



Notice of meeting of

Executive

To:	Councillors Waller (Chair), Ayre, Steve Galloway, Moore, Morley, Reid and Runciman
Date:	Tuesday, 1 March 2011
Time:	2.00 pm
Venue:	The Guildhall, York

AGENDA

Notice to Members - Calling In:

Members are reminded that, should they wish to call in any item on this agenda, notice must be given to Democracy Support Group by:

10:00 am on Monday 28 February 2011, if an item is called in *before* a decision is taken, *or*

4:00 pm on Thursday 3 March 2011, if an item is called in *after* a decision has been taken.

Items called in will be considered by the Scrutiny Management Committee.

1. **Declarations of Interest**

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

2. Minutes (Pages 3 - 18)

To approve and sign the minutes of the Executive meeting held on 15 February 2011.

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 a matter within the Executive's remit can do so. The deadline for registering is **5:00 pm on Monday 28 February 2011**.

4. Executive Forward Plan (Pages 19 - 20)

To receive details of those items that are listed on the Forward Plan for the next two Executive meetings.

5. City of York Local Development Framework -Core Strategy Submission Draft (Pages 21 - 90)

This report invites Members to consider the draft LDF Core Strategy Submission document and associated legal and soundness issues.

Note:

Annexes A, B C, D and E to the above report have been made available on-line only and are not included in the printed agenda papers. A printed copy of Annex A will be circulated separately to Executive Members.

6. Urgent Business

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

Democracy Officer:

Name: Fiona Young

Contact details:

- Telephone – (01904) 551027
- E-mail – fiona.young@york.gov.uk

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

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

Contact details are set out above.

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- register by contacting the Democracy Officer (whose name and contact details can be found on the agenda for the meeting) **no later than 5.00 pm** on the last working day before the meeting;
- ensure that what you want to say speak relates to an item of business on the agenda or an issue which the committee has power to consider (speak to the Democracy Officer for advice on this);
- find out about the rules for public speaking from the Democracy Officer.

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Further information about what's being discussed at this meeting

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Access Arrangements

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Holding the Executive to Account

The majority of councillors are not appointed to the Executive (40 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Decision Session) agenda. The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

Who Gets Agenda and Reports for our Meetings?

- Councillors get copies of all agenda and reports for the committees to which they are appointed by the Council;
- Relevant Council Officers get copies of relevant agenda and reports for the committees which they report to;
- Public libraries get copies of **all** public agenda/reports.

City of York Council

Committee Minutes

MEETING	EXECUTIVE
DATE	15 FEBRUARY 2011
PRESENT	COUNCILLORS WALLER (CHAIR), AYRE, STEVE GALLOWAY, MOORE, MORLEY, REID AND RUNCIMAN
IN ATTENDANCE	COUNCILLORS ALEXANDER AND CRISP

PART A - MATTERS DEALT WITH UNDER DELEGATED POWERS

155. DECLARATIONS OF INTEREST

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

The following Members declared personal, non prejudicial interests in agenda items 9 (Capital Programme Budget 2011/12-2015/16) and 10 (Financial Strategy 2011-2017), insofar as these items related to their specific interests:

- Cllr Ayre – matters relating to the CAB, as a Trustee of York CAB
- Cllr Galloway – matters relating to benefits for the over-60s, as a person over the age of 60
- Cllr Morley - matters relating to benefits for the over-60s, as a person over the age of 60, matters relating to allotments, as an allotment holder and matters relating to fostering allowances
- Cllr Reid – matters relating to schools, as a school governor
- Cllr Runciman - matters relating to schools, as a school governor
- Cllr Waller - matters relating to schools, as a school governor, and matters relating to allotments, as an allotment holder.

156. MINUTES

RESOLVED: That the minutes of the Executive meeting held on 1 February 2011 be approved and signed by the Chair as a correct record.

157. PUBLIC PARTICIPATION / OTHER SPEAKERS

It was reported that there had been two registrations to speak at the meeting under the Council's Public Participation Scheme and two requests to speak, from a Member of Council and a union representative. All speakers wished to comment on the Financial Strategy 2011-2017 (agenda item 10).

Ceri Owen spoke on the impact of the revenue budget proposals and government cuts upon vulnerable people, with reference to a petition for which she had collected over 700 signatures to date.

Denise Craghill, of the York Green Party, spoke on the impact of the revenue budget proposals on services for young people, particularly against the current background of youth unemployment.

Cllr Alexander spoke about his concerns in relation to the revenue budget as a whole, as well as the process adopted by the Executive to bring forward their recommendations and the reasons provided for the budget savings. He stressed that the Labour Group's alternative proposals would prioritise vulnerable people.

Heather McKenzie, of UNISON, spoke about the impact of the revenue budget proposals on staff in a number of areas, including young people's services, social care services and property services. She also raised concerns about the lack of staff consultation in respect of the Review of City Strategy (agenda item 13) and the possibility of staff being transferred to a new company under plans for Creating a Local Authority Company (agenda item 12).

158. EXECUTIVE FORWARD PLAN

Members received and noted details of those items currently listed on the Forward Plan for the next two Executive meetings.

159. CAPITAL PROGRAMME - MONITOR 3

[See also under Part B Minutes]

Members considered a report which presented the likely out-turn position of the Council's 2010/11 Capital Programme, based upon the spend profile and information up to mid January 2011, and sought approval for changes to the programme and for the use of additional prudential borrowing and contingency to progress certain schemes.

The current approved programme, taking into account amendments reported in Monitors 1 and 2, amounted to £73.306m, financed by £37.818m of external funding and £35.488m of internal funding. Against this an out-turn of £64.926m was predicted, representing a net decrease of £8.38m made up of:

- Adjustments to schemes, increasing expenditure by £523k
- The re-profiling of £7.857m of schemes into future years.

Variances reported against each portfolio area were set out in Table 2 at paragraph 6 of the report.

Key outcomes of the programme, and progress to date on major schemes, were detailed in paragraph 8 of the report. Key exceptions and implications on the programme were summarised in paragraphs 9 to 46, with a summary of the revised 5 year programme in Table 13, at paragraph

47. Approval was sought to use prudential borrowing to fund the introduction of self-issue machines in local libraries and to use contingency to progress flood defence work at the James Street Travellers Site.

RESOLVED: (i) That the 2010/11 revised budget of £64.802m, as set out in paragraph 6 and Table 2, be noted.

(ii) That the re-stated capital programme for 2010/11-2014/15, as set out in paragraph 14 and Table 13, and detailed in Annex A, be noted.

(iii) That the use of an additional £124k of Prudential Borrowing for the funding of Self Issue Library machines which will generate future savings, as detailed in paragraph 24, be approved.¹

(iv) That the underspend of £28k on the special bridge maintenance scheme, which has been transferred to a winter resilience approved in accordance with financial regulations by the Director of Customer & Business Support Services, as detailed in paragraph 30, be noted.

(v) That the use of capital contingency to the value of £40k, to enable work on the James Street Travellers' Site Flood Defence to progress, be approved.²

REASON: To enable the effective management and monitoring of the Council's capital programme.

Action Required

1. Take action to implement use of Prudential Borrowing for self-issue library machines, as approved RB
2. Take action to implement use of contingency for James Street Travellers' Site flood defence work, as approved RB

160. QUARTER 3 FINANCE & PERFORMANCE MONITOR FOR 2010-11

Members considered a report which presented details of the headline performance and finance issues for the third quarter of 2010-11, covering the period from 1 April to 31 December 2010.

Some good performance results had been achieved over this period, including more residents helped to live independently, significant improvements to street cleanliness, a continued reduction in waste going to landfill, reduced crime levels, and a 60% reduction in the number of people killed or seriously injured on the roads. It was noted that York continued to buck the national trend in many areas of the economy, with less unemployment, fewer young people not in employment, education or training (NEET), a 73% increase in affordable housing and a reduction in homelessness.

With regard to finance, pressures of £1,668k were currently forecast, representing an improvement of £1,404k since the second monitoring report. This was inclusive of £2,287k in-year cuts in grant funding from central government. Directorates were working to reduce these pressures, in line with the strategy agreed at Monitor 2.

RESOLVED: (i) That the performance issues identified in the report be noted.

REASON: So that corrective action on these issues can be taken by Members and directorates.

(ii) That the finance issues identified in the report be noted.

REASON: So that the Council's expenditure can be contained within budget, where possible, by the end of the financial year.

161. TREASURY MANAGEMENT MONITOR 3 AND PRUDENTIAL INDICATORS 2010/11

Members considered a report which provided an update on the Treasury Management performance for the period 1 April to 31 December 2010, as compared to the budget approved by Council on 25 February 2010.

The report reviewed performance in respect of short term investments, long term borrowing, the Venture Fund and the Treasury Management Budget, in the context of the economic environment for the first nine months of the 2009/10 financial year.

It was noted that:

- Activity indicators suggested a modest growth in the economy, with improvements in consumer spending, despite deterioration of conditions in the labour market and a continuing fall in house prices.
- In respect of short term investments, favourable / competitive interest rates had been obtained whilst ensuring the required liquidity and security of funds.
- The Council's long-term borrowing portfolio currently totalled £136.1m, with no large concentration of loan maturity, thus spreading the interest rate risk dependency.
- New loan advances of £1,551k had been approved on the Venture Fund, including £650k for easy@york and a £500k contribution to the Treasury Management budget for the economic downturn.
- The projected out-turn on the 2010/11 Treasury Management budget was £11,536k, an estimated underspend of £200k.

RESOLVED: (i) That the performance of the Treasury Management activity be noted.

(ii) That the projected underspend of £200k on the Treasury Management budget be noted.

REASON: To ensure the continued performance of the Council's Treasury Management function.

162. HOUSING RENT INCREASE 2011/12

Members considered a report which asked them to consider the 2011/12 rent guidelines issued by the Department for Communities and Local Government (CLG).

The CLG had proposed a guideline rent increase of 6.5%. Taking into account the rent calculations on individual properties and the impact of moving all rents towards the target rent, this would result in an actual average increase of 6.4% in council rents. Failure to follow the guideline increase would result in withdrawal of some of the government's housing subsidy.

It was recommended that rents be increased in line with government guidance (Option 1), in order to match the assumed level of the Housing Revenue Account (HRA) subsidy calculation and HRA budget. Implementing a lower rent increase (Option 2) would mean either extending the date for rent convergence beyond 2015/16 or making higher increases in future years.

RESOLVED: (i) That the current system, whereby council home rent levels are effectively set by central government, be noted.

(ii) That Officers be requested to progress plans which would allow the Council to take more direct control of housing revenue decisions, including rent levels.¹

REASON: To enable the Council to set rent levels that take account of tenants' ability to pay, and to use rent revenues to benefit York residents.

(ii) That Option 1 be approved, with the average rent increases of 6.4%.²

REASON: To ensure a balanced Housing Revenue Account.

Action Required

- | | |
|---|----|
| 1. Progress plans for Council to take more control of housing revenue decisions, as requested | SW |
| 2. Implement agreed 6.4% rent increase | SW |

163. CREATING A LOCAL AUTHORITY COMPANY

Members considered a report which sought approval for the creation of a local authority company, through which the Council could provide services

and carry out works for profit on behalf of other public bodies and private organisations.

The setting up of a company would allow the Council to maximise the potential of its resources and contribute in the medium term to the efficiency agenda. The initial structure and scope of the company would be developed primarily around the services currently provided by the CBSS Directorate. Four options were presented:

Option 1 – CBSS to continue as it is.

Option 2 – to look at ‘sharing’ some services with other organisations.

Option 3 – to look to be a ‘provider’ to others.

Option 4 – to look to be a buyer from others.

Option 3 was the preferred way forward, as outlined in paragraphs 10 to 13 of the report, on the basis that it would give the Council control over its plans and already had the commitment of staff. The precise form of the company would be developed over the coming months. It was proposed that a small board of senior Officers be appointed to act as the Board of Directors, with the option to appoint further Directors in future. An outline of potential trading opportunities within CBSS was provided at Annex 1 to the report; with initial financial projections and a risk assessment at Annexes 2 and 3 respectively.

In response to comments made by the Unison representative on this item, Officers confirmed that there were currently no plans to transfer staff to the new company; however, should this occur in the future, consultation would be carried out.

RESOLVED: (i) That Option 3, the creation of a local authority company with the primary purpose of providing business support activity to public sector and other organisations, be approved.¹

REASON: To allow the Council to take advantage of income opportunities and make efficient use of its assets, workforce and knowledge.

(ii) That the Director of Customer & Business Support Services (CBSS) and the Assistant Directors (ADs) of CBSS be appointed as Directors of the Company, with the Director of CBSS acting as Chief Executive and the AD Governance & ICT acting as Company Secretary.²

REASON: To ensure that the company works under a suitable governance structure.

(iii) That regular further reports be brought back to the Executive.³

REASON: To ensure transparency at all stages of the company’s development and to ensure that the company’s activities are in keeping with the Council’s priorities and operating model.

(iv) That the company name be determined by the Director of CBSS and the Executive Member for Corporate Services, following a consultation with staff. ⁴

REASON: To ensure staff involvement in the setting up of the company.

(v) That any additional costs incurred as a result of establishing the company be capped at a maximum of £20,000, to be funded from a £20k carry-forward of CBSS budgeted underspend.

REASON: To provide set-up costs, but in such a way as to minimise the cost to the Council.

Action Required

- | | |
|---|----|
| 1. Take action to create a local authority company, as agreed | PK |
| 2. Appoint directors of the company, as agreed | PK |
| 3. Schedule update reports on the Executive Forward Plan | IF |
| 4. Consult with staff on the company name | |

164. REVIEW OF DIRECTORATE OF CITY STRATEGY

Members considered a report which set out proposals for amending the City Strategy Directorate structures to reduce costs and provide a more streamlined and effective approach to service delivery.

Details of the proposals were set out in paragraphs 5 to 39 of the report, with the current and proposed structure of the directorate illustrated in Annex A. The main proposed changes included:

- Rationalising the overall management structure and combining administration and support services functions
- Combining the main strategic spatial functions to produce a more integrated strategy approach
- Reducing engineering and transport capacity to reflect the downturn in expenditure due to government grant reductions
- Disbanding the Engineering Consultancy
- Creating a new major projects team
- Combining current resources on sustainability, carbon reduction and energy management, to maximise capacity.

Consultation had been carried out in accordance with the consultation plan attached at Annex B and had resulted in a large number of constructive responses, some of which were reflected in the proposals presented in the report. Areas of concern raised during consultation were summarised in paragraph 42. It was estimated that the proposed re-structure would achieve savings of £731k.

In response to the comments made by the Unison representative on this item, Officers indicated that they had done everything possible to engage

staff in the process, including carrying out consultation in line with HR advice.

RESOLVED: (i) That the outline proposals, established through phase 1 of the review of the Directorate of City Strategy, be approved.¹

(ii) That authority be delegated to the Director of City Strategy to complete the review through the detailed phase 2 and to implement the outcome of the review.²

REASON: In order to improve efficiency in the delivery of projects and improve the monitoring of those contracts put out to external providers, taking account of a reduced capital programme and potential income that has previously financed this work.

Action Required

- | | |
|---|----|
| 1. Take action to implement phase 1 of the re-structure | BW |
| 2. Take action to complete phase 2 of the review | BW |

PART B - MATTERS REFERRED TO COUNCIL

165. CAPITAL PROGRAMME - MONITOR 3

[See also under Part A Minutes]

Members considered a report which presented the likely out-turn position of the Council's 2010/11 Capital Programme, based upon the spend profile and information up to mid January 2011, and sought approval for changes to the programme and for the use of additional prudential borrowing and contingency to progress certain schemes.

The current approved programme, taking into account amendments reported in Monitors 1 and 2, amounted to £73.306m, financed by £37.818m of external funding and £35.488m of internal funding. Against this an out-turn of £64.926m was predicted, representing a net decrease of £8.38m made up of:

- Adjustments to schemes, increasing expenditure by £523k
- The re-profiling of £7.857m of schemes into future years.

Variances reported against each portfolio area were set out in Table 2 at paragraph 6 of the report.

Key outcomes of the programme, and progress to date on major schemes, were detailed in paragraph 8 of the report. Key exceptions and implications on the programme were summarised in paragraphs 9 to 46, with a summary of the revised 5 year programme in Table 13, paragraph 47. Approval was sought to use prudential borrowing to fund the introduction of self-issue machines in local libraries (paragraph 24) and to use contingency to progress flood defence work at the James Street Travellers Site.

Having noted the revised programme and approved the applications for use of prudential borrowing and contingency (*see Part A Minutes*), it was

RECOMMENDED: That Council approve the net adjustments of (£8.504m) in 2010/11, £2.337m in 2011/12, (£5.851m) in 2012/13, (£6.023m) in 2013/14 and (£3.517m) in 2014/15, as set out on a scheme by scheme basis in the report and contained in Annex A.

REASON: To enable the effective management and monitoring of the Council's capital programme.

166. CAPITAL PROGRAMME BUDGET 2011/12 TO 2015/16

Members considered a report which outlined the current position of the 2010/11 – 2014/15 capital programme, highlighted the existing funding position and associated pressures, and presented the bids received as part of the current year's Capital Resource Allocation Model (CRAM) process.

The current approved programme for 2010/11 to 2014/15 amounted to £221.229m, financed by £121.209m of external funding and Council controlled resources of £100.020m. The programme included three key elements – schemes fully funded by government departments (£104.472m), politically imperative schemes (£86.797m - mostly funded from corporate resources) and rolling programme schemes (£29.988m). In terms of the funding position, significant reliance continued to be placed on the achievement of a small number of high value asset disposals which had been affected by the economic downturn. There was currently a temporary shortfall of £2.411m on the required level of receipts.

A total of 30 bids had been received under the CRAM process, of which 10 were fully funded from external sources, 6 were rolling programme bids and 14 required additional discretionary resources. The bids were summarised in Table 4, in paragraph 19 of the report, and detailed in the following paragraphs. Schemes recommended for approval were set out in Table 5. The total value, and revenue implications, of all recommended bids were shown in Tables 6 and 7. Externally funded schemes proposed for addition to the programme were set out in Table 8. The capital programme for the next five years, should the proposals in the report be accepted, was summarised in paragraph 131 and detailed in Annex A.

Members discussed and agreed some amendments to the proposals recommended for approval in the report. They then

RECOMMENDED: That Council:

- (i) Agree to the revised capital programme of £175.318m, that reflects a net overall increase of £18.891m (as set out in the 'growth' column of Annex A **with the amendments totalling £2.616m set out in (d) and (e) below**). Key elements of this include:

- a) the bids recommended in paragraph 114 (table 5) totalling £7.205m, **subject to the following amendment:**
- the timing of Yearsley Pool energy solution moved to 2012/13 from 2011/12 to permit thorough investigation of necessity and appropriate technology;
- b) the schemes funded from external resources in paragraph 122 (table 8) totalling £3.629m;
- c) the revised prudential borrowing profile for the IT development plan in paragraph 126 (table 9) totalling £3.750m that shows a decrease of £250k per annum in years 11/12 - 14/15 and an extension of the programme by £750k in 2015/16 containing specific schemes;
- d) the use of HRA balances to fund HRA capital schemes as set out in paragraph 130 (table 10) totalling £5.691m **subject to the following amendment:**
- the inclusion of £700k (including work at The Glebe) towards a building insulation programme, including the fitting of double glazed windows, to commence in 2011/12 to bring the increase in the HRA capital programme to £6.391m;
- e) **the inclusion of the following new/amended schemes totalling £1.916m with a revenue implication of £29k in 2011/12:**
- £1.000m in 2012/13 to be utilised in conjunction with the Environment Agency for the provision of the Leeman Road flood defences
 - an additional £50k p.a.(to the £80k p. a. already included in the LTP line) allocation for the street lamppost replacement programme from 2011/12 to 2015/16, totalling £250k
 - £100k p.a. from 2011/12 to 2015/16 to fund an energy generation project which will exploit modern technologies such as photovoltaic cells and which is aimed at providing an additional revenue stream, through the sale of energy, by utilising

the availability of new “feed in” tariffs, totalling £500k

- an additional capital investment in structural highways of £166k for 2011/12.

(ii) Note that the revenue implications of the above amendments in 2011/12 are £29k, to be reflected in the revenue budget proposals.

(iii) Note the overall funding position identified in the report, which highlights a current shortfall in resources over the next five years, which the Council will need to address through increased revenue contributions in the medium term.

(iv) Approve the full restated programme as summarised in Annex A totalling £175.318m (£172.702m plus £2.616m amendments) up to 2015/16.

REASON: To set a balanced capital programme as required by the Local Government Act 2003.

167. FINANCIAL STRATEGY 2011-2017

Members considered a report which presented the Financial Strategy for 2011-2017, including the detailed Revenue Budget proposals for 2011/12, and asked them to recommend the proposals to Council.

The report presented a balanced budget for 2011/12, key features of which included:

- Transfer of £14,404k grant income from service specific and area based grants into formula grant calculations
- Removal of direct service grant funding amounting to £5,729k, supported by savings proposals
- Revenue investment of £9,836k
- A net revenue budget of £123,900k
- Funding for pupil-led aspects of education (primarily schools) of £107,076k, to be met by the Dedicated Schools Grant.

The latest estimate of the budget position for 2011/12 was set out in Annex 1 to the report. Annex 2 summarised the same information on a directorate basis. The corporate, priority investment and directorate spending pressures, including recommended revenue growth proposals of £9,836k, were outlined in Annex 3. Revenue savings proposals, totalling £21,170k for 2011/12, were set out in Annex 4. If accepted, the recommended income and expenditure proposals would result in a zero per cent increase in the City of York element of the council tax.

Executive Members responded individually to issues within their own portfolio areas and responded to the comments made under Public Participation / Other Speakers. Reference was made to the Equalities Impact Assessment (EIA) produced on the budget, which had been circulated to Members and Officers. The EIA has since been published on-line as an additional annex to the report. It was then:

RESOLVED: (i) That the Equalities Impact Assessment on the budget be noted.

(ii) That priority be given to growth expected to have a positive effect on older and younger people who are disabled, and their carers.

(iii) That the savings expected to have a negative effect on the groups mentioned above be noted.

(iv) That, regarding increases in fees and charges, particularly in adult social care, Officers be asked to make appropriate provision for people from the groups above, especially those who have limited financial means.

(v) That, in cases where service provision is passed on to independent providers, Officers be asked to ensure that contractual agreements ensure that people from the groups above receive the same level of service as before, or better.

(vi) That, having considered:

- a. Expenditure pressures facing the Council in 2011/12, as detailed at Annex 1, including the loss of departmental grant income;
- b. The impacts in 2011/12 of the growth requirements and savings proposals outlined in Annexes 3 and 4;
- c. Medium term financial factors facing the Council, as outlined in the report;
- d. The level of reserves projected to be held at 31 March 2011, 2012, 2013, 2014, 2015, 2016 and 2017 (Annex B);
- e. The significant future pressures identified;
- f. The statutory advice from the Director of Customer and Business Support Services;
- g. The need to ensure that any adjustments to these proposals are self-balancing within the requirements laid down by the Director of Customer and Business Support Services, as the Council's responsible financial officer;

It be

RECOMMENDED: That Council approve the budget proposals outlined in the report of the Director of Customer and Business

Support Services and set out in detail within the financial strategy, in particular:

(i) the net revenue expenditure requirement for 2011/12 of £125,728k (£123,900k after deducting the grant assistance to keep the council tax rise to zero), as set out in Annex 1;

(ii) the housing revenue account proposals outlined in Annex 6;

(iii) the dedicated schools grant proposals outlined in the report;

(iv) the revenue growth proposals of £9,394k on-going for 2011/12, plus one-off growth of £442k, outlined in Annex 3, **subject to the following amendments:**

a) reduce growth proposals by £301k as follows:

- CORG04 - Corporate contingency reduce from £400k to £99k

b) include new growth proposals totalling £824k as follows:

- one-off investment in highways maintenance of £657k to be funded from reserves
- Winter maintenance budget for ward committees in the sum of £40k
- Jobs fighting fund in the sum of £98k
- Revenue impact of capital programme amendment for street lighting in the sum of £5k
- Revenue impact of capital programme amendment for photovoltaic scheme in the sum of £9k
- Revenue impact of capital programme amendment for highways maintenance in the sum of £15k

resulting in revised figures of £9,260k for ongoing growth in 2011/12, plus one-off growth of £1,099k;

(v) the revenue savings proposals of £21,170k for 2011/12 outlined in Annex 4, **subject to the following amendments;**

a) reduce saving proposals by £100k as follows:

- ACES12 - reduce saving for review of young people's service from £200k to £100k to help sustain the Urbie bus, skatepark and Duke of Edinburgh schemes.

b) reject savings proposals totalling £34k as follows:

- CSTS43 / SCTED04 Welcome to Yorkshire in the sum of £34k

resulting in a revised figure of £21,036k;

(vi) use of prior year collection fund surplus of £1,000k;

(vii) in terms of the Council's reserves, the use in 2011/12 of £657k from general reserves for highways maintenance.

(viii) note the medium term financial strategy projections that indicate the need for savings/efficiencies in future years of £10m per annum,

REASON: In order to set a balanced budget, taking into account the priorities and considerations identified by the Executive.

168. TREASURY MANAGEMENT STRATEGY STATEMENT AND PRUDENTIAL INDICATORS FOR 2011/12 TO 2015/16

Members considered a report which asked them to recommend to Council the Integrated Treasury Management Strategy Statement and Proposed Prudential Indicators for 2010/11 to 2014/15.

The Local Government Act 2003 required the Council to set out its treasury strategy for borrowing and to prepare an annual investment strategy. In doing so, the Council must have regard to the CIPFA Prudential Code and set Prudential Indicators for at least the next three years. The Department of Communities and Local Government (CLG) had issued revised investment guidance from 1 April 2010, but no major changes were required beyond those set out in the revised CIPFA Treasury Management Code of Practice adopted by the Council in February 2010, as outlined in paragraph 9.

The report outlined the Council's current treasury portfolio position and its borrowing and investment policies, in the context of the national economic background, as detailed in Annex C. Prudential Indicators for 2010/11 to 2015/16, interest rate forecasts, a schedule of Specified and Non-specified Investments, approved countries for investments and the Scheme of Delegation and Role of the Section 151 Officer were attached at Annexes A, B, D, E and F respectively.

RECOMMENDED: That Council approve:

- (i) The proposed Treasury Management Strategy for 2011/12, including the annual investment strategy and the minimum revenue provision policy statement;

- (ii) The Prudential Indicators for 2011/12 to 2015/16 (Annex A);
- (iii) The Specified and Non-specified Investments Schedule (Annex D)
- (iv) The Scheme of Delegation and the Role of the Section 151 Officer (Annex F).

REASON: To enable the continued effective operation of the Treasury Management function and to ensure that all Council borrowing is prudent, affordable and sustainable.

A Waller, Chair

[The meeting started at 2.00 pm and finished at 3.30 pm].

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EXECUTIVE FORWARD PLAN (as at 14 February 2011)

Table 1: Items scheduled on the Forward Plan for the Executive Meeting on 15 March 2011		
Title & Description	Author	Portfolio Holder
<p>The Education White Paper: City of York response</p> <p><i>Purpose of report: The Schools White Paper : “The Importance of Teaching” was published on the 24 November. This paper describes the steps that have taken place between the Local Authority and the school community to respond to the direction of travel described in the document.</i></p> <p><i>Members are asked to: Consider the recommendations</i></p>	Pete Dwyer	Executive Member for Children and Young People’s Services
<p>Update on the Reablement Service</p> <p><i>Purpose of report: This report is requested by Executive to update on recommendations relating to the Reablement report to Executive on 14 December 2010.</i></p> <p><i>Members are asked to: Consider the update</i></p>	Anne Bygrave	Executive Member for Health and Adult Social Services
<p>Draft Framework for York Low Emission Strategy</p> <p><i>Purpose of report: This report presents a draft framework for the York Low Emission Strategy (LES) to be taken forward for public consultation in 2011. It presents an outline of the proposed measures and actions and suggested timescales for their implementation.</i></p> <p><i>Members are asked to: Agree the proposed measures and actions</i></p>	Mike Southcombe/ Elizabeth Bates	Executive Member for Neighbourhoods and Housing
<p>City of York Local Transport Plan 3</p> <p><i>Purpose of report: The City’s current Local Transport Plan (LTP2) is due to expire in March 2011. This report seeks Executive’s approval to recommend LTP3 be adopted by Full Council on 7 April 2011.</i></p> <p><i>Members will be asked to: Note the contents of the report and recommend LTP3 be adopted by Full Council on 7 April 2011.</i></p>	Ian Stokes	Executive Member for City Strategy

<p>CYC response to Healthy Lives: Healthy People – The Public Health White Paper Consultation</p> <p><i>Purpose of report: The Department for Health are consulting on plans for public health.</i></p> <p><i>Members are asked to: Endorse the CYC response collated from across the organisation with the input of Scrutiny and colleagues in PCT.</i></p>	Sandra Forbes	Executive Leader
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Table 2: Items scheduled on the Forward Plan for the Executive Meeting on 29 March 2011		
Title & Description	Author	Portfolio Holder
<p>Customer Complaints Final Report</p> <p><i>Purpose of report: To present the executive with the final report arising from the review of Customer Complaints.</i></p> <p><i>Members are asked to: Approve the recommendations arising from the review</i></p>	Melanie Carr	Executive Leader
<p>Minutes of Working Groups</p> <p><i>Purpose of Report: This report presents the minutes of recent meetings of the Young People's Working Group, the Local Development Framework Working Group, the Equality Advisory Group and the Mansion House and Mayoralty Advisory Group and asks Members to consider the advice given by the groups in their capacity as advisory bodies to the Executive.</i></p> <p><i>Members are asked to: Note the minutes and to decide whether they wish to approve the specific recommendations made by the Working Groups, and/or respond to any of the advice offered by the Working Groups.</i></p>	Jayne Carr	Executive Leader
<p>Cycling City York Progress Report</p> <p><i>Purpose of report: This will be the final Cycling City York progress report looking back over the last 6 months and key points for the whole of the programme. It will take some time for the full effects to be seen and statistically reported on (at least 2012 as endorsed by Cycling England due to the effects bedding down).</i></p> <p><i>Members are asked to: Note the report and its findings for information.</i></p>	Graham Titchener	Executive Member for City Strategy



Executive**1st March 2011**

Report of the Director of City Strategy

City of York Local Development Framework –Core Strategy Submission Draft**Summary**

1. The purpose of this report is to allow Members to consider the draft Core Strategy Submission document (Annex A) and associated legal and soundness issues. The report also comprises the following Annexes directly relating to the draft Core Strategy document:
 - Annex B – Preferred Options Consultation Summary;
 - Annex C – Sustainability Appraisal;
 - Annex D – Heritage Topic Paper and Heritage Impact Appraisal; and
 - Annex E – List of Available Technical Papers.
2. Annexes B, C and D include information for Members to consider when making a judgement about the content of the main Core Strategy document. Annex E lists additional technical papers that provide information to supplement the existing Core Strategy bibliography and the Sustainability Appraisal. These are available in the Members' Library, from the author of the report and on-line.
3. The issues highlighted in this report were considered in detail at the Local Development Framework Working Group held on 14th February 2011. The minutes of the meeting along with the recommendations of the group are attached as Annex F. In addition Annex G (attached) highlights the key changes to the Core Strategy document requested by the LDF Working Group along with an officer response and other minor editorial or factual changes. The changes have been incorporated in the draft Core Strategy (Annex A).
4. The Core Strategy is a written statement of the planning strategy and vision for the City of York, together with strategic policies. All other planning documents produced must fit with the Core Strategy. At the LDF Working Groups in October and November Members made key recommendations relating to the proposed Spatial Strategy element of the Core Strategy. These essentially related to issues surrounding the preservation of the general extent of York's Green Belt as identified in the draft Local Plan. The recommendations of the group were subsequently endorsed at the Executive in December and are fully reflected in the draft Core Strategy document (Annex A).

Background

5. The LDF Core Strategy is the key tool for delivering effective, strategic planning and provides the context for all subsequent LDF documents. To do this it is important that it delivers the spatial / physical elements of the Sustainable Community Strategy. It must do this in a way that provides an effective strategy for managing change and responding to York's specific planning issues. This includes responding to the future need for development land in a way that respects York's unique natural and historic environment.
6. The Core Strategy effectively involves public participation at the three stages highlighted below.
 - **'Issues & Options' Stage** – at this point the Council highlights key issues and options for consultation to inform the content, scope and direction of the Core Strategy.
 - **'Preferred Options' Stage** – consultation on the Council's intended approach.
 - **Submission Stage** - representations are invited on the final document which will be submitted by the Council to the Secretary of State. Any comments received at this stage will be forwarded to the Planning Inspectorate for consideration at a public examination into the document.
7. We are currently at the Submission stage of production. This follows on from two Issues and Options stages undertaken in June 2006 (Issues and Options 1) and again in August 2007 (Issues and Options 2) and a Preferred Options consultation June to October 2009. The draft Core Strategy (Annex A) draws on the responses that were received during the consultation as well as feeding in the evidence base findings and higher level policy including national planning policy. Given the proximity of the Local Government Elections, the document will not be published for formal representations to be made until May.

LDF - Core Strategy

8. As indicated the Core Strategy will set out the overall vision and strategy for the Local Development Framework as a whole and in doing so provide the context for delivering the spatial aspects of the Sustainable Community Strategy. In summary the Core Strategy covers the following broad areas.

Background & Vision

9. This includes the consideration of those factors that would influence the strategic planning of York and uses them to develop a planning vision. These are summarised in figure 1 below.

Figure 1: Key Influence on the LDF vision.



10. The document includes a descriptive vision supported by a vision statement. This is then linked to a series of objectives which are addressed in subsequent chapters by strategic policies and targets. Following the Preferred Options consultation the influences have been amended to reflect work on the *Climate Change Framework and Action Plan* and the publication of the *York-New City Beautiful* document. In addition, to reflect consultation responses an additional theme relating to education and training has been added.

Spatial Strategy

11. The Spatial Strategy was considered in detail at the LDF Working Groups held on 4th October and 1st November and at the Executive on 14th December. Inline with the recommendation of the Executive the proposed approach aims to ensure that the general extent of the Green Belt will remain unchanged from that included in the draft Local Plan. Future development will therefore be concentrated on the main urban area of York and within existing settlements. This will be done in a way that ensures:
- York's unique character and setting is protected;
 - future development is concentrated in locations well served by public transport and services, maximising the use of brownfield sites;
 - flood risk is appropriately managed; and
 - green infrastructure is protected.
12. Changes to this section of the Core Strategy also reflect the amended approach to the York Northwest area, with York Central and the Former British Sugar/Manor School sites now being identified as Strategic Allocations. The approach also reflects the latest work on the City Centre, including the *York-New City Beautiful* document.

Strategic Policies

13. The document contains a range of spatial and strategic policies grouped under the following headings:
 - York's Special Historic & Built Environment;
 - Building Confident, Creative & Inclusive Communities;
 - A Prosperous & Thriving Economy;
 - A Leading Environmentally Friendly City; and
 - A World Class Centre for Education and Learning for All.

14. A range of changes have been made to these sections to reflect the outcomes from consultation and new evidence base work. Key amendments include: a reviewed approach to the historic environment which also reflects the definition of heritage assets introduced by the new PPS5; changes to the affordable housing policy to reflect the dynamic viability model developed by Fordham Associates; an expanded economic growth policy addressing the wider definition of economic development included in the revised PPS4; new renewable energy targets resulting from the Renewable Energy Study; and new policies on education and training and air quality.

Delivery & Review

15. National Guidance (PPS12) requires the Core Strategy to be supported by evidence of what physical, social and green infrastructure is needed to facilitate the amount of development proposed for the area, taking account of its type and distribution. It states that this should set out who will provide the infrastructure and when it will be provided. Work has been ongoing with key infrastructure partners to understand the strategic infrastructure requirements arising from York's Core Strategy. In a number of areas these requirements are reflected in specific Core Strategy policies, for example on transport and community facilities. If Members agree the draft Core Strategy, then further work will be undertaken to finalise an infrastructure paper which will cover all relevant infrastructure types and discuss delivery and funding.

Consultation

16. This document follows on from the Preferred Options consultation which was held between June 2009 and October 2009. Reports to the LDF Working Group in January and April 2010 provided Members with information relating to the consultation. With regard to future housing and employment growth and the spatial strategy in summary the citywide questionnaire included the comments below.
 - 90% of respondents supported the key constraints used to help shape the spatial strategy relating to green infrastructure, flood risk and historic character and setting, whilst 10% did not;
 - 43% of respondents felt that York's economy should grow by 1000 jobs per year and 9% by more than this amount. 48% felt the number of jobs should be lower;

- 58% of respondents felt that we should be building less than 850 new homes a year, 33% agreed that 850 new homes per year should be built, whilst 9% felt it should be higher;
 - around 60% of respondents felt that land should not be identified in the draft green belt for housing or employment. However, if we had to identify land in the draft green belt for housing, 67% of respondents felt that Areas A and B would be most suitable. 58% of respondents believed that Area C was suitable for industrial and distribution employment, whilst 41% agreed that Area I was suitable; and
 - 77% of respondents agreed that we should be allowed to include a higher level of windfalls in the plan, whilst 23% disagreed.
17. Through the other forms of consultation a variety of other issues were raised including those highlighted below.
- Concerns surrounding the levels of growth of housing, employment and retail including implications for the green belt, infrastructure implications and the environmental impact of the proposed overall approach. Although there was support for focusing growth on the main urban area.
 - Comments both against and for the proposed areas of search, including issues about phasing and location and whether the outer ring road should form a constraint.
 - Support for the precautionary approach to flood risk and the focus on previously developed land.
 - Discussion on how to deliver the right mix and type of housing, comments both for and against the inclusion of windfalls and the need for a flexible approach to housing density.
 - A recognition that YNW is essential to achieving the Core Strategy vision.
18. Annex B includes a full summary of consultation responses for Members to consider along side the Core Strategy document.

Sustainability Appraisal

19. When producing LDFs local authorities are required to consider, at each stage of production, the impacts their proposals are likely to have on sustainable development. This is done through undertaking a sustainability appraisal of the document concerned and the publication of the appraisal so that those responding to any consultation are aware of the economic, social and environmental implications of certain approaches.
20. The Sustainability Appraisal (SA) for the Submission document highlights largely positive but some key negative potential effects arising from the analysis of policies. The strongest positive effects identified relate to the economy as the majority of the Core Strategy Policies could directly or indirectly help to support conditions for economic success and investment, either in terms of delivering jobs or underpinning those factors that make York attractive for visitors, residents and investors. The SA has also found that the policies have strengthened their approach towards achieving environmental objectives EN2, EN4 and EN5 regarding the character and setting of the Historic and Built Environment, managing the impacts of climate change and

improving air quality through more comprehensive inclusion of targets connected to design and construction. Positive social effects are also identified through the consideration of increased accessibility to services and sustainable transport as well as a strengthened approach to positively influencing human health and well being through enhancing green infrastructure and improving air quality.

21. The Sustainability Appraisal does, however, have significant concerns over the cumulative effect of implementing a low housing delivery target coupled with high expectations for employment growth. In the short-term policies CS5 (the Scale and Distribution of Housing) and CS15 (Sustainable Economic Growth) should be positive in meeting some of the required need for housing and employment. The greatest concern is for the long-term as the lower housing target could lead to associated social, economic and environmental impacts. In summary, the impact of this could be in terms of lack of provision for market and affordable housing to meet the projected need, difficulty in providing a balance of mixed housing types, lack of a supporting workforce and the increased need for inward commuting leading to negative impacts on the transport network.
22. The Sustainability Appraisal is provided as Annex C for Members to consider along side the draft Core Strategy document.

Heritage Appraisal

23. Both the Issues and Options and Preferred Options papers noted the significance and concentration of Listed Buildings, Scheduled Ancient Monuments and Conservation Areas (amongst other assets) in York, and used available historic and archaeological records to map their location. While such a 'heritage assets' approach should help at a site specific level, providing guidance about the sensitivity of a particular location, the overall pattern and profile of monuments and buildings, and indeed of other features such as historic parks and gardens, it cannot describe the significance and sensitivity of the wider historic environment, nor what elements of the city's character we should strive to protect or hope to strengthen.
24. In order to develop a sound basis for informed decision making, a Heritage Topic Paper and Heritage Appraisal have been undertaken. The Heritage Topic Paper aims to capture the significance of York's many historic assets, describing why these are special or unique to the city, and uses this to assess what the impact of the LDFs emerging development strategy would be on those assets. It takes a strategic, high-level overview of historic environmental character and sensitivity to assist with determining the location and broad scale of development and change and provide a framework within which more detailed studies can be undertaken. The purpose of the Heritage Impact Assessment is three-fold. First, it provides an evidence base for the historic environment for the Core Strategy. Second, it provides a view of the special character and significances of this historic environment. Third it provides a methodology for testing, at a high level, the potential impacts of the policy statements contained in the LDF Core Strategy.
25. The Appraisal highlights the positive benefits of the proposed spatial strategy and green belt policy. It is indicated that in conserving a green belt around

York, and focusing development on the existing built-up area they are likely to reinforce the compact nature of the City, and substantially help retain important views from the Minster Tower – the converse is also true, affording views of Minster from outlying suburbs. It is also stated that the policy approach should reinforce existing neighbourhoods and nodes, and set a good framework for establishing the same within new major development opportunities.

26. It is highlighted that strategic development proposals should be developed with reference to six Principal Characteristics identified in the paper: strong urban form; compactness; landmark monuments; architectural character; archaeological complexity and setting. It is indicated as developments are considered in more detail it is important that site appraisal work/masterplanning is undertaken to consider impact on these characteristics. A specific point identified is the potential for tall buildings to undermine the relatively small scale of York's architecture.
27. Retail is identified as a particular concern, more specifically it is highlighted that proposals for large scale retail development which competes with the City Centre could potentially undermine the character of the urban core through increased vacancy rates, low investment, pressure on small specialist shops. It is recommended that the impact of new retail development on the City Centre's retail character needs to be properly tested. However, a sympathetic development proposal at Castle Piccadilly is identified as potentially bringing significant benefits improving linkages between The Eye of York and Clifford's Tower to the rest of York.
28. The Heritage Appraisal is provided as Annex D to this report for Members consideration when evaluating the content of the Core Strategy.

Legal and Soundness Issues

29. At the 1st November LDF Working Group Officers were asked to provide further information on legal and soundness issues as a public examination will be held to consider the soundness of the Core Strategy. The current and emerging position is highlighted below along with the summary of the advice from the Planning Inspectorate.
30. Under the current Planning and Compulsory Purchase Act 2004 S 20(5)(a) an Inspector is charged with firstly checking that the plan has complied with legislation. This includes checking that the plan:
 - has been prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Regulations;
 - has been subject to sustainability appraisal;
 - has regard to national policy;
 - conforms generally to the Regional Spatial Strategy; and
 - has regard to any sustainable community strategy for its area (i.e. county and district).

31. In addition Section 20(5)(b) of the Act requires the Inspector to determine whether the plan is “sound”. To be “sound” a core strategy should be ‘justified’, ‘effective’ and consistent with national policy. “Justified” means that the document must be founded on a robust and credible evidence base. It must also be the most appropriate strategy when considered against the reasonable alternatives. “Effective” means that the document must be: deliverable and flexible. If it appears to the Inspector at the pre-examination meeting that it is likely that the Core Strategy would require significant amendments to make it sound and that these amendments would not be able to be made through the examination process, the Core Strategy would need to be withdrawn at that stage.
32. The coalition agreement published in May 2010 highlighted that the Government believes that it is time for a fundamental shift of power from Westminster to local councils, communities, neighbourhoods and individuals. As a part of this approach they included a commitment to ‘rapidly abolish Regional Spatial Strategies and return decision making powers on housing and planning to local councils’. Following on from this on 6th July the Secretary of State for Communities and Local Government (CLG), Rt Hon Eric Pickles, announced the revocation of Regional Strategies with immediate effect.
33. In early August, house builder CALA Homes (Cala 1) launched a legal challenge to the government’s decision to revoke RSSs. They argued that the Secretary of State was not empowered to revoke RSS in the way he did and that he had breached his obligations under European law by failing to assess the environmental effects. They were successful in this challenge which essentially means that the regional strategy remains part of the statutory development plan. The Secretary of State has subsequently advised that the proposed abolition of regional strategies (in the now published Localism Bill) is a Government commitment which Inspectors should take into account as a material consideration where relevant to their casework. This position was the subject of a further unsuccessful legal challenge to the Secretary of State by Cala Homes (Cala 2).
34. The Decentralisation and Localism Bill (‘the Bill’) was published by the Coalition Government on 13th December 2010. In a press release dated 13th December 2010 CLG indicated that the Localism Bill will put an end to the hoarding of power within central government and top-down control of communities, allowing local people the freedom to run their lives and neighbourhoods in their own way. In addition a letter from the chief planner dated 15th Dec 2010 indicates that the Government has been clear that it intends to bring forward a number of reforms to the planning system, aimed at restoring democratic and local control and shifting power to communities. The Localism Bill is a key vehicle for achieving this. The Bill itself is such that encompasses issues as wide ranging as a general power of competence for local authorities; local authority governance; standards; financing; community empowerment; planning and housing. Part 5 of the Bill refers to planning matters and indicates that Regional Spatial Strategies are to be abolished. In addition it does however include a new duty to cooperate in the preparation of development plans.

35. Considerable detail is still awaited as to precisely how the provisions of the Bill are to be fleshed-out in legislation. This includes both the nature of the duty to cooperate and information on the new concise National Planning Framework. It is not clear what the latter might contain, or how the policies included within it may differ from that contained within existing national planning policy guidance and legislation.
36. Following the LDF Working Group on 1st November Officers contacted the Planning Inspectorate to seek further advice. They noted the intention of the Government to abolish regional strategies and highlighted that the determination of Cala 2 would provide a clear legal answer to the question which is whether the proposal in the Localism Bill to abolish regional strategies is a material consideration. If it is, they suggested that the weight to be attached will relate to the passage of the Bill through the House. Accordingly it may be, depending on what happens in the House, that by the time we submit our plan conformity with the regional strategy will be less important than it is now. Although it should be noted the Bill is unlikely to be enacted until November. In these circumstances the Planning Inspectorate indicated that our plan will be judged largely against the robustness of the local evidence along with whatever is the relevant government guidance at the time.

Options

37. Officers request that Members consider the following options relating to the Core Strategy document:

Option 1: That the Executive, subject to amendments proposed by the LDF Working Group, recommend that Council approve the document, attached as Annex A, along with supporting information for publication and submission for public examination.

Option 2: That the Executive, subject to amendments proposed by the LDF Working Group, approve the policies and principle included in the draft Core Strategy. In addition request Officers to provide a further report on legal and soundness issues before recommending that Council approve the document for publication and submission for examination;

Option 3: Seek amendments to the document to address the legal and soundness issues highlighted in the report and recommend the Executive to recommend to Council the approval of the amended document along with supporting information for publication and submission for examination.

Analysis of Options

38. There are clearly a number of risks that arise from the current national policy context these are highlighted below. These must be viewed against the Government's public policy approach which involves a fundamental decentralisation of control from central government.
39. The draft Core Strategy would not be in conformity with RSS in terms of its approach to housing. The initial Cala1 decision has reinstated RSS as a part of the development plan. However, given the likely abolition of RSS through

the Localism Bill, coupled with the Cala 2 ruling, this could be a matter of timing i.e. the position of the Bill in relation to the Core Strategy examination process. The final form of the Localism Act, however, can not be determined. It must also be stressed that the proposed removal of the RSS does not remove the requirement for the Core Strategy to be in general conformity with national policy and comply with the tests of soundness in PPS12. The majority of the plan would meet these tests although they are likely to present a significant problem in terms of the proposed approach to housing.

40. There is little guidance at the moment relating to the timing and content of the new National Planning Framework. In the absence of new provisions existing national guidance remains. This would create problems for our proposed approach in meeting the test of soundness given potential divergence from national guidance, particularly PPS3, in terms of the approach to housing need and the inclusion of windfalls, PPG2 'Green Belt' and PPS12 as detailed.
41. 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. The need for an appropriate evidence base is also highlighted by both the Planning Inspectorate and confirmed by the Council's solicitors. National guidance also highlights the importance of undertaking and reflecting public consultation. A significant amount of technical evidence base work across many policy areas has been undertaken to underpin the plan's approach. However, in terms of considering the quantity and location of future housing, the plan's approach reflects responses to consultation rather than appropriate technical evidence.
42. National Guidance also indicates that a plan must be 'effective' i.e. 'deliverable' and 'flexible'. The draft Core Strategy does not incorporate sufficient flexibility to allow for the failure to deliver certain key sites. This is a particular concern in relation to the York Central Strategic Allocation which is currently the subject of further work to refine development levels and ensure deliverability.
43. The Localism Bill includes a new duty to cooperate in the preparation of development plans. This is consistent with existing guidance included in PPS12. This is one of the areas that will be subject to further government guidance, however, the Bill would seem to support continued strategic coordination. This may also present a problem for York's Core Strategy if it is perceived by neighbouring authorities to be displacing housing.
44. Currently national guidance and legislation remains unchanged. For the reasons highlighted above at this point in time there is a high risk of the plan being found 'unsound' if Option 1 is pursued. Given that consultation on the draft Core Strategy will not occur until after the Local Government Election in May, Option 2 would allow for a reconsideration of legal and soundness issues at that point in time. It would also allow Officers to seek further legal advice, if Members deemed it appropriate. Option 3 would require making alteration to the plan to reduce the risk of it being judged 'unsound'. This would require a reconsideration of the future approach to housing, including the assessment of future need and the inclusion of windfalls, and the Green

Belt. In light of the current public policy context Officers would recommend Option 3. This is supported by advice from the Council's own solicitors.

45. As indicated in paragraph 3, the issues highlighted in this report were considered in full by Members of the LDF Working Group held on 14th February 2011. As detailed in the minutes, attached as Annex F, the Group recommend that the Executive approve the draft Core Strategy Document along with supporting information for public consultation and submission for public examination (Option 1). Key considerations behind this approach were: the overriding need to protect York's Green Belt, responding to community concerns about its loss; views on development in light of recent economic and market conditions; the number of unimplemented planning permissions; and the priority for brownfield redevelopment.
46. If the Council pursue a strategy which ultimately proves unsound following Public Examination then this will lead to the abortive costs of running such an inquiry and the potential additional costs of a future examination. Any subsequent planning work to achieve a 'sound' plan and its testing at a Public Examination will have to be funded by the Council, and would therefore prove an additional cost.

Corporate Priorities

47. The option outlined above accords with the following Corporate Priorities
- The Sustainable City
 - The Thriving City
 - The Learning City
 - The City of Culture
 - The Safer City
 - The Healthy City
 - The Inclusive City

Implications

48. The following implications have been assessed.
- **Financial** – *If the Core Strategy is found unsound then this would lead to additional costs as detailed in paragraph 46 above.*
 - **Human Resources (HR)** – *None.*
 - **Equalities** – *Through the stages of the Core Strategy's development equalities issues have been considered. In relation to the 10 dimensions of equality, the Core Strategy is likely to have the most impact on longevity; health; education; standard of living; and productive and valued activities. There may be negative implications for some groups with equality protected characteristics related to paragraph 21 above.*
 - **Legal** – *Highlighted in paragraphs 29 to 36 above.*
 - **Crime and Disorder** - *None*
 - **Information Technology (IT)** - *None*
 - **Property** - *None*
 - **Other** – *None*

Risk Management

- 49. According to the Council's Risk Management Strategy there are a number of risks associated with this report. The most significant risks relate to legal and financial as outlined in paragraphs 29 to 36 and 46.

Recommendations

- 50. That the Executive:
 - i) seek amendments to the document to address the legal and soundness issues highlighted in the report and recommend Council to approve the amended document along with supporting information for publication and submission for examination (as per paragraph 37, Option 3).

Reason: So that the Local Development Framework Core Strategy can be progressed.

Contact Details

Author:
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Richard Wood
Assistant Director of City Strategy
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**Report
Approved**



Date 15/02/2011

Specialist Implications Officer(s)

N/A

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

All

For further information please contact the author of the report

Background Papers:

Technical Papers as listed in Annex E (these can be viewed on-line with the agenda for the LDF Working Group meeting on 14 February 2011, at:

<http://democracy.york.gov.uk/ieListDocuments.aspx?CId=128&MId=5660&Ver=4>

Annexes:

Annex A: Draft Core Strategy;

Annex B: Preferred Options Consultation Summary;

Annex C: Sustainability Appraisal;

Annex D: Heritage Topic Paper and Heritage Impact Appraisal;

Annex E: List of Available Technical Papers;

Annex F: LDF Working Group Minutes; and

Annex G: Proposed changes arising from recommendations of the LDF Working Group and other minor editorial or factual changes.

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City of York Council

Committee Minutes

MEETING LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP

DATE 14 FEBRUARY 2011

PRESENT COUNCILLORS STEVE GALLOWAY (CHAIR), MERRETT (VICE-CHAIR), POTTER, D'AGORNE, AYRE, REID, SIMPSON-LAING AND WATT

33. DECLARATIONS OF INTEREST

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

Councillor D'Agorne declared a personal non-prejudicial interest as a Council nominee on the York Environment Forum.

Councillor Merrett declared a personal non-prejudicial interest as a Council nominee on the York Environment Forum and as Cycling Champion.

34. MINUTES

RESOLVED: That the minutes of the meeting of the Local Development Framework Working Group held on 10th January 2011 be approved and signed by the Chair as a correct record.

Matters arising from the minutes of the last meeting.

At the last meeting, letters had been circulated from Atkins Ltd and Colliers International in reference to the designation of the British Sugar Site and the Severus Hill Water Reservoir as Sites of Importance for Nature Conservation (SINC). On 8th February 2011 the SINC panel met to re-consider the SINC designations and subsequently the sites had been re-confirmed as SINC. Officers advised that Members should now agree that the two sites be added to the list attached at Appendix 1 of the Biodiversity report as considered at the meeting on 10th January.

35. PUBLIC PARTICIPATION

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

36. CITY OF YORK LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY SUBMISSION DRAFT.

Members considered a report which outlined the draft Core Strategy Submission document and the associated legal and soundness issues.

The Core Strategy is a written statement of the planning strategy and vision for the City of York, together with strategic policies. All other planning documents produced must fit in with the Core Strategy. At previous working group meetings, Members made key recommendations relating to the Spatial Strategy element of the Core Strategy. The Executive endorsed the recommendations in December 2010 and these are reflected in the Core Strategy document attached at annex a. Officers advised that Annex D, the Heritage topic paper is a new document which takes into account the issues that need to be considered in relation to York's heritage.

Officers requested that Members provide them with recommendations for any changes to the draft document, as well as any editorial and formatting changes. This could also be done after the meeting via email, but being mindful that the report is due at the Executive on March 1st.

The Chair suggested that Members worked through the document section by section and discussions were had on general points throughout the meeting. The following issues were identified as main changes as follows:

Officer Report

Certain Members voiced their disappointment in the report, in particular that it did not reflect that the LDF Working Group had not wanted to follow the Regional Spatial Strategy (RSS).

Core Strategy Submission Draft

Section 1 Background.

- 1.22 - Officers need to check eco-footprint figures as they have reduced since 2006, all sections need to be checked to ensure the figures all match throughout the document.
- 1.23 - Strengthen reference to legal requirements, particularly sentence that refers to '...exceed acceptable levels of air quality...' to reflect that we are already exceeding legal limits set by European legislation.
- 1.28 – Certain members queried the average earning figure for York residents as £31k seemed high and suggested that the mean, mode and median figures be checked and included.

Section 2 Vision.

- Officers to check that EU legislation on air quality is not being breached and amend as appropriate. Members agreed that it would be appropriate to change the background section, rather than the Vision.

Section 4 The Role of York's Green Belt.

- Officers to make it clearer that York has specific characteristics relating to the Green Belt and settlements around the City.

Section 5 York City Centre.

- Discussions were had concerning the Council's policy to provide a City Centre swimming pool. Certain Members felt that reference to a site being required should be made in the Core Strategy. Officers agreed to formulate some general wording without being site specific to reflect that in future a decision would need to be taken on the location of a City Centre swimming pool.
- Policy CS2, item 3, para v – some Members queried the levels of development opportunities available in this area, although others felt there were opportunities available and therefore this should remain as an area of change.
- Policy CS2, item 3, para vi – include additional wording from para 5.20 to reflect that civic/open space will also be part of the Castle Piccadilly proposals.
- Policy CS2, item 3, para vi – look at the wording of the Civic Park to ensure that it fully reflects the area it is intended to cover.
- Policy CS2, item 4 – add the word 'cycle' to reflect the LDF will support the prioritisation of pedestrian and cycle movement and make reference to secure cycle parking.
- Figure 5.1 and paragraph 5.2 – Micklegate should be added as an area of change.

Section 6 York Northwest Corridor.

- Certain Members pointed out that there is no reference to the desire to have a tram/train system linking the area to the City Centre or the need to link to sites neighbouring British Sugar. Officers agreed to formulate wording to reflect this as an aspiration for York Northwest
- In relation to the British Sugar Site, it should be made clearer that the site is intended to be an EcoDistrict/Settlement.
- Include reference to YNW being an exemplary development.
- Include community and education type uses in the targets for York Central.
- Policy CS3, principle ix - strengthen principle given aims for no/low car development.
- A third bullet point on page 46 was suggested to refer to 'Leisure' provision at the British Sugar Site and that reference to open space and education at the site also needs to be included.

Section 8 Housing Growth and Distribution.

- Discussions were had on the level of housing provision.
- Certain members sought clarification from the Council's Legal Officer as to whether the document could be legally challenged on the figures contained within in it relating to housing. The Officer advised that an Inquiry could look at how figures had been collected and the figures will need to be robust.

Members cross referenced to Annex C 'Sustainability Appraisal' page 48 and queried the reference to the impact Windfalls would have on the delivery of CS7. It was suggested that the explanation could be made clearer in Annex C.

Section 9 Aiding Choice in the Housing Market.

- Page 57 – Members queried whether the target on Gypsy and Traveller pitches referred to temporary or permanent pitches. Members suggested that temporary pitches were also needed.
- Policy CS8 v. should also refer to the amenity of neighbours.
- Paragraph 9.10 – reference to Houses of Multiple Occupation (HMO's) and the impact these have on the level of available family housing and affordability in the private rented sector.
- Paragraph 9.10 on page 60 – wording be altered to state that sometimes or possibly HMO's can contribute to a rise in antisocial behaviour.
- Paragraph 9.11 page 60 – mention that higher density housing would be encouraged in certain areas with good access to services.

Section 11 Community Facilities

- Page 67 – in relation to targets, Members queried the figures of 800m from community facilities and a bus route offering a 30 minute frequency. Members felt that the original standards of 400m and 15 minutes should be used instead.
- Page 67, targets – make reference to community leisure facilities in the last bullet point .
- Page 68 vi – make reference to a City Centre pool.
- Paragraph 11.6 – Members asked Officers to reword this paragraph to be flexible as the approach may change before enactment.
- Paragraph 11.7 – Certain Members queried the reference to extending existing facilities. It was highlighted that this would only be on existing high quality sustainable sites.
- Paragraph 11.7 – Sports facilities should be a priority, information is very specific in requirements, Officers to look at this paragraph again and word in a more general way about meeting needs emerging through the Sport and Active Leisure Strategy.

Section 14 Retail.

- Certain Members referred to Annex B pages 80-81 Preferred Options Consultation Summary, and queried why the Core Strategy is ignoring the information in Annex B.

Section 15 Sustainable Transport

- That officers again note issue of 400m and 15 minutes as mentioned under Section 11 and the tram/train as mentioned under section 6.
- Transformation of bus service as mentioned in LTP3 should be reiterated in this section.
- Officers to look at mentioning CO2 emissions in the targets.
- Strengthen references to softer transport measures emerging through the LTP3, such as ticketing.

Section 16 Air Quality.

- Officers to formulate wording to state that the Council will not breach any legal requirements in respect of air quality. The air quality targets are not objectives but legal requirements and we need to be in compliance as soon as practically possible rather than by 2030. It was suggested that the targets could be linked to the Low Emission Strategy

Section 17 Green Infrastructure.

- Members requested that the targets also referred to achieving the standards set out in the PPG17 Study and increasing the amount of open space provision.

Section 18 Sustainable Design and Construction

- Paragraph 18.6 should be less prescriptive about the range of renewable technologies available in York.
- Page 101 last 3 bullet points, remove the word 'domestic'.
- Members queried the possibility of interim targets in relation to CO2 emissions. Interim targets need to be considered between 2011 and 2016 for domestic and 2019 for non domestic in relation to the Code for Sustainable Homes and BREEAM.

At the end of the discussions, Councillor Merrett moved the Officer recommendation to approve Option 3. Councillor Potter seconded. When put to the vote, this motion was lost 3 votes (Councillors Merrett, Potter and Simpson Laing) to 5.

The Chair moved Option 1, and on being put to the vote it was resolved that:

RESOLVED: (i) That Members of the LDF Working group recommend that the Executive, subject to amendments proposed by the LDF Working Group, approve the document, along with supporting information for public consultation and submission for public examination as per paragraph 36 Option 1.

REASON: So that the Local Development Framework Core Strategy can be progressed.

RESOLVED: (ii) That it be delegated to the Director of City Strategy in consultation with the Executive Member and Shadow Executive Member for City Strategy the making of any changes to the draft document that are necessary as a result of the recommendations of the LDF Working Group and non substantial editorial and formatting changes.

REASON: So that the Local Development Core Strategy can be progressed.

RESOLVED: (iii) That it be delegated to the Director of City Strategy in consultation with the Executive Member and Shadow Executive Member for City Strategy the approval of the supporting infrastructure paper (detailed in paragraph 13) to accompany the draft Core Strategy document.

REASON: So that the Local Development Framework Core Strategy can be progressed.

RESOLVED: (iv) That Officers circulate details of the more substantial amendments to Members of the Committee once completed.

REASON: To keep the LDF Working Group informed.

Cllr S F Galloway, Chair

[The meeting started at 4.30 pm and finished at 6.30 pm].

Annex G: Proposed changes arising from recommendations of the LDF Working Group and other minor editorial or factual changes

	Section	Change recommended at LDF WG	Proposed Change
Section 1. Background			
1	Para 1.22	Check that the results on eco-footprint reflect the latest information and include tonnages as referred to in Section 18.	The 2006 figures are the most up to date eco-footprint data. Paragraph 1.22 amended to read: 'If all the biologically productive land and sea on the planet is divided by the number of people inhabiting it, our available footprint is 1.8 gha per person. <u>The most up to date eco-footprint data from the Stockholm Environment Institute York Centre, identifies that in 2006 York's eco-footprint was 4.72 gha per person, just over the UK average of 4.64 gha per person....</u> '
2	Para 1.23	Strengthen reference to legal requirements, particularly sentence that refers to '...exceed <u>acceptable</u> levels of air quality...' to reflect that we are already exceeding legal limits set by European legislation.	Added the following to Para 1.23, line 11: '...further areas may exceed <u>legally</u> acceptable levels of air quality.' Para 1.23, last sentence – amended as follows 'The LDF has an important role in helping <u>the Council to meet it's legal requirement to comply with national air quality objectives. Through helping to protect and improve air quality by ensuring appropriate patterns of development the LDF can help York become a low emission city.</u>

3	Para 1.28	Check most appropriate way to express the average earnings – mean, medium or mode. This needs to be checked in a number of other places, including Annex C (SA).	Paragraph 1.28 amended to read: 'A key challenge for the LDF is to deliver sufficient housing of the right type and mix to meet the City's needs. Affordability is also a key issue for York. There is currently a significant gulf between average earnings and average house prices. <u>The Council's Strategic Housing Market Assessment (2007) gives the most up to date mean gross household income figure of £29,743 per annum, the median gross household income is lower at £23,750 per annum.</u> The mean average income of newly forming households is not sufficient to enable them to purchase on the open market...'
Section 2. Vision			
4	Para 3 on pg 17	Strengthen wording on air quality to make reference to legal requirement to meet objectives	Addressed by changes made to the background section.
Section 4. Green Belt			
5	Para 4.4	Expand paragraph to outline the specific elements that are important to preserving historic character and setting of York such as areas preventing coalescence, areas retaining rural setting etc... reflecting local characteristics.	Added to paragraph 4.4: ' <u>Specifically these are identified as: areas which retain, reinforce and extend the pattern of historic green wedges; areas which provide an impression of a historic city situated within a rural setting; the setting of villages whose traditional form, character and relationship with the surrounding agricultural landscape of which is substantially unchanged; and areas which prevent the coalescence of settlements to retain their individual identity.</u> '

Section 5. City Centre			
6	CS2 – 2. Principles	Include additional principle referring to provision of a city centre swimming pool.	Added point x. to part 2 of CS2 which reads <u>'investigate land availability to build a city centre swimming pool if there is a proven need'</u>
7	CS2 – 3. vi.	Include more wording from para 5.20 to reflect that civic/open space will also be part of the Castle Piccadilly proposal.	Added text to point vi. of part 3 of CS2 <u>'creating a world class civic space around'</u> .
8	CS2 – 3. vi.	Look at wording of Civic Park to ensure that it fully reflects the area that it is intended to cover.	Replaced 'at St George's field' with <u>'where the Rivers Ouse and Foss meet, and where the Eye of York and Clifford's Tower are found'</u> in point vi. of part 3 of CS2.
9	CS2 – 4. Access & Movement	Include reference to cycling – 'The LDF will support the prioritisation of pedestrian <u>and cycle</u> movement, <u>including secure cycle parking</u> , and improvement of linkages...'	Reworded CS2, part 4: 'The LDF will support the prioritisation of pedestrian <u>and cycle</u> movement, <u>including secure cycle parking</u> , and improvement of linkages...'

10	Pg 36 – Areas of Change	Include Micklegate as an additional Area of Change.	<p>Added new 3. viii: Micklegate – <u>‘Revitalising the environment of Micklegate and connecting streets and protecting the retail and leisure offer.’</u></p> <p>Added new paragraph after 5.22: <u>‘Micklegate - Micklegate is the historic entrance to the City from the South and has a richness of architecture emphasised by the slope and curve of the street. Micklegate is often lively in the evening but quieter during the day when businesses do not benefit from footfall from the core of the City Centre despite a variety of independent shops, restaurants and pubs. Through the City Centre AAP improvements can be made to the area including enhancements to the streetscape of Micklegate and connecting streets with improved surfaces, street furniture and crossing points. Junctions connecting with the street can be redesigned in favour of pedestrian movement. Wayfinding and orientation improvements in the ‘Heart of the City’ will help to better incorporate the Micklegate area into the retail and visitor ‘circuit’. Through the City Centre AAP the Council will also seek to protect the historic character of the street and enhance and protect the offer of independent retailing.’</u></p>
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Section 6. York Northwest			
11	York Northwest - General	Include reference to safeguarding land for tram train, even if delivery is not currently certain.	<p>Added to paragraph 6.13: <u>'Tram-train could also offer an important public transport link between the site, the City and the wider region. Given the long term nature of this project, appropriately located land should be reserved as part of the development and incorporated into the wider phased approach to sustainable transport.'</u></p> <p>Added to paragraph 6.18: <u>'Tram-train could offer an important public transport link between the site and the wider region. As a result of the long term nature of this project, appropriately located land and financial contributions towards tram-train halt facilities should be reserved as part of the development and incorporated into the wider phased approach to sustainable transport through the masterplanning process.'</u></p>
12	York Northwest - General	Include requirement for the development to be exemplary.	<p>Amended 1st bullet point of Strategic Objectives to: 'To create new <u>exemplar</u> sustainable and inclusive communities...'</p> <p>Amended 1st sentence of CS3 to: 'The LDF will provide a new piece of City with <u>exemplar</u> mixed development'</p>
13	York Northwest - General	It should be made clearer that the site is intended to be an Eco-District/Settlement	<p>Inserted the following text into policy CS3 and CS4: <u>'The site is being promoted within the Leeds City Region as an Urban Eco-Settlement, with sustainable living as the core concept in the creation of the new development. Development will seek to deliver PPS1 standards for Eco Towns within the context of its brownfield location.'</u></p>

14	York Central targets	Include target on associated community and education type uses.	Added to 3 rd bullet point: <u>‘and associated social infrastructure to meet the needs of the development, including sports, leisure, health, education and community facilities and open space.’</u>
15	CS3 – principle ix.	Strengthen principle given aims for no/low car development.	Amended ix to read: <u>‘to ensure as many trips as possible are able to be taken by sustainable travel modes and to promote and facilitate modal shift from the car.’</u>
16	British Sugar targets	Include target on leisure, education and open space type uses.	Added to 1 st bullet point: <u>‘and associated social infrastructure to meet the needs of the development, including sports, leisure, health, education and community facilities and open space.’</u>
17	CS4 iii	Include reference to leisure facilities.	Amended iii to read: ‘a local centre/community hub incorporating health, education, <u>leisure</u> and community facilities...’
18	Paragraph 6.18	Include reference to making links to neighbouring sites.	Added to paragraph 6.18 (following new text on tram-train): <u>‘This should also consider the opportunities to link to areas adjoining the Strategic Allocation.’</u>
Section 9. Aiding Choice			
19	Targets	Need temporary pitches for Gypsies and Travellers.	Target amended as follows: Delivery of sites for 36 additional <u>permanent</u> Gypsy and Traveller pitches by 2031. Moved CS8 viii (‘make temporary plots available within larger sites.’) to after CS8 v. so that all larger Gypsy and Traveller, as well as Showpeople, sites are required to provide temporary pitches to meet seasonal, commercial and irregular demand.
20	CS8 v.	The policy should also refer to the amenity of neighbours.	Amended clause v) to read: “provide adequate levels of privacy and residential amenity for occupiers ”;

21	Para 9.10	Delete 'commonly' from line 9 and replace with more appropriate wording that reflects that negative effects 'can' be experienced. Include text recognising the impact that HMOs have on family housing and affordability in the private rented sector, alongside implications for non students seeking accommodation in the private rented sector.	Para 9.10, reworded lines 7-11 as follows ' <u>...which can often have negative affects-effects. explored in the Housing in Multiple Occupation Technical Paper (2011). These commonly can include a rise in anti social behaviour, increases in crime levels, parking pressures and decreased demand for local shops and services, sometimes leading to closures. It can also put pressures on family housing as owner occupiers and buy to let landlords compete for similar properties and have implications for non students seeking accommodation in the private rented sector. The impacts of concentrations of student housing in York, is explored in the Houses in Multiple Occupation Technical Paper (2011)'</u>
22	Para 9.11 & 9.12	Include text to indicate that higher densities (than those set out in the policy) would be encouraged in certain locations/ circumstances.	Added the following after the first sentence of para 9.11: ' <u>As would be expected, mixed development sites (those including flatted development) could achieve much higher net densities, however would not help achieve other aspirations to deliver greater levels of family housing. As such, policy CS9 guides net 'housing' density. Higher density development will be encouraged in those areas with access to a quality public transport service and a good mix of shops and services.'</u>
Section 11. Community Facilities			
23	Targets	Replace 'ten minutes (800m) walk' with 'five minutes (400m) walk' and replace '30 minute frequency' with '15 minute frequency'.	Targets amended as follows –'ten minutes (800m) walk' replaced with ' <u>five minutes (400m) walk</u> ' and '30 minute frequency' replaced with ' <u>15 minute frequency</u> '

24	Targets (last bullet)	Include reference to community leisure facilities.	Target (last bullet) amended as follows – ‘Meet community needs for city-wide and large scale built sports <u>and community leisure facilities</u> ’ For completeness, reference to ‘community leisure facilities’ also added to Policy CS11 criterion vi, para 11.2, the heading before para 11.7 and in para 11.7.
25	CS11 - vi	Include reference to <u>city centre</u> swimming pool.	The provision of a city centre pool is specifically referred to in Section 5. Policy CS11, criterion vi has been amended as follows – ‘...including new swimming pool provision and...’ to recognise that more than one pool might be developed in the plan period.
26	Para 11.6	Reword sentence on Neighbourhood Plans to make it more flexible – the legislation may not come out in the way expected.	Para 11.6, amended as follows – ‘...the Government <u>will intend to introduce...</u> ’ Replaced ‘Neighbourhood Plans’ with ‘ <u>neighbourhood plans</u> ’
27	Para 11.7	Make general reference to meeting needs emerging through the Sport and Active Leisure Strategy and remove specific reference to current needs such as ‘...16 publicly accessible badminton courts.’	Para 11.7, amended as follows – ‘Ongoing work to support Active York’s emerging ‘Sport and Active Leisure Strategy’ highlights current unmet demand for a community stadium <u>and a publicly accessible swimming pool space in line with Sport England’s capacity and accessibility standards.</u> ...a match quality water based synthetic pitch, three FA approved full size synthetic pitches and 16 publicly accessible badminton courts. The LDF will facilitate the delivery of these new city wide and large scale built sports facilities. ’
A World Class Centre for Education and Learning for All			
28	Divider page	Change divider page photos.	Photo on divider page changed.

Section 15: Sustainable Transport			
29	Page 85 – Targets	The targets should make reference to reducing CO ₂ emissions.	It is not possible to include a specific breakdown of the level of reduction in CO ₂ emissions that would be achieved from transport measures outlined in the policy. Therefore no target has been included. Added new paragraph 15.7: <u>'The measures outlined in the policy and those to be identified through the emerging LTP3, will contribute to reducing transport emissions, having a positive effect on regulated air quality pollutants and greenhouse gases. The Council is currently preparing a Low Emission Strategy for the City which will aim to accelerate the uptake of low emission vehicles and technology. For further information, please see Section 16 'Air Quality'.'</u>
30	Page 85 – General comment	Check the latest position on Tram – Train and include reference to it.	Added to the end of Policy part ii: <u>'The LDF will also support the longer term ambition to improve rail provision along the Harrogate railway line through the introduction of tram-train.'</u> Added to end of Paragraph 15.3: <u>'Tram-train is a longer term ambition to make improvements to provision along the Harrogate railway line. Whilst it is not a specific infrastructure scheme within the plan period, the LDF recognises it as a longer term project and will seek to ensure that it is not prejudiced by developments coming forward in the period to 2031, specifically the York Northwest Strategic Allocations (Section 6).'</u>
31	Page 85 – Targets & para 15.2	Replace the distance of 800m with 400m and 30 minute frequent bus service with 15 minute frequency.	Amended targets (1 st bullet point) to: <u>'All new developments are located within a five minute (400 metres) walkable route...'</u>

			<p>Reworded 1st bullet point in para 15.2 to: ‘within a <u>five minute (400 metres) walkable route...</u>’</p> <p>Reworded 3rd bullet point in para 15.2 to: ‘within a <u>five minute (400 metres) walkable route of a frequent public transport service (15 minute or higher frequency).</u>’</p> <p>Added further wording to Paragraph 15.2: ‘<u>Although it is recognised that in some circumstances developments will not be able to achieve these standards.</u>’</p>
32	Page 87 – Policy	The softer transport issues such as ticketing needs to be strengthened and reflect the LTP3 position. Add more wording to text on smarter choices.	Added to part iii of Policy CS18: <u>Further measures to improve the public transport offer will be progressed through the emerging LTP3, such as cross ticketing between different transport providers.</u>
Section 16: Air Quality			
33	Page 90 – Strategic Objectives	Alter nitrogen oxide to nitrogen dioxide	Reference amended as follows – Nitrogen <u>dioxide</u>
34	Page 90 – Targets	The air quality targets are not objectives but legal requirements. These need to be amended to reflect EU breaches to legal requirements and need to be in compliance as soon as practically possible rather than by 2030. It was suggested that the targets could be linked to the Low Emission Strategy	<p>Para 16.1, line 6, amended as follows – ‘...<u>exceed legally acceptable levels...</u>’</p> <p>Targets amended as follows: ‘national annual mean NO2 legal requirements at all relevant locations in the City.’ ‘national annual mean PM10 legal requirements at all relevant locations in the City.’ ‘revocation of all Air Quality Management Areas by 2031.’</p>
35	Page 91 – Figure 16.1	Amend the key to read: <ul style="list-style-type: none"> • Above the air quality objective (>40 	Key amended as follows – Above the air quality objective (> 20 40 ug/m ³). Above Approaching the air

		<p>ug/m³)</p> <ul style="list-style-type: none"> Approaching the air quality objective (>35 – 40 ug/m³) 	quality objective (>35 – 40 ug/m ³).
Section 17: Green Infrastructure			
36	Page 93 – Targets	<p>Recreational open space – achieve the standards set out in the PPG17 Study.</p> <p>Add target on ‘Increase amount’ of recreational open space provision.</p>	<p>New target added: <u>‘Work towards achieving the open space standards set out in current evidence base’</u></p> <p>Amended target: ‘No loss of recreational open space provision for which there is identified need, <u>and overall increase in provision of recreational open space.</u>’</p>
Section 18: Sustainable Design and Construction			
37	Pages 98-99 Targets and Policy	Interim targets need to be considered between 2011 and 2016 for domestic and 2019 for non domestic in relation to the Code for Sustainable Homes and BREEAM.	<p>Target, 3rd bullet point, amended to include interim targets:</p> <p>‘All development proposals of 10 dwellings or more or non-residential schemes over 1000m² to meet the following <u>minimum</u> requirements:</p> <p><i>Residential Developments:</i> Code for Sustainable Homes Level 3*** (or equivalent) up to and including 2013, Code for Sustainable Homes Level 4**** (or equivalent) from 2014 and zero carbon standard from 2016 onwards; and</p> <p><i>Non-residential Developments:</i> ‘very good’ standard as set out in the Building Research Establishment, Environmental Assessment Method (BREEAM) up to and including 2014, ‘excellent’ standard as set out in BREEAM from 2015 and zero carbon from 2019 onwards.’</p>

			<p>Policy CS21, section 2, amended to include interim targets:</p> <p>‘For development proposals of 10 dwellings or more or non-residential schemes over 1000m² the following <u>minimum</u> standards will apply, unless it can be demonstrated that it is not feasible or viable: <i>Residential Developments:</i> Code for Sustainable Homes Level 3*** (or equivalent) up to and including 2013, Code for Sustainable Homes Level 4**** (or equivalent) from 2014 and zero carbon standard from 2016 onwards; and <i>Non-residential Developments:</i> ‘very good’ standard as set out in the Building Research Establishment, Environmental Assessment Method (BREEAM) up to and including 2014, ‘excellent’ standard as set out in BREEAM from 2015 and zero carbon from 2019 onwards.’</p> <p>Paragraph 18.12 amended to read:</p> <p>‘Policy CS21 requires <u>as a minimum</u> large residential developments to achieve Code for Sustainable Home Level 3*** (or equivalent) up to and including 2013, Level 4**** (or equivalent) from 2014 and zero carbon from 2016 onwards. In addition the policy requires <u>as a minimum</u> all large non-residential developments to achieve BREEAM standards ‘very good’ up to and including 2014, ‘excellent’ from 2015 and zero carbon from 2019 onwards. These measures are essential in order for the City of York Council to reduce it’s eco</p>
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			and carbon footprint.’
38	Page 99 – Paragraph 18.2	Check the most up to date figures for the eco and carbon footprints.	Paragraph 18.2 amended to read: The <u>latest</u> eco-footprint <u>data</u> for York (<u>2006</u>) indicates that we need 4.72 global hectares (gha) per person to support our current lifestyles and demand for food, energy and waste disposal. The impact of our lifestyles on the global environment and climate change can also be measured in terms of carbon dioxide emissions. In York the carbon footprint is currently calculated at 12.61 tonnes per person (based on the <u>latest</u> Stockholm Environment Institute York Centre figures 2006). This footprint is above average for the UK, which is 12.10 tonnes per person and above the regional average which is 12.21 tonnes per person.
39	Page 100 Paragraph 18.6	Be less prescriptive about the range of renewable technologies available in York.	Paragraph 18.6 amended to read ‘ The range of technologies <u>could</u> include:’
40	Page 101 Paragraph 18.6	Delete ‘domestic’ from last three bullet points.	The word ‘domestic’ has been deleted from the last three bullet points.
Section 23: Delivery and Monitoring (changes made due to changes suggested by members in other Sections)			
41	Table 23.1 – page 125 / 126 (CS11: Community Facilities)		Amended Local Indicators (1 st and 2 nd bullet points) to reflect members request that 800m be changed to 400m and 30 minute frequency be changed to 15 minute frequency in the Targets to Section 11 (Community Facilities).
42	Table 23.1 – page 128 (CS 18: Strategic Transport)		Amended Local Indicator (3 rd bullet point) to reflect members request that 800m be changed to 400m in the Targets to Section 15 (Sustainable Transport)

43	Table 23.1 – page 128 (CS19: Air Quality)		<p>Amended wording in first and second bullet points in ‘Local Indicators’ to reflect changes suggested by members to the Targets in Section 16 (Air Quality).</p> <p>Wording added to beginning of both first and second bullet points ‘<u>Amount of reduction in Annual Mean.....</u>’</p> <p>Also added Local Indicator ‘<u>% above or below legal requirements for NO2 and PM10</u>’</p>
44	Table 23.1 – page 130 (CS21: Sustainable Design and Construction)		<p>Amended Local Indicators to reflect changes suggested by members to the Targets in Section 18 (Sustainable Design and Construction)</p> <p>Fifth bullet point of Local Indicators deleted and replaced with the following:</p> <ul style="list-style-type: none"> • No. of new residential developments (10+ dwellings) that meet the Code for Sustainable Homes Level 3*** (or equivalent) up to and including 2013, Code for Sustainable Homes Level 4**** (or equivalent) from 2014, and zero carbon standard from 2016 onwards; <p>Sixth bullet point of Local Indicators amended as follows:</p> <ul style="list-style-type: none"> • Number of new non-residential developments (over 1,000 m²) that meet ‘very good’ standards (BREEAM) <u>up to and including 2014, ‘Excellent’ standards (BREEAM) from 2015 and Zero Carbon</u>

			Standards from 2019 onwards.
Sustainability Appraisal			
45	Baseline page 16	Check most appropriate way to express the average earnings – mean, medium or mode	Added in new ASHE 2010 data table to illustrate the results. Also referenced the 2007 SHMA household income figure.
46	Page 42		To respond to Members’ requested change to CS2, SA has updated the analysis in the matrix for CS2 as well as in the policy analysis on page 42 of the SA document as follows: <i>“...promoting pedestrian permeability and cycle routes...”</i>
47	Page 43		To respond to Members’ requested reference to tram-train, the SA has included a summary of analysis regarding the impacts of a long-term strategy for tram-train in the analysis as follows: <i>“. In the longer term, the tram-train may also help with frequent sustainable transport access to the site.”</i>
48	Page 46	Provide more explanation on last section re. Implications of windfalls on achieving policy CS7.	Further detail has been added to expand on the detrimental effects for policy CS7 as follows: “Firstly, this is in relation to meeting the different types and tenures of properties specified by the SHMA given that windfalls, by their nature, cannot be planned and therefore the supply is unpredictable. This unpredictability creates uncertainty as to the types of properties going to be developed to meet the required demand and if the ratio of housing to flats will be met over the lifetime of the plan. Secondly, but also in relation to the unpredictable nature of windfalls, there is some uncertainty with regards to maximising the amount of affordable homes gained given that windfalls cannot be planned for reducing the certainty of delivery for affordable homes. In

			addition to this, the majority of windfall sites tend to come forward on brownfield land and these sites typically have higher development costs due to necessary remediation work, which may further minimise the number of affordable dwellings developed.
49	Page 73		Following changes to the sustainable design and construction policy, the SA has included further comments as follows: <i>“The SA also welcomes the interim measures from 2011 to ensure a stepped approach is taken to meeting high environmental standards through design and construction in the future.”</i>
50	Annex 2: Policy CS3, page 19		Added in analysis regarding tram-train based upon Preferred Options analysis (objective S6 and S8)
51	Annex 2: Policy CS4, page 25		Added in analysis regarding tram-train based upon Preferred Options analysis (objective S8)
52	Annex 2: Policy CS8 page 46		To respond to amendments to policy CS8 regarding temporary pitches, added in wording to explain the change as follows: <i>“...they wish to live, <u>particularly given the provision of both temporary and permanent pitches.</u>” (Objective S9).</i>
53	Annex 2;Policy CS18, Page 90		Added in analysis regarding tram-train based upon Preferred Options analysis (Headline objective S8).
54	Annex 2: Policy CS21. page 102		Following changes to the sustainable design and construction policy, the SA has included further comments (objective EC3 and EN6).

List of editorial changes

Key Diagram

- Slightly adjust the position of Deighton village to make it closer to A19.
- Reposition York College of Law.
- Slightly adjust the position of Askham Bryan College to between Askham Bryan village and A64.
- Re-label river to south of York.

Section 1: Background

- Page 11, para 1.46 - for completeness following Members' comments a reference to 'community leisure facilities' has been added. The reference to a swimming pool has been replaced with 'new swimming pool provision'. The 'Council's emerging Sport and Active Leisure Strategy' has also been replaced with 'Active York's emerging Sport and Active Leisure Strategy'.

Section 6: York Northwest

- Page 44, Figure 6.2 – make slight amendments to map to remove Holgate Villa and add small areas adjacent to Holgate Park and land up to Water Lane.

Section 8: Housing Growth and Distribution

- Page 56, paragraph 8.1 – replace 'local service centres and large villages' with 'large villages and villages'.
- Page 56, paragraph 8.3 – replace 'local service centres' with 'large villages'.

Section 9: Aiding Choice in Housing Market

- Page 57, targets second bullet point – replace 2030 with 2031.

Section 11: Community Facilities

- Page 69, paragraph 11.7 – replace the 'Council's emerging Sport and Active Leisure Strategy' with 'Active York's emerging Sport and Active Leisure Strategy'.

Section 15: Sustainable Transport

- Page 88, Figure 15.1 – Haxby railway station removed as not a listed scheme in the document.

Section 17: Green Infrastructure

- Page 93, Targets, third bullet point – amend (SSI) to read (SSSI).

Section 23: Monitoring and Delivery (Table 23.1)

- Page 125, CS11 (Community Facilities) – first bullet point of National Indicators, replace word ‘dwellings’ with ‘developments’.

Sustainability Appraisal

- Baseline page 16 - swapped sentence “*The preservation of York’s heritage assets...*” to next baseline discussion box.
- Page 46 - added in the following to the first bullet point “...in the housing market and *this may lead to...*”
- Page 56 - Changed “..of York...” to “...*off* York...”

Changes Requested by Members Since 14th Feb 2011 LDF Working Group

1. Draft Core Strategy

1A Major Changes

	Section	Requested Change	Proposed Change
Section 3. Spatial Strategy			
1A 3.1	Spatial Principle 1, last paragraph	Highlight the potential for renewable energy/hydro and heat plants which may fall in the Green Belt, in line with the AEA study.	Spatial principles deal with the general approach to development rather than specific development types. Given its nature renewable energy would in some cases represent an exception and could for example constitute very special circumstances in the GB. It is considered the best place to pick up this issue would be in Section 18.
Section 4. The Role of York's Green Belt			
1A 4.1	CS1, last paragraph	Add reference to essential renewable energy facilities in selective locations, in line with the AEA study.	As highlighted above Renewable Energy could constitute very special circumstances with regard to development in the Green Belt. There are however a range of development types to which this may apply. Rather than listing potential exceptions, it is considered the best place to pick up this issue would be in Section 18.

Section 5. City Centre			
1A 5.1	Policy CS2, 2	Add further principle on reducing traffic congestion and air quality breaches in and around the city centre.	The principle of reducing congestion, improving air quality and reducing emissions is covered in the transport policy and the air quality policy. The latter identifies areas with air quality breaches, including those in and around the city centre. Rather than addressing in the policy pick up linkage in the Explanation.

Section 6. York Northwest			
1A 6.1	Policy CS3 ii	Include additional text on York Central retail: '...showing no significant impact on city centre retail and that traffic and air quality implications acceptable...'	Future proposals for York Central would be considered against all relevant policies in the Core Strategy, including transport and air quality. Recommend no change.
1A 6.2	Policy CS3	Add new bullet point about bus interchange at rail station, as per previous local plan policy.	Specific transport infrastructure schemes are not listed in the York Central policy. As the specific location of improvements to the bus interchange are currently not known. Add reference to Explanation at paragraph 6.13 as follows – ' <u>...development of the area. The development must be well served by sustainable modes, taking full advantage of the opportunities associated with its location in order to maximise sustainable travel. Opportunities will be explored around pedestrian and cycle linkages, park and ride, tram train, rail and bus service improvements, potentially including interchange improvements at the station</u> ' The SPD will.....'

Section 9. Aiding Choice in the Housing Market			
1A 9.1	Policy CS8	Add reference to Gypsy and Traveller sites meeting sustainability design requirements regarding energy and CO2 reduction.	Policy CS21 “Sustainable Design and Construction” part 2, requires a Sustainability Statement to accompany all new development - the Sustainability Statement will need to demonstrate that the development will be a high standard of sustainable design and construction using techniques to ensure design reduces energy consumption and construction ensures sustainable use of resources. This addresses the issue highlighted.
1A 9.2	Paragraph 9.4	Need separate section on younger people given current affordability problems and add new text: <u>‘for people as they grow up and leave home, and as they grow older...’</u>	Issues of affordability substantially dealt with under Section 10, and cross referenced. Amend text to read: “At the heart of a successful policy for meeting future housing pressures must be a policy which provides for people <u>as they grow up and leave home</u> , as they grow older, and as their circumstances, options and preferences change.
Section 10. Affordable Housing			
1A 10.1	Strategic Objectives	Should refer to future residents <u>and employees</u>	Amend as proposed.

1A 10.2	Targets	Add new target: 'reducing housing waiting lists and affordable housing need assessments.'	<p>This would be one of our aims (both through planning policy and other mechanisms) is to reduce the housing waiting list by providing more affordable homes, however reducing the list relates to a wider set of policy approaches than simply planning policy which the targets are designed to measure. Suggested amendment to para 10.3 to explain.</p> <p>Include new target: "<u>Maintain an up-to-date and appropriate assessment of local housing need</u>"</p>
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Section 12: Education, Skills and Training			
1A 12.1	Policy CS13 iv	Add reference to Higher Education Institutions providing facilities and the requisite amount of student accommodation on their existing sites, in line with existing local plan policy.	Amend as follows '...teaching and research operations, <u>other facilities and student accommodation</u> at their existing sites...'

Section 14. Retail			
1A 14.1	Page 81: Strategic Objectives – first Bullet Point	Add wording about seeking to restore the 34% market share, as per draft Core Strategy policy and justification.	The Retail Topic Paper recommended that rather than focusing on market share and relative performance against other centres, the approach should focus on vitality and viability and local need. Therefore it is recommended that no change is made.

1A 14.2	Page 81: Targets – second Bullet Point	Make it clear that the prime focus is on Piccadilly and that retail on York Central should be subject to the traffic and air quality consequences being acceptable.	The current policy phasing indicates that the priority for new retail development will be Castle Piccadilly and the Stonebow Area. Retail development at York Central will only be considered following the implementation of Castle Piccadilly as set out in paragraph 14.5. Future proposals for York Central would be considered against all relevant policies in the Core Strategy, including transport and air quality. This would address the concern highlighted.
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Section 15: Sustainable Transport			
1A 15.1	Strategic Objective 1 st bullet point 2 nd bullet point	Reflect the latest LTP3 objectives Bullet point needs to reflect managing motorised traffic demand and road network operations Refer to providing ‘selective’ strategic links	The objectives match the current draft LTP3 headline objectives and it is proposed to use the same headline objectives in both documents.
1A 15.2	Targets 6 th bullet point	A 25% increase in delays relative to 2008 is an unacceptably high increase.	The reduced level of increase in delay is considered to be appropriate and achievable with the level of growth proposed and funding available.
1A 15.3	Policy CS18 Phase 1	Include reference to the Strategic Cycling Network (updating the previous Local Plan version).	Reword bullet point 7: ‘ <u>Improvements to the strategic cycle network</u> as set out ...’
1A 15.4	Policy CS18 Phase 2	Include reference to a new bus interchange at railway station.	Add new bullet point under Phase 2, Bus Network Improvements: ‘Improvements to the bus interchange at the railway station.’

1A 15.5	Policy CS18 Phase 2	Include reference to Wetherby Road Park and Ride	The Wetherby Road Park and Ride is not currently considered to be deliverable and is therefore not included.
1A 15.6	Policy CS18 Phase 2	Create a new bullet point relating to the continued implementation of the Strategic Cycling Network	Add new bullet point: ' <u>continued implementation of the strategic cycle network as set out in the emerging LTP3 and subsequent investment programmes.</u> '
1A 15.7	Policy CS18 Phase 3	Create a new bullet point relating to the continued implementation of the Strategic Cycling Network	Add new subheading: ' <u>Strategic Cycling Network Improvements.</u> ' Add new bullet point: ' <u>continued implementation of the strategic cycle network as set out in the emerging LTP3 and subsequent investment programmes.</u> '
1A 15.8	Policy CS18 Phase 3	Include in the policy the need to reserve land for Haxby Train Station and other stations including Strensall and within British Sugar site.	The provision of a new station at Haxby is a long-term aspiration and whilst not a specific deliverable scheme within the LDF period, it would be appropriate to ensure that any future scheme is not prejudiced. The same is true of improvements along the Harrogate railway line. In policy CS18 ii, in paragraph referring to tram-train add: ' <u>...ambitions to develop a new station at Haxby and improve rail provision along the Harrogate railway line through the introduction of tram-train. This could include provision for a rail halt within the British Sugar site.</u> ' A new station at Strensall is a longer term option.
1A 15.9	Policy CS18 add new section (v.)	Add an additional section to the policy setting out a requirement to reflect the York Transport and Accessibility Hierarchy (as set out in Local Plan policy)	Recommend no change. The transport and accessibility hierarchy is part of the overarching transport policy context and will be set out in the LTP3.

1A 15.10	Policy CS18 final paragraph and para 15.5	Add reference to controlling the total (public and private) City Centre and near centre car parking – should be monitored and maintained at 5,100 (public off-street parking total), as per existing local plan policy.	Parking control is recognised as a critical element of demand management as highlighted in the policy (section iii). The detail of the best mechanism to use for controlling parking will be included in the proposed SPD as set out in paragraph 15.4. This will also consider through the findings of the City Centre Movement and Accessibility Framework.
1A 15.11	Explanation/ Policy CS 18 Paragraph 15.7	Include reference to reserving land for future transport infrastructure improvement such as future rail stations, main station bus interchange, road line improvements (including outer ring road), York Northwest public transport links route, rail freight transshipment, extra river bridges.	Given the nature of Transport Infrastructure it is recommended that the policy is amended to reflect this point. Rail freight transshipment is not currently being pursued.

Section 18. Sustainable Design			
1A 18.1	Targets and policy	Should set a stepped CO ₂ reduction target, e.g. 15% from 2013. This could include setting higher code for sustainable home targets (level 4 from 2013, in line with current building regs) and BREEAM standards (very good up to 2015, and excellent up to 2019) and taking a positive line on smaller flat developments particularly in relation to biomass (currently excluded in the AEA analysis). This must be subject to comments made in relation to Air Quality (comment 1A 18.5 below)	Following comments made at the LDF Working Group interim targets were introduced for Code for Sustainable Homes and BREEAM these will help address Sustainable Design and Construction in residential and non residential properties and energy efficiency/ CO ₂ reduction targets will step up over the time period in line with building Regulations. AEA Study suggests that biomass is not suitable for flats but instead suggests that because flats tend to be higher density developments district heating / CHP networks should be considered.

1A 18.2	Target	Requested new target. Council's agreed a policy last year of 40% CO ₂ reduction target by 2020 (proposed by Friends of the Earth).	The 40% CO ₂ reduction target by 2020 relates to the City of York as a whole including new and existing housing and commercial stock. The current Core Strategy target of 10% CO ₂ reduction relates to new development only and is an appropriate target based on a robust evidence base. York's Climate Change Framework and Action Plan will build in the Core Strategy targets to help reach the 40% CO ₂ reduction target.
1A 18.3	Policy CS21 Renewable Energy (i) Table 18.1	The medium scenario renewable energy targets of 38.7MW for electricity and 15.1 for heat by 2020 should be replaced by the higher scenario targets set out in the AEA report and replaced with 55.6MW and 20.2MW respectively, given the significant shortfall in reaching the 40% target by 2020. Query the 39.8MW target for electricity and 18MW target for heat by 2031 – they show so little improvement over 2021. Continued substantial progress is required to meet the Gov 80% CO ₂ reduction target by 2050.	Using the higher target scenario was not a resolution made at the LDF Working Group.– no change recommended. The post 2020 targets have been included from the AEA Renewable Energy Study. The consultants have verified these targets.
1A 18.4	Policy CS21 (new section proposed)	Include new section relating to Broadband connections, because of the potential to facilitate home working, support use of home delivery services and cut private car journeys. Require all new developments to contribute to connections.	Broadband connections are considered in infrastructure section.

1A 18.5	New paragraph 18.4 a	Given existing air quality (NO ²) breaches and near breaches care must be taken on the expansion of biomass technologies as this may cause problems. All proposals will need testing in this regard.	Added text into paragraph 18.6. which indicates that Air Quality considerations are important in relation to specific types of renewable Energy Technologies.
1A 18.6	Explanation	Add reference to essential renewable energy facilities in selective locations in the Green Belt, as per AEA reports recommendations.	Insert the following text after paragraph 18.6: <u>Given their nature it may only be possible to accommodate certain renewable energy technologies within the Green Belt. This may not be considered inappropriate provided they maintain the openness of the Green Belt and don't conflict with the purposes of including land within in it; particularly the primary purpose of York's Green Belt to protect the City's Historic Character and Setting.</u>

Section 20. Sustainable Waste Management			
1A 20.1	General	How will the issue of waste water be addressed?	This is covered under the infrastructure section and in the associated Infrastructure Paper.
20.2	Table 20.2	Ensure that the waste figures in Table 20.2 are the most up to date.	Table 20.2 show the latest waste tonnage figures provided by colleagues in Waste Management.

1B Minor Changes

	Section	Requested Change	Proposed Change
Section 3. Spatial Strategy			
1B 3.1	Strategic Objectives (2 nd bullet)	Add reference to walking and cycling routes and local services.	Add ' <u>including walking and cycling</u> ' to the Strategic Objective.
1B 3.2	Strategic Objectives	Add new bullet point – 'new development does not worsen congestion and air quality in breach/near breach areas.'	Spatial Principle 2 already includes a reference to development not leading to unacceptable levels of congestion, pollution and / or air quality. Policy CS19 then goes on to address this issue in detail for individual developments.
1B 3.3	Para 3.2	Add bullet – reducing congestion and air quality breaches.	Reducing congestion and aiding air quality is a part of locating development in the most sustainable location and the relationship between York and its surrounding settlements. Therefore add reference to reducing congestion to paragraph 3.3.

Section 4. Green Belt			
1B 4.1	Policy CS1, first para.	Add reference to avoiding coalescence between villages and the urban area.	The policy indicates that the primary purpose of York's Green Belt is to preserve the historic character and setting of York. This is then defined in paragraph 4.4 which now includes the following extract: 'and areas which prevent the coalescence of settlements to retain their individual identity.'

Section 5. City Centre			
1B 5.1	Policy CS2	Reinstate framework for decision making as referred to on page 43 of the SA	Recommend no change. The Core Strategy as a whole and the City Centre Area Action Plan will be the framework for decision making. No need to specifically mention in this section.
1B 5.2	Policy CS2, 2	Add reference to strategic city wide leisure facilities.	Add the following to the start of point x.: <u>'support the provision of strategic leisure facilities.'</u>
1B 5.3	CS2, 3vi	Questioned name areas.	Site is widely known as Castle Piccadilly so seems appropriate.
1B 5.3	CS2, 3iv	Add reference to retail on Stonebow as part of Hungate	Recommend no change. The retail on Stonebow is not within the Hungate Area of Change which covers the area which has outline planning consent. Paragraph 5.16 recognises the opportunities for linkages provided by the proposed retail in the Stonebow area.

Section 6. York Northwest			
1B 6.1	Policy CS4	Add reference to new green corridors under principles.	Policy CS4 vii refers to delivering new development within a framework of linked multifunctional green infrastructure. The latter would include green corridors so no change is recommended.

Section 7. Special Historic and Built Environment			
1B 7.1	Strategic Objective	Delete 'for the benefit of' and replace with <u>'...delivering its share of exceptional contemporary development that will be equally valued by future generations.'</u>	Amend as proposed

1B 7.2	Targets (4 th bullet)	Include the date of the Archaeology Study	Amend bullet to read "...The York Development and Archaeology Study, <u>1991...</u> "
1B 7.3	Targets (5 th bullet)	Add: 'Consultation <u>and agreement...</u> '	Amend as proposed
1B 7.4	CS5 (1 st bullet)	Add: the city's strong, <u>generally small scale urban grain...</u> '	New development needs to respond to its setting, which will be defined by local appraisals of character (as Policy CS5 describes), therefore it would be inappropriate to prescribe a single characteristic of citywide grain. No change.
1B 7.5	CS5 (3 rd bullet)	After 'Clifford's tower' add: ' <u>and main railway station.</u> '	Add specific reference to including the main railway station after reference to the structures and spaces associated with the City's railways.
1B 7.6	CS5 (5 th bullet)	After 'explored' add ' <u>or otherwise protected for the future;</u> '	No change.
1B 7.7	CS5 (6 th bullet)	Amend to read: '...hinterland and the <u>open green strays and river corridors and lngs</u> , which...'	Amend as proposed
1B 7.8	CS5 (i)	Amend to read 'conserve those element <u>and settings</u> which contribute...' and after buildings add: ' <u>...including their features and character, flora and fauna...</u> '	No change.
1B 7.9	CS5 (ii)	After landscape character add: ' <u>views and vistas</u> ' Reword 'river corridors' to read: '...river and becks and former rail corridors,...'	Views and vistas covered in part e). No change. Amend to include ref to becks. Former rail corridors would be considered as part of reference to local townscape character.

1B 7.10	CS5 (ii) f).	Add to the end of f). <u>'and conservation areas;'</u>	Consideration of the impact of a building's mass on its setting is as important outside Conservation Areas as within. No change is therefore recommended,
1B 7.11	CS5	Add new para to the end of policy to read: <u>'major development sites will be expected to include exceptional examples of contemporary development and develop new vistas and panoramas where possible, that add to York's standing for the future.'</u>	Policy as drafted already sets the context within which these aspirations would take place. Specific reference is made to undertaking heritage statements for key strategic sites.
1B 7.12	Paragraph 7.8	Add to end of paragraph: <u>'...with the City keen to encourage an innovative and exemplary marriage of ambitions in these two areas...'</u>	Amend as proposed

Section 9. Aiding Choice			
1B 9.1	Targets	These are worded as outputs and none measure whether achieving the objective.	Related indicators are listed in Table 23.

Section 11. Community Facilities			
1B 11.1	Page 70: Paragraph 11.9 –ref to ongoing development of a multi storey car park at Hospital.	It is suggested that an additional option would be for a linking park and ride and better bus service, given the traffic problems in that area.	The car park that is currently under construction is not the only measure in managing transport at the hospital. It is expected that the proposed Park & Ride at Wigginton Road will include a bus stop by the hospital.

Section 12. Education			
1B 12.1	Strategic Objectives	4 th line, amend as follows – 'It will ensure all these who live and work <u>the whole community</u> in York...'	Amend as proposed

1B 12.2	Targets	3 rd target, amend as follows – ‘Reduce the number of 16 and 18 year olds who are not in education, employment or training <u>and increase in those staying on to 18</u> ’ New target as follows – ‘Use of educational premises by the wider community’	Include new target – ‘ <u>Increase in those staying in further education and training up to 18</u> ’. Include new target – ‘ <u>Increase in the number of facilities on educational premises that are available for use by the wider community.</u> ’
1B 12.3	Policy CS13	Amend as follows – ‘To support York’s role as a world class centre for education <u>and lifelong learning...</u> ’	Amend as proposed
1B 12.4	Policy CS13 i	Reference to provision of facilities at existing schools	Criterion i provides enough scope to cover existing schools, however additional text added to para 12.2 for clarification in explanation as follows, ‘...through the LDF process. <u>Alongside any new provision, the LDF will also facilitate the development of existing schools to deliver quality, modern education facilities.</u> ’
1B 12.5	Policy CS13 iii	Add ‘...and of other sports and cultural provision’	This is implicit in criterion i by ‘modern educational facilities’. Text added in explanation at para 12.2 as follows – ‘ <u>facilities across the City. This includes the provision of teaching operations, sports and cultural provision.</u> As highlighted in ongoing work...’
1B 12.6	Policy CS13 vi	Amend as follows ‘...facilities which encourage <u>support</u> community use of their facilities.’	Amend as proposed.
1B 12.7	Policy CS14	Replace ‘construction training,,,,,’ with ‘ <u>construction and other development related training</u> ’ – as referred to in the SA recommendation (page 52/53)	No change to the policy as ‘construction’ is meant in its widest sense, i.e. the entire construction of the development, not just construction relating to physical brick laying etc. Add text to paragraph 12.9 to that affect.

1B 12.8	Para 12.2	Re-provision of All Saints and St. Paul's nursery and primary. All are in unsustainable buildings and close to York Central.	Reference to sufficient modern education facilities in CS13 (i) is intended to cover both new and existing schools. Add new text to para 12.2 for clarification as follows – '...through the LDF process. <u>Alongside any new provision, the LDF will also facilitate the redevelopment of existing schools to deliver quality, modern education facilities.</u> '
1B 12.9	Para 12.5	Remove 'encouraging' from reference to Academies and Free Schools – agree with the wording in part ii of policy but feel 'encouraging' does not reflect council's approach. – suggest 'note'?	This sentence comes from the Schools White Paper, which is made clearer through the following additional text 'As set out in the Schools White Paper (November 2010) the Council has a key role in supporting parents and families through promoting a good supply of strong schools, <u>responding to proposals for encouraging</u> the development of academies and free schools...'

Section 13. Economic Growth			
1B 13.1	Page 77: Policy CS16, bullet point 1 (iv)	Add 'low transport intensity' – to read: 'Facilitating the development of appropriate rural industries, businesses and enterprises through supporting rural <u>low transport intensity</u> diversification schemes' This is to avoid highly unsustainable rural development (see also SA page 55)	Amend policy and explanation to indicate rural diversification schemes would only be supported if appropriate in transport terms.

Section 15. Sustainable Transport			
1B 15.1	Targets	Add an additional target relating to travel plans on all developments.	Add new target on travel plans.

1B 15.2	Targets	Add a new target relating to modal shift as per current Local Plan Table 6.1.	Recommend no change. Citywide modal split levels are difficult to monitor accurately potentially rendering a target meaningless. Specific modal split targets could be applied to individual developments.
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Section 16: Air Quality			
1B 16.1	Para 16.2	Add new text to the end of para: ‘...though care will be required that new technologies such as bio-mass do not add to the problems.’	Amend text to highlight Air Quality Management Areas are treated as a potential constraints to combustion based renewable energy technologies such as biomass.

Section 17. Green Infrastructure			
1B 17.1	Strategic Objectives	Add reference to ‘transport corridors’ as example of York’s Green Infrastructure network	Amend as proposed
1B 17.2	Strategic Objectives	3 rd bullet point – add reference to ‘other transport/green corridors’	This objective specifically relates to conserving and enhancing river corridors. The equivalent protection and promotion of green corridors (including transport corridors) will be afforded through objective bullet point 1. No change recommended.
1B 17.3	Strategic Objectives	4 th bullet point – make reference to ‘protect and develop green corridors’	This objective is already described by bullet point 1. No change recommended.
1B 17.4	Targets	Need to explain ref to ‘outside protected areas’ in 4 th bullet point.	Policy CS20 seeks to provide equivalent levels of protection to non-designated areas, and allows for future designations to change.
1B 17.5	Targets	Add reference to trees in 5 th bullet point	Amend as proposed.

1B 17.6	Targets	New bullet point – “ <u>Number and length of recognised green corridors</u> ”	No change recommended as promoting green corridors is most importantly about their function and access rather than their extent.
1B 17.7	Policy CS20	Part 1, bullet point 2 – amend to read: ‘describe, <u>protect</u> and enhance the biodiversity...’ and add reference to ‘ <u>including buffer zones, free from development, where appropriate.</u> ’	Add ref to ‘protect’ as described. Include text to bullet point 4, as follows: “... <u>including the potential to create buffer zones.</u> ”
1B 17.8	Policy CS20	Part 1, bullet point3 – amend to read “protecting existing open space in York, especially <u>and enhancing it</u> in areas where a deficiency has been identified.”	Amend as proposed.
1B 17.9	Policy CS20	Part 1, bullet point 7 – add reference to green corridors	This clause specifically relates to maintaining and enhancing river corridors and other smaller waterways. The equivalent protection and promotion of green corridors (including transport corridors) will be afforded through objective bullet point 1, and through the application of both parts 1 and 2 of policy CS20. No change recommended.
1B 17.10	Policy CS20	Part 2, bullet point 1 – include reference to buffer zones around important features.	See change to part 1, bullet 4 above.
1B 17.11	Policy CS20	Part 2, bullet point 3 – amend to read “results in no net loss to, <u>and improves,</u> biodiversity...”	CS20, part 2, sets the minimum standards within which development would be allowed. Through negotiation we would seek to achieve higher standards across all clauses, in line with the stated objectives. No change recommended.

1B 17.12	Policy CS20	Part 2, bullet point 3 – need to distinguish between sites of higher and lower importance (former to be protected and not developed).	Clause as drafted allows for application to a range of sites, whether formally designated or not. No change recommended.
1B 17.13	Policy CS20	Part 2, bullet point 4 – amend to include reference to ‘green (transport) corridors’.	Clause relates to open space – suggest ref to green corridors (which include transport corridors) is made under bullet point 2. Amend bullet point 2 to read “supports the creation, integrity and management of York’s Green Infrastructure Network, <u>including it’s green corridors.</u> “
1B 17.14	Policy CS20	Part 2, bullet point 4 – include ref to allotments	Allotments are a recognised open space typology (see PPG17 assessment) and, as such, would already be protected under clause 4.
1B 17.15	Policy CS20	Part 2, bullet point 4 – make reference to addressing deficiencies and enhancing provision of open space through larger sites and major development opportunities.	Part 1 states that the Council will produce and adopt a Green infrastructure Strategy – part of its role will be to prioritise schemes to improve quality and accessibility of green infrastructure citywide, including through the most likely delivery mechanism of S106/major development sites. This is described in para 17.4. Add to the Explanation text highlighting the important role larger sites and major development opportunities.

1B 17.16	CS20, 2	Include reference to street trees, at least on distribution/main roads, to a) absorb pollution and CO ₂ , b) to reduce noise and intrusion, c) to green the city.	Specific reference is made to Street trees within the Strategic Objectives and definition of Green infrastructure. Add text to para 17.1 to strengthen definition and purpose of urban planting, as follows: “Green Infrastructure assets offer green porosity, <u>absorb pollution and CO₂, and help reduce noise and intrusion...</u> ”
1B 17.17	CS20, 2	Refer to new green space near Clifford’s Tower.	Considered as part of Castle Piccadilly Area of Change.
1B 17.18	Para 17.1	Add ref to ‘rail and road enhancements and cuttings’ in relation to man-made features.	Amend as proposed.
1B 17.19	Para 17.3	Add ref to ‘cross connections’ in relation to network of green spaces.	Add new text: “Better green cross-connections through York’s neighbourhoods should also be encouraged.”
1B 17.20	Paras 17.9 to 17.11	Does not reflect member comments on Sept 2009 LDF WG report, and therefore should be amended.	The chapter as drafted responds to Member comments to Sept 2009 LDF WG and, in particular, the supporting technical paper presents latest mapping which takes on board further member consultation from April/May 2010.
1B 17.21	Para 17.10	Work on green corridor mapping, particularly at local level, is still work in progress and should be referred to as such.	Amend para 17.10 to read: “ These are identified, <u>Emerging work on mapping local corridors is presented</u> alongside regional, sub-regional and district corridors...”

Section 18. Sustainable Design			
1B 18.1	Policy CS21 Renewable Energy (i)	Free Standing potential for electricity and heat should be emphasised, as per AEA report.	The renewable energy figures stated in the policy include York’s free standing potential for electricity and heat– no change recommended.

1B 18.2	Policy CS21 Renewable Energy (i) and (ii)	Reflect the recommendation in paragraph 6.8.6 and 6.8.9 of the AEA study which indicate that a criteria based policy is appropriate for wind and hydro.	The technical work set out in the AEA study gives specific information for York in terms of locations and mega watt targets for renewable energy technologies including wind and hydro, therefore a criteria based policy is not appropriate, especially given the Spatial Principles in the Core Strategy essentially set out the constraints and issues that would be included within a criteria based policy – no change recommended.
1B 18.3	Policy CS21 Renewable Energy (iii) 2 nd bullet point.	Not sure that the second bullet point relating to CHP for all major developments is correct or clear enough. The AEA study says CHP is only appropriate where there is a high heat load and identifies 5 sites as potentially suitable with biomass district heating as a fall back. Suggests a double policy i. Cooling infrastructure ii. Large scale sites deliver CHP / Biomass District Heating plants, and if not feasible or viable on site, off site must then be considered.	CHP / biomass District Heating is appropriate on a range of developments and is included with both the AEA study and North Yorkshire Renewable Energy Study as being appropriate. However if it can be demonstrated that CHP / biomass District Heating is not appropriate then other renewable energy technologies can be employed. No change recommended.
1B 18.4	Policy CS21 Renewable Energy (iv. proposed)	New part of policy iv. All proposals must demonstrate compatibility with air quality objectives and policy (policy CS 19)	Added text into paragraph 18.6. to indicate that Air Quality considerations are important in relation to specific types of renewable Energy Technologies.

<p>1B 18.5</p>	<p>Policy CS21 Sustainable Design and Construction</p>	<p>Passive solar benefits should be included within the introductory paragraph of the sustainable design and construction section including referencing orientation and layout, materials and other resources, as per AEA report.</p>	<p>Add the following wording to read:</p> <p>The Sustainability Statement will need to demonstrate that the development will be a high standard of sustainable design and construction using techniques to ensure building design <u>including orientation and layout (for passive solar benefits)</u> reduces energy consumption and construction <u>material selection</u> ensures sustainable use of resources.</p> <p>Further detail of passive solar design will also be provided through an SPD.</p>
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<p>Section 19. Flood Risk</p>			
<p>1B 19.1</p>	<p>Policy CS22</p>	<p>First sentence needs modifying to reflect Exception Test in already built up areas.</p>	<p>The use of the Exception Test is already covered through the use of the Flood Risk Vulnerability and Flood Zone Compatibility Classification table. No change recommended.</p>

1B 19.2	Paragraph 19.3	Add following text to the end of the paragraph: '...which is very likely to apply to some existing areas in York.'	Add the following text to Paragraph 19.3: The Exception Test essentially allows a balance to be struck in some instances between flood risk and wider sustainability objectives, for example where a highly accessible brownfield development site lies within a high flood risk zone, <u>which is likely to apply to some parts of York's existing built up areas.</u>
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Section 20: Sustainable Waste Management			
1B 20.1	Policy CS23, iii	Reword last section (before bullets) to read: 'Should be assessed against transport, sustainability and neighbour impact criteria, with priority given to...'	This is already covered by reference to Spatial Policy SP2. No change recommended.
1B 20.2	Policy CS23, iv	Should also be a requirement for retail (especially supermarkets) and other commercial sites.	iv. requiring the integration of facilities for waste prevention, re-use, recycling composting and recovery in association with the planning, construction and occupation of new development for housing, <u>retail and other commercial sites;</u>
1B 20.3	Paragraph 20.17	Paragraph 20.17 should also cover other recycling locations such as 'bring sites' particularly at shopping centres and supermarkets.	Add the following sentence to the end of paragraph 20.17: <u>Increased recycling will also be enabled by the provision of small scale recycling points and 'bring' sites particularly in existing shopping centres and supermarkets.</u>

Section 22. Infrastructure			
1B 22.1	Page 116: Paragraph 22.3 – Building Confident, Creative and Inclusive Communities.	Add wording to the second and sixth bullet points: - community facilities / <u>community access</u> ; - utilities <u>including broadband</u> ;	Recommend no change. Contributions towards the provision of adequate community facilities might include enabling greater community access to existing facilities. As this section sets out the broad types of infrastructure, it would not be appropriate to be specific on how this one item might be delivered. Recommend no change. Utilities covers gas, electricity, water, drainage, sewerage and telecommunications (including broadband). The list is intended to give a broad overview of the types of infrastructure for which contributions may be sought. Further details will be set out in a further planning document on infrastructure and contributions.
1B 22.2	Page 116: Paragraph 22.3 – A World Class Centre for Education and Learning for All.	Add wording to the first bullet point: - primary and secondary education <u>including playing fields and indoor sports / cultural and community access</u>	Amend first bullet point to read: ‘-primary and secondary education <u>facilities</u> ;

1B 22.3	Page 116: Paragraph 22.3 – A Leading Environmentally Friendly City	Add wording on green (transport) corridors; monitoring travel plans and offsite parking controls and renewable energy heating schemes;	These aspects are covered by the broad types listed in paragraph 22.3: green infrastructure; sustainable transport; travel plans; renewable energy schemes etc... The list is intended to give a broad overview of the types of infrastructure for which contributions may be sought. Further details will be set out in a further planning document on infrastructure and contributions. Recommend no change.
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Section 23. Delivery and Monitoring			
1B 23.1	Page 119: paragraph 23.8	Add reference to broadband and green corridors.	Paragraph 23.8 identifies the broad categories of infrastructure - broadband and green corridors would be covered by utilities and green infrastructure respectively. Further details will be set out in a further planning document on infrastructure and contributions.

1C Factual, formatting or editorial changes

	Section	Requested Change	Proposed Change
Key Diagram			
1C KD.1	Key Diagram	District Centres should be included on the key.	Amend as proposed.
1C KD.2	Key Diagram	The Central Station is difficult to see given the City Centre overlay.	Amend as proposed.

Section 3. Spatial Strategy			
1C 3.1	Para 3.23	Nestle South now has outline consent.	Amend as proposed.
1C 3.2	Figure 3.4	Provide more detailed plan of local corridors.	Amend to improve clarity of plan.
1C 3.3	Para 3.18	Add reference to Eco-district and environmental ambitions for the York Central site.	Amend as proposed.
1C 3.4	Para 3.19	Add reference to Eco-community and environmental ambitions for the British Sugar site.	Amend as proposed.

Section 11. Community Facilities			
1C 11.1	Page 70: Paragraph 11.11	Update on the Kent Street position needs adding where it refers to the review of the Fire and Rescue Services facilities and potential for a new fire station.	Agreed, amend text to paragraph 11.11 as follows. 'The Fire and Rescue Service are undertaking a <u>comprehensive review of their facilities to consider the current and future needs of the Service and the community. In particular this will consider the future of the fire station on Clifford Street and whether there is a need for a new station to the east of the city centre or to the south of the City Centre. As part of this review, following consultation, the preferred option is to re-develop the existing future station at Clifford Street and also build a new fire station to the south east of the city centre. Meeting the future spatial needs of the Fire and Rescue Service will also be supported through the LDF.'</u>
Section 12. Education			
1C 12.1	Para 12.7	Suggests rewording for clarity between last two sentences	Agreed, amend as follows – 'Such as Sports Halls are often included...'

Following Members' consideration of the above changes appropriate changes will be made to the Monitoring Section of the report and the Sustainability Appraisal.

2. Sustainability Appraisal

The SA is an independent assessment of the Core Strategy. Comments represented in the SA document are based upon a full evaluation of the Core Strategy vision and policies against the SA framework set out in Annex 2 to the SA document. No amendments are proposed to be made to the SA analysis. The following comments have been submitted and are provided for Members information.

2.1	Vision analysis: Paragraphs 4.10, page 36	More comments required regarding negative impacts of transport growth on an already congested network and in terms of the wider environment in 'A Leading Environmentally Friendly City'.
2.2	Vision analysis: 3 rd bullet point, Page 38	Reflect comments regarding transport growth outweighing the mitigating transport measures and potential air quality improvements
2.3	CS16: Page 55	Include the concerns outlined in CS15 as bullet point in CS16 regarding effect of transport on the growth of the economy
2.4	CS16: Page 55. Last bullet point of sustainability implications.	Change "possibly" to "...there is a <u>high probability</u> that this may conflict with objective S6..."
2.5	CS17: Page 56. How policy has changed section	Change "...between 20000 sqm and 25000 sqm..." to "up to 20000 sqm".
2.6	CS18: Sustainability implications	Include the following text "Any benefits in the short term to air quality and the economy will be potentially <u>more than</u> lost in the long term through additional growth related to the uptake of vehicles on the roads"
2.7	Objective EN5: Page 73	Include comments which reflect that improvements to air quality will be outweighed by overall traffic growth. Much stronger measures than envisaged should be undertaken.

The following editorial and factual changes are proposed to be made to the SA:

2.8	Baseline Page 20	Footnotes to explain Indices of deprivation components	Amend as proposed
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2.9	Policy CS8: Page 48	Completion of sentence in recommendations	Amend as proposed
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3. Heritage Topic Paper and Heritage Impact Appraisal

Further consideration will be given to the following comments made in relation to the Heritage Topic Paper and Heritage Impact Appraisal. This will involve reconvening the panel that undertook the initial assessment.

	Section	Requested Change
3.1	1.4, pg 4	Need to set out appraisal methodology more clearly.
3.2	4.2, pg 9	Describe lacustrine/Aeolian in layman's terms.
3.3	4.6, pg 10	Name and illustrate topographic variations
3.4	5.50, pg 20	Ref to other city centre bridges of fine character – Skeldergate, Lendal, Millennium.
3.5	5.51, pg 20	Ref to idiosyncratic horse garage in Wellington Row, by Lendal Bridge (tram and bus heritage) Also, really should comment on amount of overall rail heritage left in York, not just administrative...2 stations, Biscuit Warehouse, Warehousing, RI at Queen St.
3.6	5.38, pg 17	Include ref to Battle of Fulford
3.7	5.60, pg 22	Make ref to continued use of tipper-flush mechanism in parts of the city to 1980s
3.8	5.63, pg 22	Make ref to car parks
3.9	5.68, pg 23	Remove ref to Bootham Crescent
3.10	5.79, pg 25	Ref to riverside walks connecting Terry's with the city Centre, and addition of Millennium Bridge in 2000.
3.11	5.86, pg 27	Amend to read: "...in Fulford in the 1990's, and on Scarcroft Green in 2011"
3.12	6.8, pg 30	Add additional local interpretations, eg village separation etc.
3.13	Pg34	Arterial Roads – add ref to The Mount alongside Blossom St/Tadcaster Rd.
3.14	Pg 36	Flat terrain and views (Significance) – ref to longer distance views, and from arterials and outer ring road
3.15	Pg 38	Physical and temporal landmarks (Key features) – ref to Rowntree Wharf and Foss Islands chimney

3.16	Pg 39	Ref to other landmark buildings incl Rail station, NER building, Aviva Offices, City Screen, Westgate Apartments, Leeman Rd.
3.17	Pg 43	Depths of deposits in historic Core (Key features) – add depth ranges
3.18	Pg 44	Views in and out (Examples) – add views from river when approaching from the south, views from railway coming on from north as sweeps round from Water End bridge.
3.19	Pg 45/46	Strays (Examples) and Open Countryside (Examples) – amend ref to Scarcroft <u>Green Recreation Ground</u> .
3.20	Pg 46	Open Countryside (Significance) – National <u>cycle</u> route.
3.21	Pg 51	Strong Urban Form (CS15) – Add new comment: “Disadvantaging buses could worsen general traffic and parking pressures.” RED.
3.22	Pg 52	Compactness (CS1) – Add new comment: “Consequential constraint on housing and developable land may lead to serious intensification of development on sites within the existing settlement affecting character and setting.” RED/PURPLE
3.23	Pg 53	Landmark monuments (CS1) – Add new comments, as 22 above.
3.24	Pg 54	Architectural character (CS3) – Amend 3 rd comment: “Good innovative and lasting design will enhance character and <u>provide a new chapter of its own in York’s history.</u> ”
3.25	Pg 58	Setting (CS3) – amend comment: “...and diminish important heritage assets. <u>Conversely, well considered new links might add value too.</u> ” GREEN
3.26	Pg 59	Setting (CS11) – amend comment: “...They will need to be very carefully planned <u>and designed</u> ”
3.27	Pg 61	Setting (CS16) – New comment: “Intensification of traffic on an already overloaded network”
3.28	Pg61	Setting (CS18) – Amend comment: “...and citywide views. <u>Conversely, there is potential to add interesting new features in otherwise boring landscapes</u> ” GREEN
3.29	Pg 62	Setting (CS21) Remove comment in relation to minerals.

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