to the June 2014 release of the Regional Economic Model (REM) employment forecast for York.
- Edge Result 806 – 958 dpa requirements (Arup/OEF 838 – 877dpa)
- Lower number reflects their assumption of larger household size
- Higher number reflects their economic forecasts (which are higher than OEF)
- Overall conclusion is of similar range of requirement
- We await imminent 2012-based household projections!

York Completions

Completions 2000 – 2014 = average 648 dwellings per annum



Household Projections in Surrounding Authorities

Figure 1 Comparison of household growth projections in surrounding authorities to York[1]

Local Authority	2003 Projected Household Growth (2006 to 2026)[2]		2004 Projected Household Growth (2006 to 2026)		2006 Projected Household Growth (2006 to 2026)		2008 based Projected Household Growth (2006 to 2026)		Interim 2011 based Projected Household Growth (2011 to 2021)		2012 based Projected Household Growth (2012 to 2037)		RSS Annual Allocation 2008-2026	Annual average net completions, 2004 - 2012[3]	Adopted / Emerging Core Strategy annual average requirement
	Total	Annual average	Total	Annual average	Total	Annual average	Total	Annual average	Total	Annual average	Total	Annual average			
East Riding of Yorkshire	37,130	1,857	47,000	2,350	51,000	2,550	42,000	2,100	13,421	1,342	32,800	1.312.	1,150	997	1,400
Hambleton	7,110	356	9,000	450	9,000	450	6,000	300	2,506	250	3,500	140	280	210	285[4]
Harrogate	15,010	751	19,000	950	23,000	1,150	16,000	800	5,307	530	10,500	420	390	359	390
Leeds	52,140	2,607	66,000	3,300	113,000	5,650	111,000	5,550	40,815	4,082	119,30 0	4,772	4,300	2,780	4,375[5]
Ryedale	3950	198	5,000	250	7,000	350	5,000	250	1,286	129	3,000	120	200	146	200
Selby	7,110	356	9,000	450	10,000	500	11,000	550	4,603	460	15,100	604	440	470	450
York	-[6]	-	22,000	1,100	28,000	1,400-	26,000	1,300	6,987	699	29,000	1160	850	648	N/A

[1] Annual averages are calculated by dividing by n years rather than n+1 years, in order to allow comparisons between reports.
[2] The 2003 household projections were only produced at a regional level. Therefore a calculation based on the 2004 household projections has been carried out. The 2003 household projections predicted a 17,700 annual increase in households in Yorkshire and the Humber up to 2026. The 2004 household projections predicted an annual increase of 22,000 households in the region up to 2026. The district level 2003 household projections have been calculated by using 79% of the 2004 district household projections.
[3] Figures taken from the respective LPAs Annual Monitoring Reports
[4] Hambleton Core Strategy, Adopted April 2007. Core Strategy sets out 285 annual average net additional dwellings between 2008 and 2021, based on 320 units per annum from 2004 until 2011, 290 units per annum between 2011 and 2016 and 260 units per annum between 2016 and 2021.
[5] Leeds City Council (2012) The Leeds Publication Draft Core Strategy, sets out to deliver 70,000 net additional dwellings per annum between 2012 and 2028, this equates to an annual average of 4,375. This figure is also included in the Proposed Main Modifications document, submitted to the Inspector in May 2014.
[6] 2003 data is not available for this update.

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Components of Change

Figure 2 Comparison of population growth projections in surrounding authorities to York

Data source	Component	East Riding	Hambleton	Harrogate	Leeds	Ryedale	Selby	York
2008 based sub national population projections (2008-2033)	Net natural change	-1,700	-3,000	-2,400	130,700	-3,000	3,600	15,100
	Net internal migration	88,600	11,800	23,800	-82,900	8,400	17,900	-12,300
	Net international migration	12,300	2,400	7,500	180,600	5,000	2,500	47,600
	Net cross border migration	-2,300	0	0	300	0	-2,500	0
	Total population change	**80,900**	**10,200**	**27,600**	**227,200**	**9,500**	**22,100**	**51,100**
2010 based sub national population projections (2010-2035)	Net natural change	-22,000	-3,100	-4,200	121,100	-3,800	4,100	11,100
	Net internal migration	64,300	10,800	21,500	-24,200	5,900	14,500	4,000
	Net international migration	5,000	100	200	66,600	2,400	2,600	15,500
	Net cross border migration	0	0	-2,300	-2,500	0	-2,500	200
	Total population change	**45,700**	**7,100**	**16,300**	**158,300**	**3,000**	**20,200**	**30,100**
Interim 2011 based sub national population projections (2011-2021)	Net natural change	-4000	400	1,100	45,000	-1,000	2,800	5,800
	Net internal migration	25,600	2,800	5,400	11,700	2,200	6,000	1,000
	Net international migration	3,000	0	1,100	34,300	1,000	1,300	8,300
	Net cross border migration	0	0	900	-1,000	0	-1000	100
	Total population change	**23,900**	**3,200**	**7,300**	**88,900**	**1,800**	**9,900**	**14,800**
2012 based sub national population projections (2012-2037)	Net natural change	-24,500	-3,700	-5,400	106,200	-3,900	2,600	9,700
	Net internal migration	49,600	7,900	24,000	-41,800	6,300	11,000	-5,700
	Net international migration	7,700	0	-7,400	57,900	0	2,500	22,700
	Net cross border migration	-2,500	0	0	-2,500	0	0	2,500
	Total population change	**32,800**	**3,500**	**10,500**	**119,300**	**3,000**	**15,100**	**29,000**

ARUP



York economic outlook

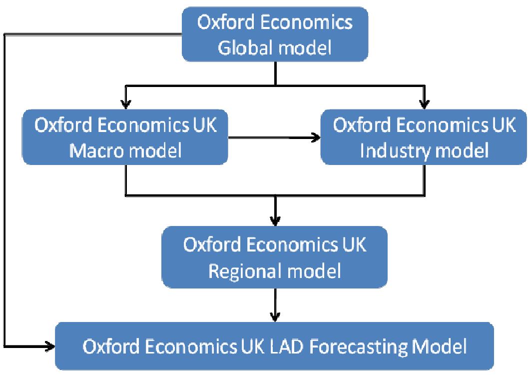
Anthony Light

alight@oxfordeconomics.com

1st December 2014

OXFORD ECONOMICS

Forecasting the York economy



- Forecasts for York are produced via a suite of econometric models incorporating economist judgement
- Global and national factors, as well as local drivers, influence the outlook for Yorkshire & Humber and York
- E.g.
  - World trade influences the UK's exports
  - National UK Government economic policy impacts on regions and local authorities
  - Industrial make-up of the local economy

OXFORD ECONOMICS

Presentation outline

- Macroeconomic overview – the national context for the York forecast
- Economic outlook for York
  - Headline trends
  - Sectoral composition
  - Alternative scenario

Data/forecasts for York presented in these slides was complied by Oxford Economics in February 2014, using official statistics available at that time

Oxford Economics provided City of York Council with a baseline view and 2 alternative 'higher growth' scenarios

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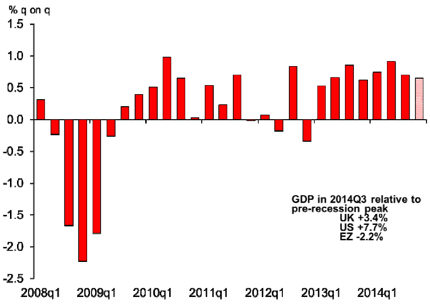
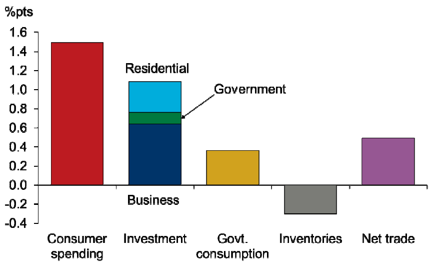
UK economy is recovering well

UK GDP growth



Source : ONS

UK: Contributions to annual GDP growth Q3 2014



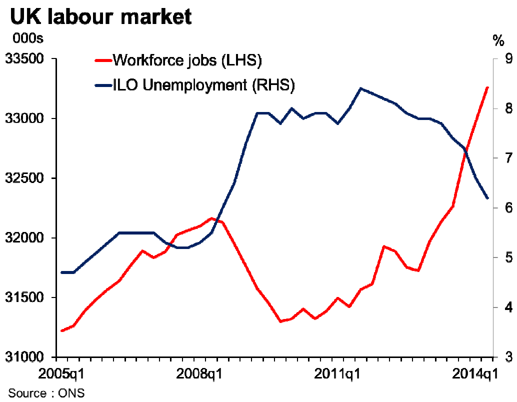
Source : Haver Analytics

- 2013 was a year of transition for the UK and growth has been maintained since at rates better than initially expected
- UK currently leads the G7 growth league
- We have seen a relatively balanced domestic growth profile during the recovery – its not just the consumer

OXFORD ECONOMICS

Labour market developments have been particularly strong

- More than 1.5 million jobs have been created in the UK since the beginning of 2013 (twice as many as across the entire EU)
- Gains have boosted full time posts, not just part time or self employed
- Unemployment has fallen much faster than anticipated (last Autumn the BofE forward guidance suggested 7% would be hit in 2016)



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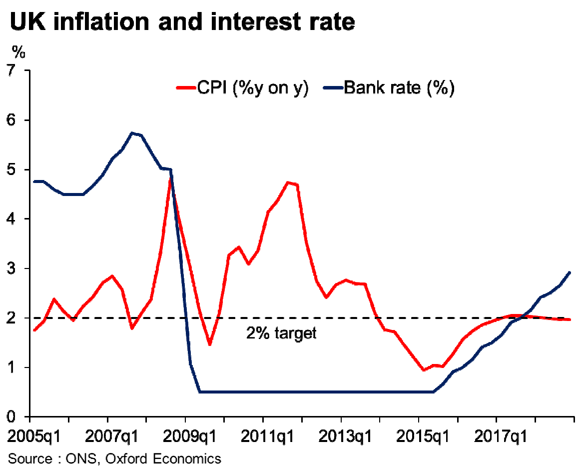
Low inflation and interest rates will be supportive



- Inflation expected to remain below target through 2015/16:-
  - No sign of commodity price pressures – oil price down 33% over the past 6 months
  - Spare capacity remains
  - Base effects (last winter's energy price hikes drop out)
  - Deflation is not a major risk
- First bank rate increase expected in 2015H2. Rises will be slow and steady thereafter

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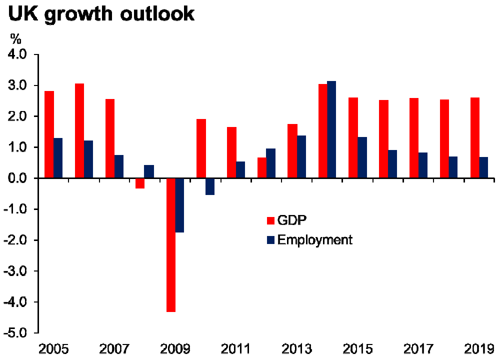
Growth has passed its high point but should remain solid…



Source : ONS, Oxford Economics

UK growth outlook		
% annual average growth	2014-19	2020-30
GDP	2.6	2.4
Employment	0.9	0.4

Source: Oxford Economics

- Growth will slow in 2015, but is expected to be maintained at rates well ahead of the Eurozone and within touching distance of the US over the medium/long term
- But there are downside risks
  - International – Eurozone weakness, conflicts in Ukraine/Russia and Middle East, Chinese banking crisis
  - Return to classic housing and consumer-led boom and bust
  - Interest rate rises could cause a substantial increase in financial stress amongst UK households, triggering consumer retrenchment
  - EU referendum uncertainty could discourage businesses from investing in the UK

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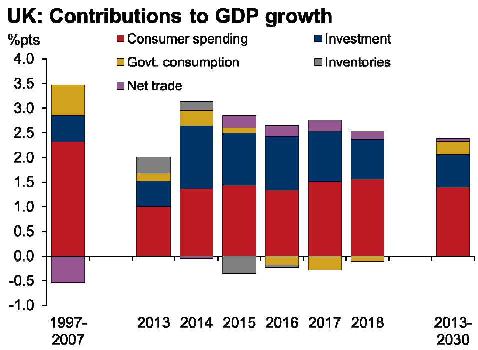
…and is expected to be more balanced than in the past

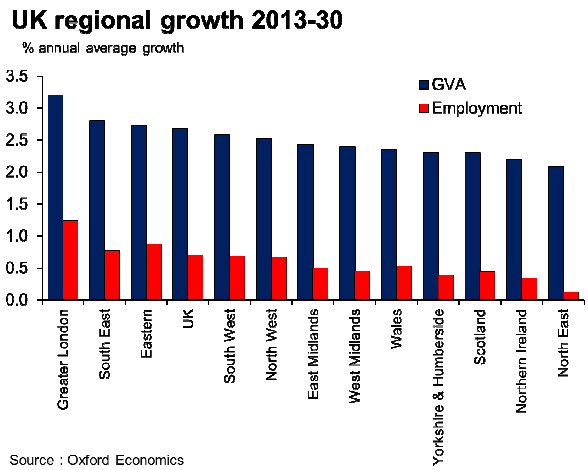


Source : Oxford Economics

- Consumers
  - Spending growth will slow as job creation moderates
  - Interest rates will eventually rise
- Investment
  - Confidence has returned
  - Corporates financial position is strong
  - Much lost ground to be made up
- Government
  - The bulk of cuts are still to come, and most are yet to be allocated
- Trade
  - Stronger medium term outlook for the global economy supports exports

OXFORD ECONOMICS

Northern regions fail to match southern neighbours

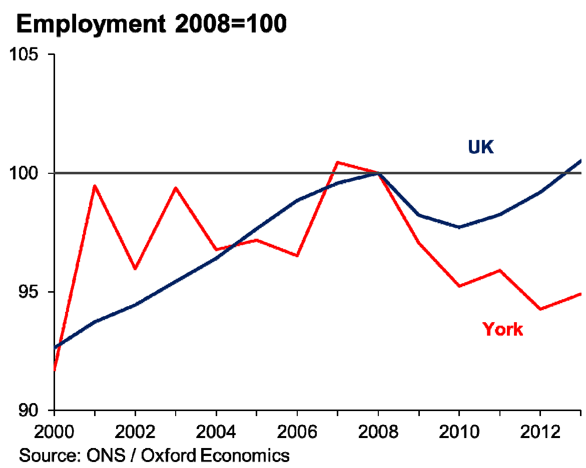


- Growth expected to be fastest in London and other southern regions
- Growth disparities underpinned by demand and supply side structural factors
- E.g.
  - Industrial mix
  - Demographics
- Outlook for YH is broadly comparable with the Midlands and the 'northern England' average

9

OXFORD ECONOMICS

York – employment still below pre-recession peak



10

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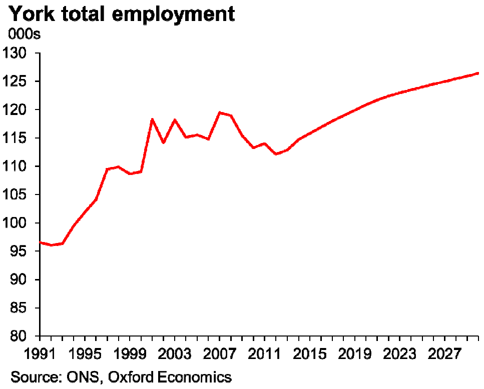
York - headline economic growth



- GVA 2013-30
  - York 2.8% p.a. (Yorkshire & Humber 2.6% p.a.)
  - York grows broadly in line with mainland UK
- Employment 2013-30
  - 13,500 additional jobs in York
  - About half of growth is regaining jobs lost since 2007
  - Job losses during recession more significant in York than YH/UK
  - Around 2020 for York employment to regain pre-recession levels (a little sooner in YH, UK already there)
  - Growth fastest in the short/medium term - cyclical bounce, demographics

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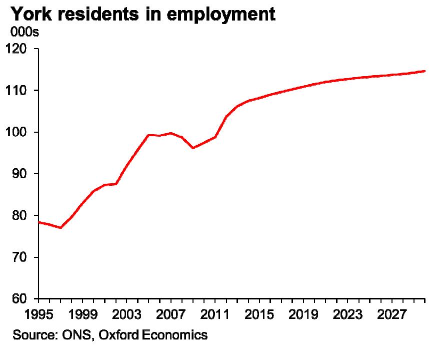
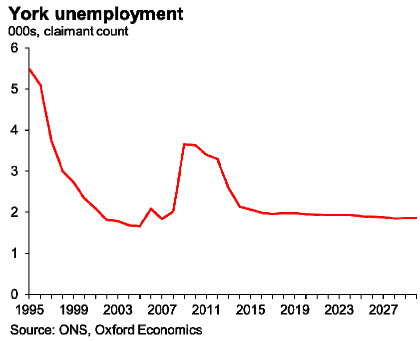
York residents benefit from rising employment in York





- Jobs created in York are filled by York residents and in-commuters
- York residents benefit from job creation in York, and in surrounding areas
- York residents in employment +8,500 by 2030
- Unemployment returns to pre-recession levels

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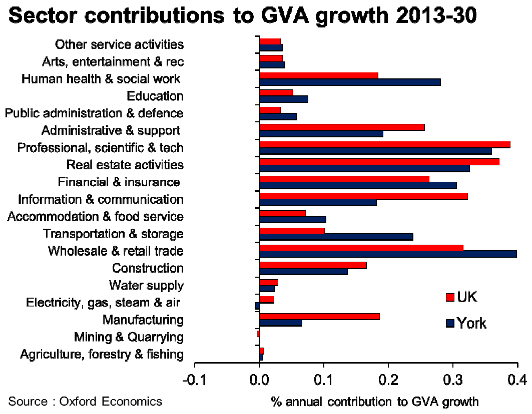
Sector contributions to GVA growth



- 75% of York economic growth will be provided by private services
  - Professional & administrative business services and IT/comms. fastest growing
  - Large wholesale & retail trade sector significant contribution
- Construction and manufacturing make positive contributions but are relatively small
- Mixed outlook for public services (1/5 of economic activity). Pressures especially in the short term
- Sectoral composition of growth broadly reflects national trends

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Private services especially important for job creation…

- Professional, scientific & technical services account for 20% of new jobs
- All private services expected to generate jobs
- Public administration bears the brunt of spending cuts, mainly in the short/medium term
- Manufacturing revival is achieved with fewer jobs thanks to productivity advancements

York employment

	Level		Change 2013-30	
	2013	2030	%	level
Agriculture, forestry & fishing	565	475	-15.9	-90
Mining & Quarrying	0	0	-	-
Manufacturing	4,180	2,991	-28.4	-1,189
Electricity, gas, steam & air	141	64	-54.8	-77
Water supply	366	342	-6.7	-24
Construction	5,077	6,246	23.0	1,169
Wholesale & retail trade	17,216	19,125	11.1	1,908
Transportation & storage	10,651	12,277	15.3	1,626
Accommodation & food service	9,828	10,922	11.1	1,094
Information & communication	2,900	3,637	25.4	737
Financial & insurance	5,150	5,378	4.4	228
Real estate activities	1,182	1,764	49.2	582
Professional, scientific & tech	8,569	11,566	35.0	2,997
Administrative & support	6,095	7,911	29.8	1,816
Public administration & defence	5,643	5,153	-8.7	-490
Education	11,748	11,849	0.9	101
Human health & social work	16,976	18,423	8.5	1,447
Arts, entertainment & rec	3,552	4,693	32.1	1,141
Other service activities	3,018	3,597	19.2	579
Total	**112,857**	**126,412**	**12.0**	**13,555**

Source: Oxford Economics

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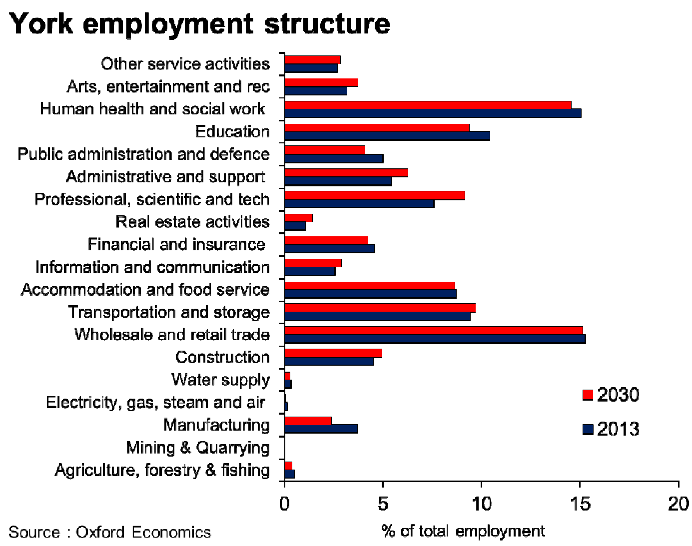
…leading to modest changes to employment structure



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Linking employment and population growth

1. Employment in York ('jobs measure')
   - Industry level demand-side analysis incorporating national/local factors
   - Modelling considers full time and part time employees and the self employed
2. Number of people working in York ('person measure')
   - Derived from (1) - the number of full/part time jobs in York, plus the self employed. Controlled to Census
3. Residence-based employment ('person measure')
   - Derived from (2) – Commuting patterns (from census data) used to estimate the number of York residents in employment. Controlled to Census.
4. Population
   - Natural change – modelled from trends in ONS 2010 population projections
   - Migration – reflects recent migration patterns and economic opportunities. Migrants tend to be attracted to areas perceived to provide the best employment opportunities.
5. Population and employment are interlinked
   - More people = increased demand for local services = more employment
   - Model iterates until forecasts are appropriate (determined by employment rate analysis) for all locations

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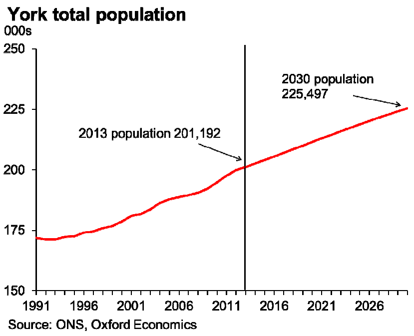
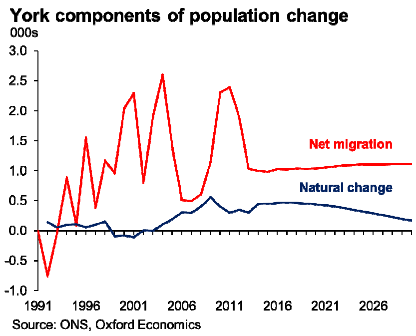
York – headline population growth





- 2013 – 2030
  - 24,300 more people = 18,100 net migration + 6,200 natural change
  - 16 – 64 population +3,100
  - Employment growth supported by people working longer, lower unemployment and higher participation

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Alternative scenarios

- Scenario analysis shows how future economic conditions may be different to the baseline forecast
- A stronger UK economic recovery will benefit York, with higher job creation than currently anticipated
- Stronger economic growth will have implications for demographic change and housing demand
- "A stronger UK recovery" - scenario assumptions
  - UK GDP growth 0.4pp higher per annum
  - Productivity improves faster than in the baseline
  - 60% of additional jobs filled by migrants
- "Faster key sector growth" – scenario assumptions
  - UK GDP 0.25pp higher per annum. Productivity improves faster than baseline
  - Growth boosted in professional services, advanced manufacturing, science & research
  - Migrants do not take extra jobs

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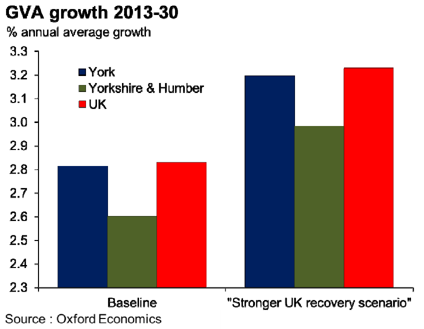
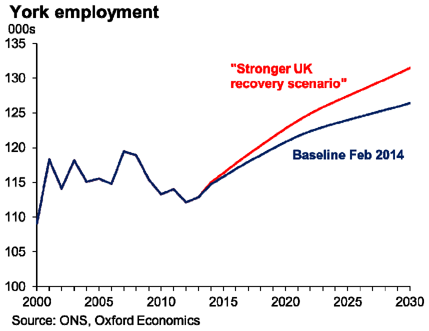
"A stronger UK recovery" – implications for York





- York benefits to a similar magnitude as the UK
- 18,600 additional jobs in York by 2030 – 5,000 more than in the baseline forecast
- All sectors benefit from stronger conditions
  - Majority of additional jobs in private services
  - Stronger growth means austerity measure and public sector job cuts ease
  - Fewer manufacturing job losses thanks to higher investment and better export performance

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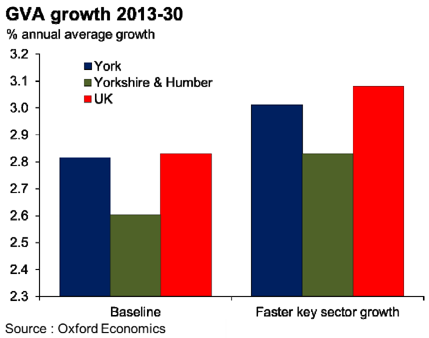
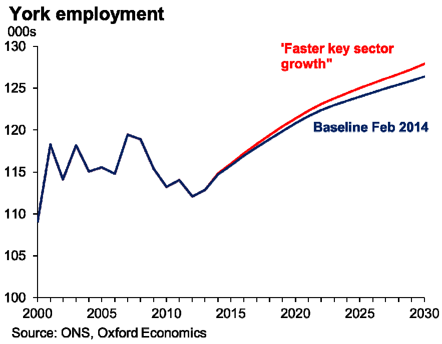
"Faster key sector growth" – implications for York





- York benefits a little less than the national average reflecting areas industrial mix
- 15,000 additional jobs in York by 2030 – 1,500 more than in the baseline forecast
- All private sectors benefit from stronger conditions
  - Majority of additional jobs in private services
  - Fewer manufacturing job losses thanks to higher investment and better export performance
  - Public sector employment broadly unchanged as workers switch to private sector

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Summary

- The UK economic recovery is underway and is expected to persist over the medium/long term. The York economy will contribute to and benefit from this recovery
- GVA 2013-30
  - York 2.8% p.a. (Yorkshire & Humber 2.6% p.a.)
  - York grows broadly in line with mainland UK
- Employment 2013-30
  - 13,500 additional jobs in York
  - Faster growth than nationally/regionally, but more lost ground to make up – approx. half of new jobs are replacing those lost since 2008
  - An extra 8,500 York residents in employment by 2030
  - Industrial mix of jobs shifts further towards private services
- Population 2013-30
  - Additional 24,300 people living in York (3,100 of working age)
  - Population growth fuelled by a combination of natural change and net-migration



York economic outlook

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1st December 2014

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