



**Notice of a public meeting of
Executive**

To: Councillors Carr (Chair), Aspden (Vice-Chair), Ayre, Gillies, Rawlings, Runciman, Steward and Waller

Date: Thursday, 30 June 2016

Time: 5.30 pm

Venue: The George Hudson Board Room - 1st Floor West Offices (F045)

A G E N D A

Notice to Members – Post Decision 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 **4:00 pm on Monday 4 July 2016.**

*With the exception of matters that have been the subject of a previous call in, require Full Council approval or are urgent which are not subject to the call-in provisions. Any called in items will be considered by the Corporate and Scrutiny Management Policy and Scrutiny Committee.

1. Declarations of Interest

At this point, Members are asked to declare:

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

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

2. Minutes (Pages 1 - 10)

To approve and sign the minutes of the last meeting of the Executive held on 19 May 2016.

3. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. The deadline for registering is **5.00pm on Wednesday 29 June 2016**. Members of the public can speak on agenda items or matters within the remit of the committee.

To register to speak please contact the Democracy Officer for the meeting, on the details at the foot of the agenda.

Filming, Recording or Webcasting Meetings

“Please note this meeting will be filmed and webcast and that includes any registered public speakers, who have given their permission. This broadcast can be viewed at <http://www.york.gov.uk/webcasts>.

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officer (whose contact details are at the foot of this agenda) in advance of the meeting.

The Council’s protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at http://www.york.gov.uk/downloads/file/6453/protocol_for_webcasting_filming_and_recording_of_council_meetingspdf

4. Forward Plan (Pages 11 - 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 Plan – Preferred Sites Consultation

(Pages 21 - 280)

This report asks Members to recommend that the Executive approve the publication of a document entitled 'Local Plan – Preferred Sites 2016' for consultation. The documents draws on the previous stages of consultation and technical work undertaken to support the plan and will allow the public and other interested parties to comment on the additional work relating to housing and employment land need and supply.

6. Organisation Review: Senior Management Arrangements within City of York Council (Pages 281 - 292)

This report presents proposals for the restructuring of senior management roles and responsibilities within City of York Council. This follows Executive approval on 25 June 2015 to review of the senior management arrangements in the Council, including the Chief Executive, Director and Assistant Director posts and for a minimum of £150k saving to be achieved from the review.

7. Council Owned Companies: Future operating models and proposals for the City of York Trading Company Board

(Pages 293 - 316)

This report sets out details of the review undertaken of governance of Council owned companies in light of the Public Interest Report recommendations. Consideration is also given to proposals to create a common governance structure to oversee Council current and future trading activity and reports the recommendations of the City of York Trading Shareholder Group in respect of the appointment of a Managing Director and changes to the Board structure.

8. Implementation of Budget Savings on Council Funded Local Bus Services (Pages 317 - 340)

As part of the budget process for financial years 2016/17 and 2017/18, the Council determined in February 2016 that a full year saving of £350,000 was required to be made in the subsidy provided for local bus services. This report provides detail of the outcome of consultation, relevant usage statistics concerning each service and a response to the recommendations of the Economic Development and Transport Policy & Scrutiny Committee for the consideration of the Executive.

- 9. Coppergate Traffic Regulation Order** (Pages 341 - 350)
This report sets out progress and seeks approval for a revised proposal for the reintroduction of a camera enforced traffic restriction on Coppergate following a more detailed investigation and receipt of legal advice.
- 10. Review and Refresh of the York Private Sector Housing Strategy** (Pages 351 - 376)
This report updates the Executive about the outcomes of the previous Private Sector Strategy 2008 -13 and to seek approval of the refreshed strategy and action plan.
- 11. 2015/16 Draft Outturn Finance and Performance**
(Pages 377 - 410)
This report provides a year end analysis of the Council's financial performance. Dashboards for performance under the previous Council Plan priorities are also attached to the report, based on the latest available data.
- 12. Capital Programme Outturn 2015/16 and Revisions to the 2016/17 - 2020/21 Programme** (Pages 411 - 432)
This report sets out the capital programme outturn position including any under or over spends, overall funding of the programme and an update as to the impact on future years of the programme.
- 13. Financial Strategy Update 2016/17 to 2020/21** (Pages 433 - 450)
This report presents an update to the Financial Strategy 2016/17 to 2020/21 as agreed by Council on 25 February 2016 and sets out the outline process for the 2017/18 to 2021/22 Financial Strategy. It includes a 4 year Efficiency Plan as required by government policy and updates Members on the latest government announcements in relation to funding.
- 14. Treasury Management Annual Report & Review of Prudential Indicators 2015/16** (Pages 451 - 460)
This report provides the annual treasury management review of activities and the actual prudential and treasury indicators as required by regulations issued under the Local Government Act 2003. The report provides details of the outturn position and highlights compliance with the Council's policies previously approved by members.

15. Urgent Business

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

Democracy Officer:

Name: Jill Pickering

Contact details:

- Telephone – (01904) 552061
- E-mail – jill.pickering@york.gov.uk

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

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

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

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

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

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

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City of York Council

Committee Minutes

Meeting	Executive
Date	19 May 2016
Present	Councillors Aspden (Vice-Chair), Ayre, Brooks, Carr, Gillies, Runciman and Waller
Other Members participating in the meeting	Councillors D'Agorne and S Barnes
In attendance	Councillor Cuthbertson
Apologies	Councillors Looker and Steward

Part A - Matters Dealt With Under Delegated Powers

145. Declarations of Interest

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests they may have in respect of business on the agenda.

Councillor Ayre declared a personal interest in relation to agenda item 5 – Delivery of Community Facilities (minute 149 refers) at the Burnholme Health and Wellbeing Campus as his daughter attended Burnholme School.

146. Minutes

Resolved: That the minutes of the last meeting of the Executive held on 28 April 2016 were approved as a correct record and signed by the Chair.

147. Public Participation

It was reported that there had been two registrations to speak at the meeting under the Council's Public Participation Scheme, and that a Member of Council had requested to speak on the following item:

York Economic Strategy

Anne Taylor spoke as a Director of See Green a local web development company, a member of York Professionals and Elvington Parish Councillor. She welcomed the opportunity for involvement in the development of the York Economic Strategy particular as her company was an SME (Small and Medium sized enterprise). She highlighted the importance of communication and the four city priorities and that she was keen to assist in the implementation of the strategy.

Emma Smailes, representing the North Yorkshire Federation of Small Businesses expressed her appreciation at the involvement of partners in the preparation of the Strategy. She referred to the focussed targets in the document which she felt were deliverable. She asked that the Local Plan should not focus on high value jobs alone and she advised caution in relation to the business rates policy.

Councillor Cuthbertson, spoke as Chair of the Economic Development and Transport Policy and Scrutiny Committee. He summarised the work undertaken by the Committee which included workshops and partner involvement in developing the York Economic Strategy. He also recommended the strategy to the Executive for approval.

148. Forward Plan

Members received and noted details of those items on the Forward Plan for the next two Executive meetings, at the time the agenda was published.

149. Delivery of Community Facilities at the Burnholme Health & Wellbeing Campus

[See also Part B minute]

Consideration was given to a report which sought consent to commence the delivery of the Burnholme Health and Wellbeing Campus to secure a viable future for the former Burnholme Community College site.

Following extensive engagement Members were asked to agree the procurement of a nursing and residential care home at Burnholme, the submission of a planning application for

community and library facilities, access road and car park and the sale of the former school playing fields for housing development.

Officers highlighted the key risks to the delivery of the project, in particular the failure to secure consent to dispose of Area C to the south of the site and failure to secure consent to the use of the redundant school buildings which were both outside the authorities control.

The Executive Member highlighted the support of Cllr Funnell for the campus and thanked Officers for their work towards delivery of the scheme which would provide capacity and additional opportunities for the local community.

Following further discussion it was

Resolved: That the Executive:

- (i) Note the positive resident and stakeholder support for the plans to re-develop the Site to create a Health & Wellbeing Campus.
- (ii) Agree the spatial plan prepared for the Site as the guide to its redevelopment.
- (iii) Agree to:
 - a. procure a developer/operator to construct and operate a Care Home on the Site;
 - b. dispose of the site of the Care Home to its developer by way of a long lease in return for payment of a premium/capital sum;
 - c. impose a condition within the lease that the land can only be used as a Care Home for a specified period;
 - d. procure a contract under which the Council would seek to purchase access to a specified number of beds in the Care Home at a specified rate for a specified number of years;
 - e. the undertaking by the Council of demolition, road construction and other

enabling works estimated to cost in the region of £981,000(in order to facilitate construction of the Care Home and development of adjoining land for housing); and

- f. the cost of this procurement and the necessary demolition and enabling works initially being paid out of the Older Persons' Accommodation Programme budget and later by receipts from the disposal of land on the Site.
- (iv) Agree to receive the recommendation to sell land for the Care Home to the preferred bidder in accordance with Financial Regulations.
 - (v) Agree to the preparation and submission of a planning application (relating to the community and library facilities, the new access road and car parking on the Site) in order to facilitate the development of the Care Home with the cost of preparing the planning application estimated to be £90,000, to be initially funded from the Older Persons' Accommodation Programme and subsequently from future receipts from the disposal of land on the Site.
 - (vi) Agree to seek a developer or alternatively for the Council to undertake development for housing of approximately 4.5 acres on the Site subject to obtaining necessary Department of Education (DfE) consent and the funds released by this development are used to support the provision of community, library and sports facilities on the Site.
 - (vii) Agree to receive the recommendation, where relevant, to sell land for housing to the preferred developer in accordance with Financial Regulations. ¹.
 - (viii) Request that reports are brought to Executive later in 2016 to:
 - a. Provide details of the health facilities that can be provided on the Site and **the**

structure of the partnership which will deliver them.

- b. Sanction investment in the community, library and sports facilities once DfE consents have been obtained.
- c. Sanction arrangements for the future management of the community facilities on Site once DfE consents have been obtained.²

Reason: (i to vii) To progress to delivering the Burnholme Health & Wellbeing Campus including the delivery of a Care Home as part of the Older Persons' Accommodation Programme.

(vii) So that the project can progress.

Action Required

- 1. Implement the delivery of the Campus in line with recommendations (iii) to (vii) and the agreed spatial plan. RW
- 2. Add further reports to Council's Forward Plan as required. RW

150. Health and Wellbeing Communities Funding

Members considered a report which set out proposals for the use of the Community Fund budget, allocated as part of the 2015/16 Council budget. It was noted that over the next two years it was intended to invest in community initiatives. In particular those which prevented or delayed the need for people to access statutory social care provision by supporting the development of community and voluntary sector capacity to identify and respond to local needs.

Local Ward Committees had already been allocated £150k over the next two financial years on a 'per capita basis' to support both the priorities identified by local residents and ward members.

Officers presented details of the aims of the programme and potential initiatives together with proposals for the use of the un-allocated £350k budget aimed at supporting the vision and direction for the Council's new operating model across the city.

Officers also acknowledged that as ward profiles were all different a 'menu' of initiatives would be provided.

Members expressed their support for the initiative which provided for the needs of the individual wards and to the monitoring which would be undertaken in order to measure the success of the overall funding initiative.

Some Members raised concerns regarding sustainability, the development of networks, general capacity and the 'per capita' basis for the allocation of funding. Officers confirmed that a new Co-ordinator post would be supported for a maximum of two years to work with communities and co-ordinate activity across the city and that monitoring and the use of other data sources would assist in measuring the success of the overall initiative.

The Executive Member welcomed the cultural commissioning and early interventions proposed which would prove to be more cost effective and provide future resilience.

Resolved: That the Executive agree to the use of the un-allocated Community fund budget for the purposes outlined in the report, detailed in paragraph 14.¹

Reason: In order to support the Council's commitment to ensure people get the right level of support at the right time, supporting local residents and Communities in developing local services and prevent unnecessary demands on formal adult social care where peoples needs could more appropriately be met within the community.

Action Required

1. Proceed to use funding for the purposes outlined in the report.

GB

151. Additional School Places for the Micklegate area

Consideration was given to a report which provided details of the preferred option for making changes to internal space within Scarcroft Primary School, in order to allow for an increase in pupil numbers. Details of the options available to increase outdoor space in order to accommodate government requirements for sufficient playing areas were also reported.

The results of the four week informal consultation which supported expansion of the existing Scarcroft Primary School site were noted together with the architect's proposals for the utilisation of the existing rooms/space at the school. As the Scarcroft Primary site was now leased to the South Bank Multi Academy Trust it was noted that the Council would require permission from the academy trust, prior to any alteration works commencing on site.

The Executive Member expressed her support for the recommendations, highlighting them as an example of listening to local resident through the informal consultation undertaken.

In answer to some Members concerns Officers confirmed that the Multi Use Games Areas could be used throughout the year for a variety of other uses.

Resolved: That the Executive agree to:

- (i) Give in principle approval to the expenditure of Basic Need funding to allow Scarcroft Primary School to increase by 0.5 form of entry (15 pupils per year group) to 2 form of entry (60 pupils per year group). (The funding will cover the cost of making internal modifications to Scarcroft Primary School; putting a small MUGA (Multi Use Games Area) on part of the school's car park; provide additional car parking spaces on Millthorpe School site and to create a full sized MUGA. A full sized MUGA is required as Scarcroft Primary School does not have enough outdoor playing space.)
- (ii) Undertaking full consultation on the options to be explored for a suitable site for a full sized MUGA which include Millthorpe School, Scarcroft Green and the Little Knavesmire.
- (iii) Note that although the Council remains responsible for ensuring there are enough school places in its area it will be the South Bank Multi-Academy Trust Board who will seek approval for the increase in the size of the school through the Regional Schools Commissioner.¹

Reason: To meet its statutory duties to provide sufficient school places the Council supports the proposed changes to Scarcroft Primary school's building and the need to create additional outdoor spaces. (As from the 1 April 2016 Scarcroft Primary School became part of the South Bank Multi Academy Trust.)

Action Required

1. Note in principle approval of Basic Need funding and undertake full consultation on suitable site for MUGA.

CM

152. York Economic Strategy

Consideration was given to a report which set out details of York's new Economic Strategy for 2016-2020 which had been produced following work with the York Economic Partnership. Work undertaken to develop the strategy, which had involved a wide range of partners were reported together with the eight priority areas on which the strategy focussed.

Officers confirmed that the strategy had been produced, following lesson learnt from the previous economic strategy and that, once approved, the Council would play its part in delivering the strategy alongside other partners as detailed at Annex 5 of the report.

Members expressed their support for the strategy and its focus, highlighting the need for smart deliverable targets, the embedding of sustainable elements, Make it York's assistance and the need for improvements in partnership working.

Following further discussion it was

Resolved: That the Executive agree to:

- (i) Note the overall economic strategy document and narrative, as a city document developed by the York Economic Partnership;

- (ii) Adopt and publish the draft economic strategy deliverables and priority areas as included at Annex 5 of the report. ¹.

Reason: To enable the delivery of the Economic Strategy for the city.

Action Required

1. Publish York's Economic Strategy for 2016-2020 and assist with its delivery

MA, PW

Part B - Matters Referred To Council

153. Delivery of Community Facilities at the Burnholme Health & Wellbeing Campus

[See also Part A minute]

Consideration was given to a report which sought consent to commence the delivery of the Burnholme Health and Wellbeing Campus to secure a viable future for the former Burnholme Community College site.

Officers highlighted the key risks to the delivery of the project, in particular the failure to secure consent to dispose of Area C to the south of the site and failure to secure consent to the use of the redundant school buildings which were both outside the authorities control.

Officers confirmed that the enabling works to facilitate and expedite the delivery of the project by around six months.

Following further discussion it was

Recommended: That Executive recommend that the estimated £981,000 of costs for the enabling works and the access road needed to facilitate the development of the Care Home are added to the Capital Programme with the costs initially being funded from capital held for the use of the Older Persons' Accommodation Programme and subsequently being paid back from the capital receipt received from the disposal of development land on the Site. ¹.

Reason: To progress to delivering the Burnholme Health & Wellbeing Campus including the delivery of a Care Home as part of the Older Persons' Accommodation Programme.

Action Required

1. Refer to Council.

JP

154. Chair's Remarks

Councillor Aspden requested a record be made of his thanks to Cllr Brooks for her work as the Executive Member for Education, Children and Young People over the 2015/16 municipal year.

Cllr K Aspden, Chair

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

Forward Plan: Executive Meeting: 30 June 2016

Table 1: Items scheduled on the Forward Plan for the Executive Meeting on 14 July 2016

Title and Description	Author	Portfolio Holder
<p>The Guildhall – Detailed Designs and Business Case</p> <p>Purpose of Report: To present Members with the detailed design, project costs and lease / financing proposals to secure the future of complex, through the delivery of a scheme of refurbishment and part redevelopment of Guildhall complex. This will facilitate ongoing council use as agreed, the creation of a business club and serviced office venue and associated cafe / restaurant units.</p> <p>Members will be asked to approve the proposals, submission of planning and listed building consent applications and the proposed financing arrangements necessary to deliver the scheme.</p> <p>This report may contain an annex that may be considered in private as it contains Exempt Information as described in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).</p>	Tracey Carter David Warburton	Executive Member, Finance & Performance

<p>Proposals for Children's Centre and City Centre Youth Offer Provision</p> <p>Purpose of Report: This paper is a response to the decisions made at an Executive Meeting on 17 March 2016. Members were asked to agree the following:</p> <ol style="list-style-type: none"> endorse the implementation of new place-based prevention and early intervention services within Local Area Teams agree to a public consultation and further paper on the delivery of the children's centres as part of the new operating model agree to receive a further paper addressing finalised proposals on revising the city wide and city centre youth offer as part of the new operating model <p>The report will outline the public response to the Children's Centre consultation and identify proposals for both the delivery of services at an early years level, as well as intended plans for the delivery of services from current children's services locations. It will outline preferred options for this and how this will then be implemented as part of the Local Area Teams approach which was endorsed at the March meeting.</p> <p>The city wide youth offer will be identified to the Executive with specific detail around how the city centre offer will look. The paper agreed by Executive in March set out the following as key features of the new offer:</p> <ul style="list-style-type: none"> - identifying the best delivery vehicle for the counselling service - early identification, tracking and response to older young people within the Local Area Team model, for proactive engagement within their communities - a potential shared approach to city centre drop-in access <p>Members will be asked to:</p> <ul style="list-style-type: none"> - approve proposals to review the delivery of children's centre services in line with the Local Area Team approach. - endorse the plans for the city wide youth offer and redesign of the city centre youth offer within this. 	<p>Angela Crossland Niall McVicar</p>	<p>Executive Member for Education, Children and Young People</p>
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<p>An Update of the Older Persons' Accommodation Programme</p> <p>Purpose of Report: To provide the Executive with an update on the Older Persons' Accommodation Programme.</p> <p>Members consent is required to:</p> <ol style="list-style-type: none"> 1. Move forward with plans for the re-development of the Lowfields school site, beginning with public engagement regarding use and design. 2. Consult on the closure of a further Older Persons' Home in the autumn of 2016 and one in the first half of 2017, following the Moving Homes Safely Protocol. 3. Open negotiations to purchase land adjacent to Haxby Hall in order to facilitate the examination of options for its future. <p>This report may contain an annex that may be considered in private as it contains Exempt Information as described in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).</p>	<p>Tracey Carter Roy Wallington</p>	<p>Executive Member for Adult Social Care and Health</p>
<p>York Central</p> <p>Purpose of Report: To feedback on the outcome of the public consultation 'York Central - Seeking your views to guide development'; provide information on the York Central Community Forum; and provide a general update on progress with the project.</p> <p>Members are asked to note the consultation results, agree the make up of the Community Forum and note progress on project delivery.</p>	<p>Tracy Carter</p>	<p>Deputy Leader & Executive Member for Economic Development & Community Engagement</p> <p>Executive Member for Transport & Planning</p>

<p>Proposed Re-investment of Capital Receipt Entitlement from Historic Transfer of site of Archbishop of York Junior School, Bishopthorpe</p> <p>Purpose of Report: To present a report on the options for the use of a capital receipt due to the Council from the sale by the York Diocesan Board of Finance of part of the former Archbishop of York Junior School in Bishopthorpe</p> <p>Members are asked to consider using this capital receipt to invest in the building on the remainder of the former school site which is currently occupied by Bish St Kids Out of School Club to ensure it's future viability for both the Club and as a community resource.</p>	<p>Jake Wood</p>	<p>Executive Member for Education, Children and Young People</p>
<p>Thinking & Acting Differently – A Response to the Peer Review 2016</p> <p>Purpose of Report: To present a number of policies/activities for approval which were already under development to support the Council in meeting Council Plan priorities but also offer a specific response to the findings from the recent report from LGA Peers. Those already under development were, for example, the People Plan and Media Strategy together with other actions reported separately (see Vision/Council Plan/Performance Framework report). An update on all actions contained in the Peer Review Action Plan will be provided along with proposals for ongoing monitoring arrangements.</p> <p>Members are asked to consider the contents of the report and approve policy documents contained therein.</p>	<p>Pauline Stuchfield</p>	<p>Executive Leader, Housing & Safer Neighbourhoods</p> <p>Executive Member, Finance & Performance</p> <p>Deputy Leader & Executive Member for Economic Development & Community Engagement</p>

<p>The City Vision and Council Plan – A Framework for Delivery</p> <p>The Purpose of Report: To present a Vision for the City arising from the implementation of the Council Plan priorities.</p> <p>Members are asked to seek approval for a performance and reporting framework that will ensure that plans for delivery are produced, managed, measured, challenged where appropriate, and progress reported. City Vision and Council Plan – A Framework for Delivery</p>	<p>Pauline Stuchfield and David Walmsley</p>	<p>Executive Leader, Housing & Safer Neighbourhoods</p> <p>Executive Member, Finance & Performance</p> <p>Deputy Leader & Executive Member for Economic Development & Community Engagement</p>
<p>Children and Young People in Care: York’s New Strategy 2016-2020</p> <p>Purpose of Report: Children and young people in care are a priority group for the Council and its partners. This paper introduces the new Children in Care Strategy 2016-20 and seeks Council endorsement of the strategy which has been developed on the basis of consultation and input from children and young people in care, council colleagues and multi-agency partners.</p> <p>The Executive will be asked to</p> <ul style="list-style-type: none"> • recommend Council endorsement of the Children in Care Strategy 2016 – 2020. • recommend Council note the introduction of new strategic partnership arrangements and strengthened leadership to ensure the progress and delivery of the strategy. 	<p>Judy Kent</p>	<p>Executive Member for Education, Children and Young People</p>

Table 2: Items scheduled on the Forward Plan for the Executive Meeting on 25 August 2016

Title and Description	Author	Portfolio Holder
<p>Q1 Finance & Performance Monitor</p> <p>Purpose of Report: To provide Members with an update on finance and performance information.</p> <p>Members are asked to note the issues</p>	Debbie Mitchell	Executive Member, Finance & Performance
<p>Q1 Capital Programme Monitor</p> <p>Purpose of Report: To provide Members with an update on the capital programme.</p> <p>Members are asked to note the issues and recommend to full Council any changes as appropriate.</p>	Emma Audrain	Executive Member, Finance & Performance
<p>Local Area Coordination in York</p> <p>Purpose of Report: To present an overview of progress to develop a model of Local Area Coordination in York, following the award of LGA funding.</p> <p>Members are asked to note the progress made and approve the progression to the next stage of development, including the recruitment of Local Area Coordinators.</p>	Will Boardman	Executive Member for Adult Social Care and Health

Title and Description	Author	Portfolio Holder
<p>Alcohol and Illicit Drug Treatment Service Re-commissioning Purpose of Report: This report outlines the proposed re-commissioning and procurement of adult alcohol and illicit drug treatment services.</p> <p>Members are asked to:</p> <ul style="list-style-type: none"> a) agree the proposal to re-procure adult alcohol and illicit drug treatment. b) agree the methodology for the re-procurement. 	<p>Leigh Bell</p>	<p>Executive Member for Adult Social Care & Health</p>

Table 3: Items slipped on the Forward Plan

Title & Description	Author	Portfolio Holder	Original Date	Revised Date	Reason for Slippage
<p>An Update of the Older Persons' Accommodation Programme</p> <p>Purpose of Report: To provide the Executive with an update on the Older Persons' Accommodation Programme.</p> <p>Members consent is required to:</p> <ol style="list-style-type: none"> 1. Move forward with plans for the re-development of the Lowfields school site, beginning with public engagement regarding use and design. 2. Consult on the closure of a further Older Persons' Home in the autumn of 2016 and one in the first half of 2017, following the Moving Homes Safely Protocol. 3. Open negotiations to purchase land adjacent to Haxby Hall in order to facilitate the examination of options for its future. 	Tracey Carter Roy Wallington	Executive Member for Adult Social Care and Health	30 June	14 July 16	Clerical error

Title & Description	Author	Portfolio Holder	Original Date	Revised Date	Reason for Slippage
<p>Alcohol and Illicit Drug Treatment Service Re-commissioning Purpose of Report: This report outlines the proposed re-commissioning and procurement of adult alcohol and illicit drug treatment services.</p> <p>Members are asked to: a) agree the proposal to re-procure adult alcohol and illicit drug treatment. b) agree the methodology for the re-procurement.</p> <p>This report will now be considered at 14 July Executive meeting in order to allow for further consideration of the financial implications.</p>	Leigh Bell	Executive Member for Adult Social Care & Health	30 June	25 Aug 16	To allow officers further time to look at the financial implications and to provide further time to make a decision on future provision of services for young people.
<p>Children and Young People in Care: York's New Strategy 2016-2020 Purpose of Report: Children and young people in care are a priority group for the Council and its partners. This paper introduces the new Children in Care Strategy 2016-20 and seeks Council endorsement of the strategy which has been developed on the basis of consultation and input from children</p>	Judy Kent	Executive Member for Education, Children and Young People	30 June	14 July 16	Due to the volume of items to be considered at the June Executive

Title & Description	Author	Portfolio Holder	Original Date	Revised Date	Reason for Slippage
<p>and young people in care, council colleagues and multi-agency partners.</p> <p>The Executive will be asked to</p> <ul style="list-style-type: none"> • recommend Council endorsement of the Children in Care Strategy 2016 – 2020. • recommend Council note the introduction of new strategic partnership arrangements and strengthened leadership to ensure the progress and delivery of the strategy. 					



Executive**30 June 2016**

Report of the Assistant Director of Planning, Development Services and Regeneration (The Local Plan is the portfolio of the Leader and Deputy Leader)

City of York Local Plan – Preferred Sites Consultation**Purpose of the Report**

1. The purpose of this report is to ask Members to recommend that the Executive approve the publication of a document entitled 'Local Plan – Preferred Sites 2016' for consultation. It draws on the previous stages of consultation and technical work undertaken to support the plan. Its purpose is to allow the public and other interested parties to comment on the additional work relating to housing and employment land need and supply. This document is attached as Annex A to the report. The contents of this report were considered at the Local Plan working Group on 27th June. The minutes of that meeting have been made available to Members of the Executive.
2. In addition to the 'Local Plan – Preferred Sites 2016' several technical documents will also be made available during the proposed consultation. Members may wish to consider them when making a judgement about the content of the main document. These are attached as annexes to this report and comprise:
 - Annex B – Strategic Housing Market Assessment and Addendum (2016)
 - Annex C – Employment Land Review (2016)
 - Annex D – Windfall Analysis Technical Paper (2016)
 - Annex E – Sustainability Appraisal
3. In addition a draft Local Development Scheme which is effectively a project plan for future work is attached as Annex F. All annexes are available from the author of the report and on-line.

4. Subject to Member approval the intention is to commence consultation on the 'Local Plan – Preferred Sites 2016' document in July. Consultation will be in accordance with the Council's adopted Statement of Community Involvement (2007) which requires the document and any supporting information to be made available for at least a six week consultation period. Any representations made must then be taken into consideration in drafting the next stage of the plan, the publication draft.

Recommendations

5. In accordance with Option One, that the Executive:

- (i) approve the document attached as Annex A, along with supporting evidence and information for public consultation.

Reason: So that an NPPF compliant Local Plan can be progressed.

- (ii) delegate to the Director of City and Environmental Services (CES) in consultation with the Executive Member the making of any changes to the draft document attached as Annex A that are necessary as a result of the recommendations of Executive or any minor non substantial amendments that are identified prior to the issue of the consultation document.

Reason: So that changes recommended as a result of discussions at the LPWG and the Executive can be made and any presentational errors can be addressed.

- (iii) delegate to the Director of CES in consultation with the Executive Member the approval of a Consultation Strategy and associated documents.

Reason: To ensure that the proposed methods of consultation are satisfactory to Members and accord with the Council's adopted Statement of Community Involvement.

- (iv) delegate to the Director of CES in consultation with the Executive Member the approval of supporting evidence, information and documentation to be published during public consultation.

Reason: To ensure that the proposed methods of consultation are satisfactory to Members and accord with the Council's adopted Statement of Community Involvement.

(v) approve the draft LDS attached as Annex H, as the Council's project plan for progressing the Local Plan and other development plan and related documents.

Reason: So that an NPPF compliant Local Plan can be progressed and to provide information to interested parties about the next stages of development for the documents listed.

(vi) Members views are requested on whether an expression of interest should be made for site ST15: Land to the West of Elvington Lane in the context of the *DCLG Prospectus – Locally-led garden villages, towns and cities*.

Reason: To meet the DCLG deadline for expressions of interest by 31st July 2016.

Background

6. Members are reminded that planning policy sits within a national regulatory framework; non-compliance with that framework means that planning decisions by the local authority can be successfully challenged both in the Courts and through the Secretary of State. In addition failure to adopt a compliant Local Plan, given the expectations embodied in the National Planning Policy Framework (NPPF) leaves undeveloped areas of the city vulnerable to unwelcome development proposals which the Council may be unable to defend at appeal. Also given Ministerial statements, failure to progress the plan could lead to direct interventions by Government into the City's Local Plan process. In addition, the Government confirmed its intention in a consultation paper in December 2015 to withhold some or all of the New Homes Bonus in the circumstances where a local authority has not submitted a Local Plan by early 2017.
7. Officers produced a publication draft Local Plan in autumn 2014. This process however was halted by Council resolution on the 9th October 2014. Following the Local Government Elections in May 2015 the agreement between the Conservative and Liberal Democrat Groups, to establish a joint administration for City of York Council from May 21st 2015 indicated that:

'We will prepare an evidence-based Local Plan which delivers much needed housing whilst focusing

development on brownfield land and taking all practical steps to protect the Green Belt and the character of York.'

8. In response to both the Council resolution and the changed context officers initiated a work programme culminating in 'Local Plan – Preferred Sites 2016' document and the other supporting technical documents attached to this report. The proposed levels of development for sites included in the aborted publication draft plan are highlighted for information in the relevant sections below. Prior to that stage a Preferred Options consultation was undertaken in 2013. To allow comparisons to be made the allocations included within that draft of the plan are provided as Annex G.
9. The 'Local Plan – Preferred Sites 2016' documents focuses on additional work relating to housing and employment land need and supply. This is explained in the following paragraphs.

Housing Need

10. A key objective of the National Planning Policy Framework (NPPF) is to *'boost significantly the supply of housing*. It requires that Local Planning Authorities identify the objectively assessed need for market and affordable housing in their areas, and that Local Plans translate those needs into land provision targets. Like all parts of a development plan such housing targets should be informed by robust and proportionate evidence.
11. Paragraph 17 of NPPF sets out a set of core land-use planning principles which should underpin both plan-making and decision-taking. This includes the following:

“Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities”.
12. Paragraph 47 of NPPF states that local planning authorities should:

“ use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period”.

13. The NPPF is clear that Local Plans should provide land to meet their objectively assessed need in full, in so far as their area has the sustainable capacity to do so stating *that*:

“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted”.

14. Paragraph 47 of the NPPF also advises Councils to identify sufficient land annually to meet a 5-year supply of deliverable sites against their housing requirement.
15. Further guidance is provided in National Planning Practice Guidance (NPPG) published in March 2014 and by the Planning Advisory Service in their ‘Objectively Assessed Need and Housing Targets’, Technical Advice Note, July 2015. Both these documents reinforce and support the approach set out in the NPPF.
16. In September 2015 Members will recall a report was considered by the Local Plan Working Group on the issue of housing need. Its purpose was to provide an update on work relating to the Objective Assessment of Housing Need (OAHN) produced by consultants Arup to inform the emerging Local Plan. Members of the Working Group were invited to consider this evidence on the objective assessment of housing need to provide the start point for determining the amount of housing land required to be identified in the Plan.
17. The report concluded that the 2012-based sub national household projections (SNHP) published on 27th February 2015 represented the most up to date household projections and NPPF and NPPG make it clear that these projections should be used as the starting point for

assessing housing needs. However the NPPG maintains that '*plan makers may consider sensitivity testing specific to their local circumstances based on alternative assumptions in relation to the underlying demographic projections and household formation rates*'.

18. Across the period from 2012 to 2031 (the plan period at that the time of the report) the 2012 based SNHP suggest that the number of households in York is expected to grow by 14,404 dwellings (17%) to 98,651 in total. This equates to an annual average growth rate of approximately 758 dwellings based on 19 financial/monitoring years (which run from 31st March to 1st April) from the Plan start date of 1st April 2012 to 31st March 2031. Financial/monitoring years rather than calendar years were used to align with the housing trajectory to be prepared for the emerging Local Plan as housing completion data and consents data is also collated on a financial year basis.
19. In Autumn 2015 the Council commissioned GL Hearn jointly with Ryedale, Hambleton and the North York Moors National Park Authority to undertake a Strategic Housing Market assessment (SHMA). This is a study which aims to provide a clear understanding of housing needs in the City of York area. It considers housing market areas, and the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
20. The study produced by GL Hearn is provided as Annex B to this report. In summary the report highlights the points below.

Housing Market Area (HMA)

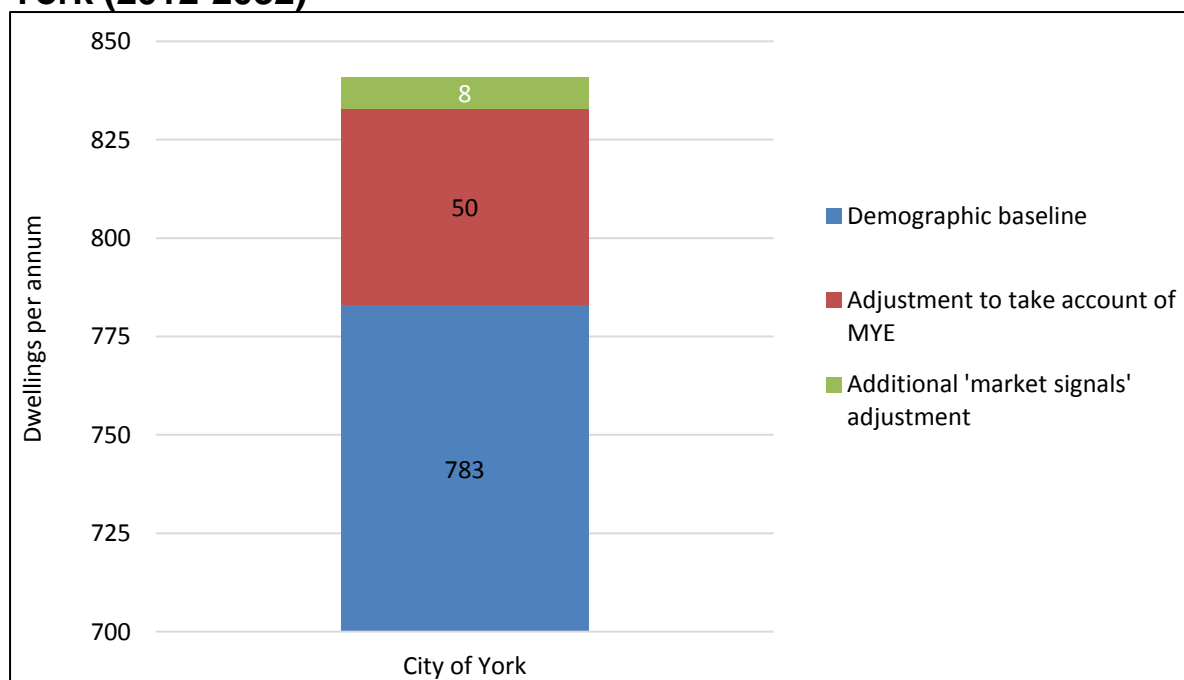
21. There are clearly a complex set of relationships across the North Yorkshire area however the balance of evidence suggests that the three main commissioning authorities (York, Hambleton and Ryedale) operate in slightly different but overlapping HMA's.
22. Analysis of both migration and travel to work patterns indicate York is very self-contained but is strongly linked to Selby. In travel to work terms York has a strong influence in the immediate surrounding districts particularly Selby, the southern part of Hambleton and the eastern parts of Ryedale and East Riding.
23. GL Hearn conclude that the evidence supports three separate HMAs but that it is important to recognise overlaps between authorities and markets. York and in particular Selby and the east of Ryedale and south

of Hambleton has quite a strong relationship. Similarly Leeds influence is likely to extend into the western periphery of York and Hambleton area. In the context of Duty to Cooperate the authorities should continue to engage on strategic housing issues.

Overall Housing Need

24. Taking account of more recent migration (Mid Year Population Estimates 2013 and 2014, ONS¹) and improvements to household formation rates for younger households (25-34 yr age group), the SHMA draws the conclusion on the overall full objectively assessed need for housing over the 2012 to 2032 period to be 841 dwellings per annum. The breakdown of this figure is illustrated in fig 1 below. This figure includes the provision of affordable homes as part of the overall housing delivery.

Figure 1: Composition of per annum Housing Needs in the City of York (2012-2032)



Source: Derived from demographic projections

Affordable Housing Need

25. The SHMA includes an assessment of the number of households each year who require some form of subsidy in meeting their housing needs. This is assessed using the Basic Needs Assessment Model and is a statutory requirement to support policies seeking affordable housing in new developments.

¹ Office for National Statistics

26. The SHMA analysis indicates that 573 net additional households per year will require support in meeting their housing needs (using a 30% income threshold). It is not appropriate to compare the need identified in the analysis with the demographic projections – they are calculated in different ways. The identified need for affordable housing also includes existing households who need alternative size or tenure of accommodation but would release their current home for another household by moving.
27. Policies for what proportion of homes should be affordable need to take account of evidence both of housing need and the viability of residential development. This work on viability and deliverability against the policies in the emerging Local Plan will be undertaken to inform the revised Publication Draft Local Plan to be brought to members of the Local Plan Working Group later in 2016.

Conclusions on Housing Mix

28. In addition to considering the overall need for housing the SHMA considers what types and sizes of homes – both market and affordable – will be needed. The SHMA identifies that there is a need for a mix of house sizes across the City. The conclusions drawn take account of how the structure of the population and households are expected to change over the plan period to 2032 and how people occupy homes. In terms of size mix the report concludes that the following (Table 1) represents an appropriate mix of affordable and market homes at a city wide level.

Table1: Need for Different Sizes of Homes across York

	1-bed	2-bed	3-bed	4+ bed
Market	5-10%	35-40%	35-40%	15-20%
Affordable	35-40%	30-35%	20-25%	5-10%
All dwellings	15%	35%	35%	15%

Source: Derived from Housing Market Model

29. This analysis is aimed at the strategic policy level and it is recognised that there will be a range of factors that will influence demand for different sizes of homes over time, including demographic changes, affordability and wider economic performance.

SHMA Addendum – Implications of the 2014 based Sub National Population Projections released 25th May 2016

30. On the 25th May 2016 ONS published a new set of (2014-based) sub national population projections (SNPP). These projections were published too late in the SHMA process to be incorporated into the main document however GL Hearn have produced an addendum to the main SHMA report (Annex B to this report) which briefly reviews key aspects of the projections and highlights what level of housing need is implied by the new information.
31. The full analysis is set out in the SHMA Addendum published to support this paper however in summary the 2014 based SNPP show a higher level of population growth than suggested by the 2012 based versions or the main projection developed in the SHMA (Main Report). However due to differences in the age structure there is not a direct link between the differences in population growth and household growth/housing need. Modelling the 2014 based SNPP in a consistent manner to the SHMA (and including a 'market signals adjustment) suggests a need for some 898 dwellings per annum in the 2012 to 2032 period – this is about 7% higher than derived in the main SHMA – a need for 841 dwellings per annum.
32. However as identified in the report there are some concerns relating to historic growth within the student population and how this translates into SNPP projections. This looks to be a particular concern in relation to the new 2014 based SNPP where there is relatively strong growth in some of the student age groups when compared to the previous 2012 projections. Some consideration has been given by GL Hearn to longer term dynamics although they caveat this to recognise that the evidence suggests some shift in migration patterns over the more recent years. A 10 year migration trend sensitivity test (as used in the main SHMA report) using the latest available evidence calculates a need for 706 dwellings per annum, although as noted in the report this does not fully reflect some of the more recent trends. GL Hearn recommends that this is not an appropriate starting point for which to assess housing need although it is useful to help identify the bottom end of a reasonable range.
33. Given that the main SHMA document (as highlighted in paragraphs 19 to 29 above) identifies an objectively assessed need for 841 dwellings per annum which sits comfortably within the range set out in the SHMA addendum (706 to 898 dwellings per annum), it is recommend by GL

Hearn that the Council do not need to move away from this number (841) on the basis of the newly available evidence published by ONS – particularly given concerns about the impact of student growth in the 2014 based SNPP and also longer terms trends not reflecting the most recent trends.

34. GL Hearn conclude in the addendum that other aspects of the main SHMA report are relatively unaffected by the new 2014 based SNPP; the level of affordable need would be projected to increase slightly (due to differences in projections being focussed on age groups from which households would be expected to form); the mix of housing (by size) changes slightly, but not enough to change the conclusions of the main SHMA and finally the need for accommodation for older persons is projected to be slightly lower than in the SHMA (although again differences are fairly minor).

Gypsy & Travellers and Travelling Showpeople

34. Paragraph 4 of the *National Planning Policy Framework (NPPF)* makes it clear that local planning authorities should consider the Government's *Planning Policy for Traveller Sites (PPTS)* in conjunction with the *NPPF*, when preparing plans or making decisions on Travellers sites in their area. The *PPTS* was first published in 2012 and updated in August 2015. The *PPTS* makes it clear at paragraph 3 that the Government's overarching objective is to ensure fair and equal treatment for gypsies and travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. To deliver this it has established seven policies in the *PPTS*. In addition it sets out how the planning system defines gypsies, travellers and travelling showpeople:

35. For the purposes of planning policy, gypsies and travellers are defined in the *PPTS Annex (2015 update)* as being:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

36. In determining whether persons are gypsies and travellers for the purposes of the *PPTS*, consideration should be given to the following issues amongst other relevant matters:

- a) *whether they previously led a nomadic habit of life*
- b) *the reasons for ceasing their nomadic habit of life*
- c) *whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

Travelling showpeople are defined by the PPTS as being:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

37. City of York Council has commissioned consultants to undertake an update of the Gypsy and Traveller Accommodation Assessment undertaken in 2014 to take account of the revised definition and to assess the implications that this may have on emerging Local Plan in relation to providing for the need of the gypsy and travellers. In the aborted Publication Draft Local Plan (2014) two sites were identified for Gypsy and Travellers:

- GT1: Land at Moor Lane and B1224 Rufforth; and
- GT2: Acres Farm Naburn.

In addition the following site was identified for travelling showpeople:

- SP1: The Stables Elvington.

38. Although the work on need has not yet being finalised these sites have been considered as a part of this site assessment process. Site GT1 – Land at Moor Lane and B1224, Rufforth is rejected on Green Belt and Access to Services grounds, and GT2 – Acres Farm is also rejected on Green Belt grounds. The site for travelling showpeople, SP1 – Land at the Stables, Elvington is identified as a potential site in the Report.

Employment Land Need

39. The National Planning Policy Framework (NPPF) provides a clear position on the need to build a strong competitive economy. In respect of Local Plans it states at paragraph 21 of the guidance the Plan should: -

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; and
 - set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.
40. This reflects the overarching policy in NPPF (paragraph 14) of meeting the objectively assessed need for development in the Plan area.
41. The practice guidance which accompanies the NPPF provides a framework for assessing the need for employment land. It refers to the use of both quantitative and qualitative information; and sectoral and employment forecasts to help understand the demand for land along with analysis of the supply of land.
42. In September 2015 a report was considered by the Local Plan Working Group on the issue of Economic Growth. Its purpose was to present evidence of demand for employment land as a starting point for determining the amount and type of employment land required to be identified in the Plan. The technical work described in the report provides a major component of the Employment Land Review 2016(ELR) attached as Annex C to this report. The study brings together evidence on the demand for and supply of employment land.
43. In summary, demand has been calculated using a well established method of converting econometric forecasts into floorspace/employment land. The starting point for this was job growth forecasts by Oxford Economics wherein the baseline scenario for York forecast a growth of 10,500 jobs over the period 2014-2031. Two further scenarios were considered; scenario 1 – higher migration and faster UK recovery, which identified an additional 4,900 jobs above the baseline over the same period and scenario 2 – re-profiled sector growth which identified 500 additional jobs above the baseline.
44. Members will recall that scenario 2 was endorsed by the LPWG as it reflected the economic policy priorities of the Council to drive up the skills of the workforce and encourage growth in businesses which use higher skilled staff. Table 2 shows the resulting job growth by sector for scenario 2. The figures are based on OEs forecasts adjusted to include actual changes in jobs for the period 2012 to 2014.

45. Given the need for land requirements to be able to meet both the OE baseline scenario and scenario 2, from this point on in the report only figures for scenario 2 are included on the basis that this is the higher of the two requirements. Provision for this scenario therefore also meets requirements for the trend scenario.

Table 2: Job Growth by Sector

Sector	Scenario 2 2012-31
Agriculture, forestry & fishing	-135
Mining and quarrying	0
Manufacturing	-1,231
Electricity, gas, steam and air	-82
Water supply	-89
Construction	1,353
Wholesale & retail trade	2,412
Transportation & storage	687
Accommodation & Food	1,847
Information & Communication	1,169
Financial and insurance	-448
Real estate	934
Professional, scientific & tech	2,945
Admin & Support	1,933
Public Admin & Defence	-587
Education	-150
Health & Social Work	1,212
Arts, Entertainment & Recreation	472
Other service activities	757

46. The conversion of job growth into land requirements can be broken down into the following component parts:
- converting forecasts to full-time equivalent jobs
 - allocating Jobs by use class sector;
 - converting jobs to floorspace based on employment densities for different uses; and
 - factoring in vacancy (at a standard rate of 5%).
47. Table 3 shows the resultant floorspace demand between 2012-2031.

Table 3: Floorspace Demand 2012 -2031

Use Class	Scenario 2 2012-31			
	Floorspace (m2)	With 5% vacancy	Land (Ha)	With 5% vacancy
B1a	51,887	54,481	8.6	9
B1b	7,541	7,918	1.9	2
B1c	5,570	5,849	1.4	1.5
B2	-18,746	-19,683	-4.7	-4.9
B8	56,359	59,177	11.3	11.9
D2	16,186	16,995	4	4.2
Total²	137,543	144,420	27	29

48. However, whilst the evidence base was commissioned to project to 2031, the plan period has adjusted to 2032. The figures in Table 4 therefore have been adjusted by calculating the yearly average and adding one year to the original totals set out in table 3.

Table 4: Floorspace demand from forecast job growth 2012 – 2032

Use Class	Scenario 2 2012-32			
	Floorspace (m2)	With 5% vacancy	Land (Ha)	With 5% vacancy
B1a	54,617.9	57,348.4	9.1	9.5
B1b	7,937.9	8,334.7	2.0	2.1
B1c	5,863.2	6,156.8	1.5	1.6
B2	-19,732.6	-20,718.9	-4.9	-5.2
B8	59,325.3	62,291.6	11.9	12.5
D2	17,037.9	17,889.5	4.2	4.4
Total³	144,782.1	152,021.1	28.6	30.1

Further Technical Work on Sites

49. Members will recall that the Local Plan publication draft presented in 2014 and subsequently halted following the resolution of Full Council, included a potential portfolio of housing and employment sites. These sites were selected using a methodology based on the plans spatial strategy. The key tenets of which are set out below.

- **The protection of the City's unique heritage** – Sites deemed to be in areas important to the historic character and setting of York,

² Totals only include positive land requirements, so exclude any projected negative demand for B2.

³ Totals only include positive land requirements, so exclude any projected negative demand for B2.

such as, land forming 'Green Wedges' around the historic Strays and river corridors, areas preventing coalescence of villages between themselves and to the main urban area; and areas that retain the rural setting of the city providing views of key landmarks such as the Minster were eliminated from consideration.

- **The protection of environmental assets** – York's Green Infrastructure is considered central to managing any future growth, whether it is publicly or privately owned, statutory or non statutory, identified for its nature conservation or recreational value. Any sites affecting such areas were ruled out of consideration to completely protect environmental assets.
- **Appropriate management of Flood risk** – The geography of the city and its surroundings are such that there are significant areas at risk of flooding. Areas that are considered at high risk of flooding where ruled out.
- **Achieving accessibility to sustainable modes of transport and a range of services** – York is a compact city with generally good public transport services. The relationship of potential sites to this network and ensuring that future sites are in proximity to basic service was a key factor in site selection. Although it was acknowledged that sites over a certain size would be big enough to create their own services and public transport.

50. Since the Local Plan Publication draft was taken to Members in autumn 2014, the evidence base that underpins the emerging Local Plan has progressed and it is important to take this into account when deciding on our preferred sites and boundaries for allocations in the Local Plan. Officers have undertaken further work to refine and reconsider previous assessments, which has included:

- **Re-appraising all consultation comments** previously received in relation to sites.
- **Updating sustainability criteria** including access to services to an updated baseline position at February 2016.
- **Evaluating Agricultural Land Classification** - to understand whether the sites are identified on best and most versatile land.
- **Sequential Flood Risk** - looking again at the designated flood risk zone of every site.
- **Additional work on openspace, transport and education.**

51. With regard to potential employment sites further work was undertaken to consider the market attractiveness of sites. This is detailed in the

Employment Land Review attached as Annex C. All the work highlighted has been done in conjunction with appropriate technical officers working across the Council. The approach and results are presented more fully in the 'Local Plan – Preferred Sites 2016' attached as Annex A.

52. As highlighted the protection of the City's unique heritage is a key element that underpins the approach to sites. This includes ensuring that areas important to the historic character and setting of York, such as, land forming 'Green Wedges' around the historic Strays and river corridors are kept open. This also involves, where possible, the identification of new green wedges as York grows. It will be the intention to protect such areas through appropriate policies in the revised publication draft plan.

Housing Land Supply

53. The plan period runs from 2012 to 2032 in addition as York is setting detailed Green belt Boundaries for the first time it is also important to consider the period beyond the end date of the plan to 2037 to provide an enduring Green Belt; a requirement of the NPPF.
54. When considering the supply of houses in this period it is important to consider completions to date and unimplemented positions. The current position is summarised in table 5 below.

Table 5: Committed Supply and Windfalls

Plan period 1st April 2012 to 31st March 2032	
Total Need 2012 -2032 (based on 841)	16,820
Completions 1st April 2012 to 31st March 2016	2455
Unimplemented Permissions @ 1st April 2016	4112
Windfalls (from Year 4) @ 152 pa	1976
Requirement Remaining	8,277

55. The need calculation for the period 2032 to 2037 is based on 660 pa. This is derived from the national household projections for the period 2032 to 2037 from CLG (using the 2012 National Household Projections, CLG). This would lead to a requirement of 3300 dwellings reducing to a figure of 2,540 dwellings using a similar windfall trend.

Windfalls

56. It should be noted that table 5 includes an allowance for windfalls. Windfalls sites, as defined in the NPPF (March 2012) are:

'Sites which have not been specifically identified as available in the Local Plan process – they normally comprise previously developed sites that have unexpectedly become available.'

57. These unidentified sites are typically not allocated for development or highlighted within the Strategic Housing Land Availability Assessment. An analysis of historic windfall trends is included in Annex D to this report.

58. Paragraph 48 of the NPPF states:

'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens'. NPPG states that 'A windfall allowance may be justified in the five-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework'.

59. In the emerging local plan only sites above 0.2ha have been identified as draft allocations. To ensure we properly understand the potential for development on very small sites below this allocation threshold an assessment of the trends in the historic rate of windfall delivery along with changes of use and conversions has been carried out.
60. It should be noted that the period evaluated in Annex D covers a time during which York had no adopted development plan in place and therefore continued high levels of windfall supply are unlikely to be maintained over the plan period, especially in the case of larger windfall sites above 0.2 ha (the threshold used for the allocation of sites). This is important because the NPPF requires not just compelling evidence of historic windfall rates but also evidence of expected future trends in order to justify using a windfall allowance within housing supply.

61. During the last 10 years the largest proportion of windfalls comes from conversions and from very small sites (below 0.2ha). Together these two categories account for more than 50% of the total net windfalls. These totals are significant in as much as they fall outside the threshold used to identify potential housing sites in the Local Plan and therefore will not be identified in future years. By including a qualified allowance for this type of windfall within the housing supply this would ensure that an appropriate estimate of future windfall supply is included within the housing trajectory. The figure for windfalls included in Table 5 is effectively a mean average for these two categories of windfalls calculated over a historic 10 year period.

Potential Housing Allocations

62. As highlighted above there is a need to allocate sufficient land for around 8,277 dwellings for the period 2012 – 2032 and 2,540 dwelling for the period 2032 and 2037.
63. When considering housing land supply authorities expected to show that housing delivery is sufficiently flexible across the full plan period to deal with changes or uncertainty. For example, Eastleigh Local Plan was found unsound in February 2015 partly on the basis that it was considered by the Inspector that the supply of housing would be too inflexible to buffer for changing market signals and delivery rates over the lifetime of the plan. The Inspector concluded that (apart from a time-consuming plan review) the authority had no means of increasing supply if there is a problem and that the plan needed to demonstrate that there is some flexibility to respond to changing circumstances.
64. There are different ways of addressing this issue that involve building an allowance into the supply of sites. The levels of supply put forward within the 'Local Plan – Preferred Sites 2016' document would effectively provide an approximately 2.2 year over supply on year 15 of the plan and a 1.6 year over supply at year 20. The level of flexibility within the identified housing land supply is an important factor when considering whether the plan is sound. As the plan is developed towards its publication stage this will need to be consider further. This includes taking into account additional viability and deliverability work. This further testing will also include seeking legal advice to ensure that the position is appropriate.
65. It should be noted a range of factors affect annual completion rates on residential development sites. The scale of the site and number of active

housebuilders on sites (or ‘outlets’) are key elements. It is important to recognise that whilst a site may have an estimated total site yield based on an assessment of its net site area and density (dwellings per hectare) there is also an assessment of an estimated annual yield for each potential site – this varies depending on the size of the site (strategic or non-strategic) and also the number of likely ‘outlets’ or developers.

66. Informed through responses made to the Housing Implementation Survey undertaken in Summer 2015 we have re-assessed site delivery rates – i.e. the number of dwellings sites could deliver per annum. This along with additional viability and deliverability work will inform the Housing Implementation Survey which will accompany the detailed housing trajectory to be included within the Publication Draft Local Plan later in 2016. Where possible, subject to delivery rates, when phasing sites brownfield sites will be prioritised before greenfield.
67. In the context of the identified need officers undertook a review of the additional technical work. This is presented in the ‘Local Plan – Further Sites 2016’ document attached as Annex A. In summary this led to the position on potential housing sites described in Tables 6 to 12 below.

Table 6: Potential Strategic Housing sites (greater than 5ha) with no substantial changes to site size from 2014 Publication Draft

Site Name	Revised Capacity			GF/BF
	Site Size	Total dwellings	Total dwellings Plan Period	
ST1 British Sugar	40.7	1140	805	BF
ST2 Civil Service Sports Ground	10.4	292	292	GF
ST4 Land adj Hull Road	7.54	211	211	GF
ST17 Nestle	6.8	315	315	BF

Table 7: Potential Strategic Housing sites (greater than 5ha) amended from 2014 Publication Draft

Site Name	Publication Draft			Revised Capacity			GF/BF
	Site Size	Total dwellings	Total dwellings plan period	Site Size	Total dwellings	Total dwellings Plan Period	
ST5 York Central	10.55	410	410	35	1500	1250	BF
ST7 Land East of Metcalfe Lane	113.28	1800	1330	34.5	845	805	GF
ST8 Land North of Monks Cross	52.28	1400	1200	39.5	968	875	GF
ST9 Land North of Haxby	33.48	747	747	35	735	735	GF
ST14 Land to West of Wigginton Road	157.09	2800	2591	55	1348	840	GF
ST15 Land to west of Elvington Lane	392.58	4680	2380	159	3339	1610	GF
ST16 Terrys (Extension Sites 1 & 2)	0	0	0	2.04	89	89	BF

Table 8: Potential Non Strategic Housing sites (Less than 5ha) with no substantial changes to sites size from 2014 Publication Draft

Site Name	Publication Draft			Revised Capacity			GF/BF
	Site Size	Total dwellings	Total dwellings plan period	Site Size	Total dwellings	Total dwellings Plan Period	
H1 Former Gas Works, Heworth Green	3.54	283	283	3.54	336	336	BF
H7 Bootham Crescent	1.72	73	73	1.72	86	86	BF
H8 Askham Bar Park and Ride	1.57	50	50	1.57	60	60	BF
H10 The Barbican	Included as site with consent (13/02135/FULM)			0.96	187	187	BF
H20 Oakhaven EPH	0.33	15	15	0.33	17	17	BF
H21 Woolnough House	0.29	11	11	0.29	12	12	BF

H22 Heworth Lighthouse	0.29	13	13	0.29	15	15	BF
H29 Land at Moor Lane, Copmanthorpe	2.65	74	74	2.65	88	88	GF
H31 Eastfield Lane, Dunnington	2.51	70	70	2.51	84	84	GF
H38 Land RO Rufforth Primary School	0.99	28	28	0.99	33	33	GF
H39 North of Church Lane, Elvington	0.92	29	29	0.92	32	32	GF
H43 Manor Farm Yard, Copmanthorpe	0.25	8	8	0.25	12	12	GF
H51 Morrell House EPH	0.23	10	10	0.23	12	12	BF

Table 9: Potential Non Strategic Housing sites(Less than 5ha) with amendments from 2014 Publication Draft

Site Name	Publication Draft			Revised Capacity			GF/BF
	Site Size	Total dwellings	Total dwellings plan period	Site Size	Total dwellings	Total dwellings Plan Period	
H3 Burnholme School	2.7	25	25	3.9	81	81	BF
H5 Lowfield School	2.24	72	72	3.64	137	137	BF
H46 Land to North of Willow Bank and East of Haxby Rd, New Earswick	4.16	118	118	2.74	104	104	GF

Table 10: New Potential Strategic Housing Sites

Site Name	Capacity			GF/BF
	Site Size	Total dwellings	Total dwellings Plan Period	
ST31 Land South of Tadcaster Rd, Copmanthorpe	8.1	170	170	GF
ST32 Hungate (Phases 5+)	4.8 ⁴	305	305	BF
ST33 Station Yard, Wheldrake (Previously included as a non strategic housing site)	6	147	147	MIX

⁴ Total site size

Table 11: New Potential Non Strategic Housing Sites

Site Name	Revised Capacity			GF/BF
	Site Size	Total dwellings	Total dwellings Plan Period	
H57 Poppleton Garden Centre (Former site E16)	2.8	93	93	BF
H56 Land at Hull Road (former site E15)	4	190	190	GF
H55 Land at Layerthorpe (former site E4)	0.2	20	20	BF
H52 Willow House EPH	0.2	10	10	BF
H53 Land at Knapton Village	0.33	11	11	GF
H54 Whiteland Field, Haxby	1.3	46	46	GF

Table 12: Deleted Sites from 2014 Publication Draft

Site Name	Site Size	Total dwellings	Total dwellings plan period	GF/BF
ST11 Land at New Lane Huntington	13.76	400	400	GF
ST12 Land at Manor Heath, Copmanthorpe	20.08	421	421	GF
ST13 Land at Moor Lane, Copmanthorpe	5.61	125	125	GF
ST29 Land at Boroughbridge Road	5.75	135	135	GF
ST30 Land to North of Stockton Lane	5.92	165	165	GF
H2a Land at Racecourse, Tadcaster Road	2.44	98	98	GF
H2b Land at Cherry Lane	0.44	18	18	BF
H6 Land R/O The Square ⁵	1.53	49	49	GF
H9 Land Off Askham Lane	1.3	42	42	GF
H11 Land at Frederick House, Fulford Rd	0.78	33	33	BF
H12 Land R/O Stockton Lane/Greenfield Park Drive	0.77	33	33	GF
H19 Land at Mill Mount	0.36	16	16	BF
H23 Grove House EPH	0.25	11	11	BF
H25 Heworth Green North	0.22	20	20	BF
H26 Land at Dauby Lane, Elvington	4.05	114	114	GF
H27 Land at the Brecks	4.00	102	102	GF
H28 Land to North of North Lane, Wheldrake	3.15	88	88	GF
H30 Land to South of Strensall Village	2.53	71	71	GF
H33 Water Tower Land, Dunnington	1.66	46	46	GF
H34 Land North of Church Lane, Skelton	1.74	49	49	GF

⁵ Included as site for specialist housing (Use Class C3b) in connection with the Wilberforce Trust

H35 Land at Intake Lane, Dunnington	1.59	44	44	GF
H37 Land at Greystones Court, Haxby	3.47	34	34	GF
H40 West Fields, Copmanthorpe	0.82	26	26	GF
H48 Haxby Hall EPH	0.42	15	15	BF
H50 Land at Malton Road	2.92	70	70	GF

Employment Land Supply

68. The plan period runs from 2012 to 2032 in addition as York is setting detailed Green belt Boundaries for the first time it is also important to consider the period up to 2037 to provide an enduring Green Belt; a requirement of the NPPF.
69. When considering the supply of employment land in this period it is important to initially consider the following factors:
- completions between April 2012- March 2016 - we had a net total of 12,249 m² (3.5ha) of employment completions, predominantly in B1a (Office) and D2 (Leisure) sectors;
 - churn and flexibility requirements 2016-2032; an additional 2 year land supply is allowed;
 - the need to provide land for between 2032-2037 to ensure Green Belt boundaries endure. This was taken as an average of job growth demand over the period 2012-2031 using the Oxford Economics baseline forecast.
70. Factoring in these additional criteria results in an overall employment land supply requirement of 33.3 hectares of B use employment land between 2016-2037. This is highlighted in table 13 below.

Table 13: Employment land requirements 2016-37 (Inc. 5% vacancy and change of supply 2012-2016)

Use Class	Scenario 2 2016-32*		Scenario 2 2032-37*		Scenario 2 Total 2016-2037*		Scenario 2 Total 2016-2037 INCLUDING 2 years extra supply	
	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)
B1a	52,560	8.4	12,310	2.1	64,870	10.5	71,049	11.4
B1b	7,467	2	1,644	0.4	9,111	2.4	9,978	2.7
B1c	6,149	1.5	1,435	0.4	7,584	1.9	8,306	2.0
B2	0	0	0	0.0	0	0.0	0	0.0

	(-20,719)	(-5.2)	(-5,260)	(-1.3)	(-25979)	(-6.5)		
B8	62,292	12.5	15,705	3.2	77,997	15.7	85,425	17.2
B uses sub-total	128,468	24.4	31,094	6.0	159,562	30.4	174,758	33.3
D2	9,434	2.2	4,398	1.1	13,832	3.3	15,149	3.6
Total	137,901	26.6	35,492	7.1	173,393	33.7	189,907	37.0

* Excludes 2 years extra for flexibility.

71. In the context of the identified need officers undertook a review of the additional technical work. This is presented in the 'Local Plan – Preferred Sites 2016' document attached as Annex A. In summary this led to the following position on sites. Given that D2 uses tend to be located in City Centres or other sustainable locations, policies within the plan will seek to guide future D2 development but will not specifically allocate sites for this purpose.

Table 14: Potential employment sites with no substantial changes from 2014 Publication Draft

Site Name	Size (ha)	Floorspace (sqm)	BF/GF	Proposed Use class
ST5 York Central	3.33	80000	BF	B1a
ST26 Land South of Elvington Airfield	7.6	30400	GF	B1b / B1c /B2/ B8
E2 Land North of Monks Cross Drive	0.4	3000	BF	B1c /B2 / B8
E5 Land at Layerthorpe/James Street (2)	0.2	900	BF	B1c /B2 / B8
E8 Wheldrake Industrial Estate	0.45	1800	GF	B1b / B1c /B2/ B8
E9 Elvington Industrial Estate	1	3980	BF	B1b / B1c /B2/ B8
E10 Chessingham Park, Dunnington	0.24	950	BF	B1c /B2 / B8
E11 Annamine Nurseries	1	4150	GF	B1c /B2 / B8
E12 York Business Park	0.8	3300	GF	B1c /B2 / B8

Table 15: Potential employment sites included in 2014 publication draft but now amended.

Site Name	Publication Draft		Revised Capacity		GF / BF	Proposed Use Class
	Size (ha)	Floorspace (sqm)	Size (ha)	Floorspace (sqm)		
ST19 Northminster Business Park (was E17)	2.5	10000	15	60000	GF	B1c/B2/B8
ST27 University of York	25	24000	21.5	20000	GF	B1b/ B1c
ST6 (SF13) Land East of Grimston Bar	5	N/A ⁶	5.5	20000	GF	B1c /B2/B8

Table 16: Employment sites either completed, deleted or reallocated for another use

Site Name	Size (ha)	Floorspace (sqm)	GF/BF
ST16 Terry's	1.5	6000	BF
ST18 Monks Cross North	8	64000	GF
E1 Hungate	1.51	12000	BF
ST25 South of Designer Outlet	9.8	23,520	GF
E4 Land at Layerthorpe/James Street	0.2	900	BF
E7 Wheldrake Industrial Estate	0.5	0.5	GF
E15 Land at Hull Road	4	16000	GF
E16 Poppleton Garden Centre	2.8	11200	BF
ST21 York Designer Outlet	n/a	12000	BF

Safeguarded Land

72. The NPPF paragraph 83 says authorities should consider Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. In helping to achieve this degree of permanence paragraph 85 provides further guidance for Local Authorities indicating they should where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period.
73. The Preferred Options consultation draft of the Local Plan and the subsequent aborted publication draft included a policy and allocations of safeguarded land. The sites identified at the aborted Publication Draft were as follows:

⁶ Included as safeguarded land site SF13 in aborted Publication Draft Local Plan (2014)

• Land south of Strensall Village	29 ha
• Land to North of Clifton Moor	54 ha
• Land north of Haxby	30 ha
• Land to west of Copmanthorpe	22 ha
• South of Airfield Business Park, Elvington	8 ha
• Land at Northminster Business Park	51 ha
• Land at Intake Lane, East of Dunnington	5 ha
• Land at Elvington Village	4 ha
• East Field, Wheldrake	5 ha
• Land at Moor Lane, Woodthorpe	17 ha
• Land East of Grimston Bar	5 ha
• Earswick	95 ha
• Land North of Escrick	10 ha

74. Several of the Strategic Sites identified in the 'Local Plan – Further Sites 2016' document have anticipated build out times beyond the fifteen year trajectory included within the plan; this coupled with a small windfall allowance and an approach to Green Belt predicated on boundaries enduring for a minimum of 20 years mean that it is no longer necessary to designate Safeguarded Land. It should be noted that some of the revised site boundaries may include land that was previously identified in this way.

Brownfield / Greenfield land

75. Table 17 below shows a summary of the proportion of housing and employment sites on greenfield and brownfield sites at the Preferred Options (2013), the previous Publication Draft (2014) and Preferred Sites (2016) stages of the emerging plan. The amount of safeguarded land included at previous stages is detailed in Table 18.

Table 17: Greenfield/Brownfield split of Housing and Employment Allocations in Emerging Plan

Allocations	Preferred Options Draft (2013)	Aborted Publication Draft (2014)	Preferred Sites Consultation (2016)
	Total Allocations (Hectares)		
Housing Allocations	649	957	481
Employment Allocations	30	61	57
Total Allocations	679	1018	538
Allocations by Brownfield/Greenfield Split (Hectares)			
Brownfield Housing Allocations	76	85	101
Greenfield Housing Allocations	568	862	366
Brownfield Employment Allocations	11	11	5
Greenfield Employment Allocations	16	49	51
Mixed Housing Allocations	5	10	14
Mixed Employment Allocations	3	0.8	0.8

Table 18: Safeguarded Land

Plan	Total Safeguarded Land* (ha)
Preferred Options 2013	397 ha
Publication Draft 2014	335 ha
Preferred Sites Consultation 2016	0 ha

*All Greenfield Land

DCLG Prospectus – Locally-led garden villages, towns and cities

76. The DCLG have published a prospectus entitled 'Locally Led Garden Villages, Town and Cities' which set out the government's latest initiative to significantly increase the level of house building across the country. It offers tailored government support to local areas with ambitious and innovative proposals to deliver 1500 homes and above. The prospectus is divided into two parts covering expressions of interest for different scales of development. The first part of the prospectus invites expressions of interest by 31 July 2016 for new 'garden villages' of between 1,500 to 10,000 homes. Up to 12 garden village proposals will

be selected for support. The second part of the prospectus invites expressions of interest on a rolling basis in new garden towns and cities of more than 10,000 homes.

77. In order to meet the eligibility criteria, these proposals must be new, discrete and not an extension to an existing town or village. To support wider housing and growth ambitions, expressions of interest must be led by local authorities, but with encouragement for submissions supported by private sector developers / landowners. It may include land already allocated for housing or otherwise outside a Local Plan.
78. There is no single model; factors which will be taken into account in deciding which expressions of interest to take forward will include:
- Local leadership and community support;
 - Potential economic benefits, with support from the LEP;
 - High-quality design;
 - Effective use of brownfield and/ or public land are encouraged;
 - Form part of a wider strategy to meet local needs, but with a commitment to deliver over and above objectively assessed need;
 - Demonstrate viability and deliverability, with reference to infrastructure, land value capture, minimising land costs and deferral of land receipts;
 - Additional or accelerated delivery;
 - High-quality starter homes to be offered at least 20% discount for young first-time buyers;
 - Support for small and medium enterprise home builders;
 - Innovative forms of delivery such as off-site construction, self-build, custom-build and a direct commissioning approach; and
 - Infrastructure needs are clearly assessed and met as part of any proposal.
79. In return, the Government will provide funding and technical support to enable delivery and help overcome barriers, as well as provide 'planning freedoms' to support housing growth. Consideration will also be given to forming a dedicated delivery vehicle in certain circumstances, including publicly-led arm's length bodies, public-private partnerships or statutory development corporations. Legislation to update the New Towns Act 1981 will be brought forward to ensure that there is a fit for purpose vehicle for the delivery of new garden villages.

80. The prospectus provides an opportunity to bring forward new settlements across the country. Within this Council's administrative area, the only potential strategic site that would be relevant and fits the criteria is ST15: Land to the West of Elvington Lane. As Government support for garden villages and towns is tailored to site-specific circumstances, it is not yet known what level of support would be received. However, a successful bid would likely provide funding and expertise which would help progress development of such sites from the plan-making stage towards implementation. Members views are sought on whether the Council show express an interest at this time.

Sustainability Appraisal

81. When producing Local Plans, 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 (incorporating a Strategic Environmental Assessment) of the document concerned. This has been an integral part of the further work carried out and is summarised in the 'Local Plan – Preferred Sites 2016' attached as Annex A. Additional information is also provided in Annex E to the report.

Duty to Co-operate

82. The Localism Act (2011) requires that local planning authorities demonstrate co-operation in plan making with adjoining or nearby authorities and other organisations in relation to cross boundary issues. Section 110 of the Localism Act transposes the Duty to Co-operate into the Planning and Compulsory Purchase Act 2004 and introduces Section 33A, which sets out a Duty to Co-operate in relation to the planning of sustainable development ('the Duty'). The Duty applies to all local planning authorities, county councils and 'prescribed bodies' and requires that they must co-operate with each other in maximising the effectiveness with which development plan documents are prepared. Further detail on how the provisions of the Act should be implemented is provided within the NPPF. The NPPF states that Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross boundary impacts when Local Plans are submitted for examination.
83. The Local Plan is required to consider and respond to issues which extend beyond the district boundary; these include changes to infrastructure such as the strategic highway network and activities which

have a catchment beyond the district. For example, the York housing market extends beyond the district boundary. This requirement is a statutory duty under the Localism Act and will require the Authority to demonstrate and evidence to the Inspector at the Examination in Public how it has engaged constructively with neighbours on these matters.

84. Officers have previously consulted with adjoining authorities as part of the Local Plan process to date to fulfil the requirements of the Duty to Cooperate. In producing the 'Local Plan – Preferred Sites 2016' document the previous views provided by relevant authorities and bodies have been considered.
85. In addition officers have explored in more detail with neighbouring authorities the potential to accommodate part of York's housing need outside the City of York Council area given the wider housing market area. This has taken the form of reports to the North Yorkshire and York Spatial Planning and Transport Board. However, given the position of neighbouring authorities with their own development plans it has been indicated that it is not possible to fully explore this option at this stage. Nevertheless given the potential of sustainable brownfield sites in the wider York housing market area officers will continue this dialogue, along with discussing current proposals, to ensure if appropriate any opportunities can be properly assessed and included within the future land supply.

Status of the Local Plan in decision making

86. Officers have considered the status of the 'Local Plan – Preferred Sites 2016' in influencing planning decisions at this stage in its preparation. In general, the emerging plan and associated evidence are material considerations, but only have any weight where they are in accordance with the NPPF.
87. The NPPF sets out at Paragraph 216 that :"*decision makers may give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:*
 - *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
 - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*

- *the degree of consistency of the relevant policies in the emerging plan to the policies of this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*

Consultation

88. If Members approve the 'Local Plan – Preferred Sites 2016' attached as Annex A, the document will be subject to an eight week city wide consultation period beginning in July 2016. Consultation will be carried out in conformity with the Councils adopted Statement of Community Involvement. Comments received as part of the consultation will then be considered by officers and reported to Members along side the Publication Draft Local Plan later this year.

Options

89. Officers request that Members consider the following options:

Option 1: That the Executive, subject to any recommended changes, approve the 'Local Plan – Preferred Sites 2016' Document attached as Annex A, along with supporting evidence and information for public consultation.

Option 2: That the Executive instruct officers to make changes to the 'Local Plan – Preferred Sites 2016' document and produce a further report and draft for consideration.

Analysis of Options

90. National guidance currently indicates that for a plan to be 'sound' it must be 'justified'. This means a plan must be founded on a robust and credible evidence base. It also highlights the importance of undertaking and reflecting public consultation and indicates that a plan must be 'effective', that is to say, 'deliverable' and 'flexible'.
91. Given the work that has been undertaken since the aborted Local Plan Publication Draft (2014) it is important to test the emerging position along with new evidence. An important part of this exercise is public consultation.
92. It is important to carry out this additional consultation prior to the preparation of the publication document in order to demonstrate that the

emerging plan has been tested and that the Plan submitted for examination is fully justified. Not carrying it out risks an unsound plan at examination or legal challenge at the adoption stage.

93. It should be noted that the final draft Local Plan will not be consulted on and submitted for public examination until early next year. The 'Local Plan – Preferred Sites 2016' document (attached as Annex A to this report) is part of the development of the final Local Plan and there will be opportunities to consider comments and reflect in policy development. In addition there will also be opportunities to do further technical work and consider any legal and regulatory issues. Option 1 is therefore recommended as the most appropriate way forward. Option 2 is not supported by officers as it is considered that the recommended option relates to the current evidence.

Next Steps

94. It is anticipated, subject to Member approval, that the 'Local Plan – Preferred Sites 2016' will be published for an eight week statutory consultation in July.
95. Annex F attached to this report comprises a Draft Local Development Scheme (LDS) which sets out a project plan for the progression of the Local Plan over the next two year in addition to other related documents. It highlights the intention to consult on a publication draft plan early in 2017 with submission to Government following in May 2017. The LDS has an important role in informing the public and other interested parties about the next steps. In addition it provides a clear position statement for government. This is particularly important given Ministerial statements indicating failure to progress Local Plans could lead to direct interventions by Government.

Council Plan

96. The option outlined above accords with the following priority from the Council Plan:

A prosperous city for all – through meeting the York's future needs for employment and housing whilst protecting the City's unique natural and built environment.

A Council That Listens To Residents – the report recommends that Members approve the Local Plan Preferred Sites document for public consultation, which demonstrates an example of listening to residents.

Implications

97. The following implications have been assessed.

- **Financial (1)** – The work on the Local Plan is funded from specific budgets set aside for that purpose. Over the last four years, significant sums have been expended on achieving a robust evidence base, carrying out consultations, sustainability and other appraisals, policy development and financial analyses. Whilst this work remains of great value it is important that progress is made to ensure that unnecessary additional costs do not occur. Further cost will have to be factored into future years budget allocations.
- **Financial (2)** - managing the planning process in the absence of a Plan will lead to significant costs to the council in managing appeals and examinations. In addition it may lead to the reduction of funding from government such as New Homes Bonus.
- **Human Resources (HR)** – The production of a Local Plan and associated evidence base requires the continued implementation of a comprehensive work programme that will predominantly, although not exclusively, need to be resourced within CES.
- **Community Impact Assessment** A Community Impact Assessment (CIA) has been carried out as the plan has developed; including at this stage and is attached. This will be undertaken again at the next stage of production.
- **Legal** – The procedures which the Council is required to follow when producing a Local Plan derive from the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012.

98. The legislation states that a local planning authority must only submit a plan for examination which it considers to be sound. This is defined by the National Planning Policy Framework as being:

- **Positively Prepared:** based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;

- **Justified:** the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective:** deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy:** enable the delivery of sustainable development in accordance with the policies in the Framework.

99. In order for the draft Local Plan to pass the tests of soundness, in particular the 'justified' and 'effective' tests, it is necessary for it to be based on an adequate, up to date and relevant evidence base.

100. The Council also has a legal duty to comply with the Statement of Community Involvement in preparing the Plan. (S19(3) 2004 Act).

101. The Council also has a legal "Duty to Co-operate" in preparing the Plan. (S33A 2004 Act). In due course Council will be asked to approve the publication draft Local Plan which will be subject to examination by a member of the Planning Inspectorate before being finally adopted. If the draft Local Plan is not prepared in accordance with legal requirements, fully justified and supported by evidence, the draft Local Plan is likely to be found unsound at examination and would not be able to proceed to adoption.

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

Risk Management

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

- The need to steer, promote or restrict development across its administrative area:
- The potential damage to the Council's image and reputation if a development plan is not adopted in an appropriate timeframe;
- Risks arising from failure to comply with the laws and regulations relating to Planning and the SA and Strategic Environmental

Assessment processes and not exercising local control of developments, increased potential to lose appeals on sites which may not be the Council's preferred development options;

- Financial risk associated with the Council's ability to utilize planning gain and deliver strategic infrastructure;
- Failure to progress a plan could lead to direct interventions by Government into the City's Local Plan making; and
- The Government has stated its intention to remove the New Homes Bonus in the case of an authority that has not submitted its Local Plan by early 2017.

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

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**Report
Approved**



Date 21 June 2016

Specialist Implications Officer(s):

Patrick Looker, Finance Manager
Sandra Branigan, Senior Solicitor, Planning

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

All

For further information please contact the author of the report

Background Papers:

None

Glossary of Abbreviations

CES – City and Environmental Services;
ELR – Employment Land Review;
HMA – Housing Market Area;
LPWG – Local Plan Working Group;
NPPF – National Planning Policy Framework;
NPPG – National Planning Practice Guidance;
OAHN – Objective Assessment of Housing Need;
ONS – Office for National Statistics;
PAS – Planning Advisory Service;
SHLAA – Strategic Housing Land Availability Assessment;
SHMA – Strategic Housing Market Assessment;
SNHP - Sub National Household Projections;
SHMA – Strategic Housing Market Assessment.

Annexes

Annex A: Local Plan – Preferred Sites (2016)
Annex B: Strategic Housing Market Assessment & Addendum(2016)
Annex C: Employment Land Review (2016)
Annex D: Windfall Analysis Technical Paper (2016)
Annex E: Sustainability Appraisal
Annex F: Local Development Scheme
Annex G: Sites included in the Local Plan Preferred Options Draft (2013)

Please note: Annexes B to G are available online, or a paper copy of these annexes may be obtained by contacting the report authors (details set out above)

Annex A



CITY OF YORK LOCAL PLAN Preferred Sites Consultation June 2016

CONTENTS

1	INTRODUCTION	3
1.1	BACKGROUND	3
1.2	THE EMERGING LOCAL PLAN	3
1.3	PURPOSE OF THIS CONSULTATION	4
1.4	HOW TO RESPOND TO THIS CONSULTATION.....	4
2	DRIVERS FOR CHANGE.....	5
2.1	BACKGROUND	5
2.2	HOUSING REQUIREMENTS.....	5
2.3	GYSY AND TRAVELLERS AND TRAVELLING SHOWPEOPLE	10
2.4	EMPLOYMENT REQUIREMENTS	11
2.5	GREEN BELT.....	14
	<i>National policy context and legal advice</i>	<i>14</i>
	<i>Local Plan Preferred Options position.....</i>	<i>14</i>
	<i>Local Plan Publication – emerging position</i>	<i>15</i>
3	METHODOLOGY	16
3.1	STAGE 1 METHODOLOGY	16
3.2	STAGE 2 METHODOLOGY	16
	<i>Updated sustainability criteria.....</i>	<i>16</i>
	<i>Updated Technical Officer Comments</i>	<i>17</i>
	<i>Transport.....</i>	<i>17</i>
	<i>Education</i>	<i>17</i>
	<i>Openspace.....</i>	<i>17</i>
	<i>Agricultural Land Classification.....</i>	<i>17</i>
	<i>Sequential Flood Risk</i>	<i>18</i>
	<i>Green Belt Appraisal</i>	<i>18</i>
4	THIS CONSULTATION	20
	<i>The Consultation Documents</i>	<i>20</i>
	<i>Finding sites you may be interested in.....</i>	<i>20</i>
4.1	PORTFOLIO OF POTENTIAL SITES SUMMARY	22
4.2	DETAILED OUTCOMES	29
	<i>Area 1 Sites</i>	<i>29</i>
	<i>Area 2 Sites</i>	<i>55</i>
	<i>Area 3 Sites</i>	<i>87</i>
	<i>Area 4 Sites</i>	<i>95</i>
	<i>Area 5 Sites</i>	<i>153</i>
	<i>Area 6 Sites</i>	<i>186</i>
5	ANNEX A: GLOSSARY OF TERMS AND ABBREVIATIONS.....	218

List of Figures and Tables:

<i>Figure 1: Composition of per annum Housing Needs in the City of York (2012-2032)</i>	7
<i>Table 1: Need for Different Sizes of Homes across York</i>	8
<i>Table 2: Job Growth by Sector</i>	12
<i>Table 3: Floorspace Demand 2012 -2031</i>	12
<i>Table 4: Employment land requirements 2016-37 (Inc. 5% vacancy and change of supply 2012-2016)</i>	13
<i>Figure 2: Former Safeguarded Land</i>	15
<i>Table 5: Residential Archetypes</i>	19
<i>Figure 3: Density Zones</i>	19
<i>Figure 4: Map showing split of areas across the city</i>	21
<i>Table 6: Potential Strategic Housing Allocations</i>	22
<i>Table 7: Potential General Housing Allocations</i>	23
<i>Table 8: Potential Employment Allocations</i>	24
<i>Table 9: Deleted housing sites from Local Plan Publication draft</i>	25
<i>Table 10: Employment sites either deleted or reallocate for another use</i>	26
<i>Table 11: Travelling Showpeople Allocations</i>	26
<i>Table 12: Deleted Gypsy and Traveller Allocations</i>	26
<i>Figure 5: Potential Allocations (2016)</i>	27
<i>Figure 6: Potential Deleted Sites June 2016</i>	28

1 INTRODUCTION

1.1 Background

City of York Council is preparing a Local Plan for York, which sets out the spatial vision for the city for the next 15 years and the green belt boundaries beyond this time period. This process requires us to understand what the key drivers of change for the city are and how we would like to see York in the future. Its main function is to help direct and manage different development across the city whilst simultaneously supporting economic prosperity, promoting a sustainable environment and creating an inclusive place to live.

1.2 The Emerging Local Plan

We consulted on the Preferred Options Local Plan¹ and its supporting evidence base documents² in summer 2013. The Local Plan set out our spatial strategy for the city which included identifying housing and employment growth as key drivers to change and environmental spatial shapers which help make York a unique place.

Through the Preferred Options Local Plan consultation we received a huge response from the public as well as developers/consultants to help us shape the plan including some proposals for additional sites or modifications to sites included allocations on the Proposals Map.

Following this we held a Further Sites Consultation (Summer 2014)³, which showed the results of testing the suggested modifications and new sites received against the site selection methodology and with relevant technical officers. This consultation also received a high number of responses..

The Preferred Options and Further Sites Consultations helped to develop a portfolio of sites to meet the identified housing and employment needs of the city for the Publication Draft Local Plan. The Local Plan Publication draft was taken to Members of the Local Plan Working Group and Executive in September 2014, who voted to take the draft Plan out to public consultation. However, this plan was halted by Members from progressing to consultation following a motion at a Full Council Meeting on 9th October 2014 to review the overall housing requirements included in the plan.

Since 2014, we have been updating our evidence base in line with the agreed motion. This has included taking further papers to Members of the Local Plan Working Group in September 2015 in relation to the overall housing and employment requirements for York.

¹ https://www.york.gov.uk/downloads/download/1268/local_plan_preferred_options_main_documents

² https://www.york.gov.uk/downloads/download/1197/local_plan_preferred_options_supporting_documents

³

https://www.york.gov.uk/downloads/download/1133/further_sites_consultation_report_2014_and_technical_appendices

1.3 Purpose of this consultation

This document presents updated evidence in relation to both housing and employment needs and also presents a revised portfolio of sites to meet those needs based on further technical assessment, as set out in the methodology section of this report. We would like to have your views on these changes to help to us decide where the city should provide potential development in the future and to inform the Publication Draft Local Plan later this year. In this consultation we are seeking your views on these proposals.

1.4 How to respond to this consultation

This consultation runs between xx July and xx September 2016.

There are a number of ways for you to let us have your views. You can:

- Complete an online form via our Consultation Finder [\[weblink\]](#)
- Complete a response form and return it via:
 - Email: localplan@york.gov.uk
 - Post: Freepost RTEG-TYYU-KLTZ
Planning and Environmental Team
West Offices
York
YO1 6GA

Further information is available on our website: www.york.gov.uk/localplan

2 DRIVERS FOR CHANGE

2.1 Background

The key drivers in York are housing and employment growth. The Local Plan needs to identify what these are and how they will be addressed over the lifetime of the Plan.

The Local Plan Publication draft was halted at full Council on 9th October 2014 Members in favour of reviewing the housing requirements included within the Plan.

Following this motion, further work on housing and employment requirements have been undertaken to take account of the latest Government statistical releases and updates to the evidence base. In addition, further work around determining a permanent Green Belt for York has been undertaken. This section summarises the outcomes of this work.

2.2 Housing Requirements

A key objective of the National Planning Policy Framework (NPPF) is to ‘*boost significantly the supply of housing*. It requires that Local Planning Authorities identify the objectively assessed need for market and affordable housing in their areas, and that Local Plans translate those needs into land provision targets. Like all parts of a development plan such housing targets should be informed by robust and proportionate evidence.

Paragraph 17 of NPPF sets out a set of core land-use planning principles which should underpin both plan-making and decision-taking. This includes the following:

“Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities”.

Paragraph 47 of NPPF states that local planning authorities should:

“ use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period”.

The NPPF is clear that Local Plans should provide land to meet their objectively assessed need in full, in so far as their area has the sustainable capacity to do so stating *that*:

“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

specific policies in this Framework indicate development should be restricted”.

Paragraph 47 of the NPPF also advises Councils to identify sufficient land annually to meet a 5-year supply of deliverable sites against their housing requirement.

Further guidance is provided in National Planning Practice Guidance (NPPG) published in March 2014 and by the Planning Advisory Service in their ‘Objectively Assessed Need and Housing Targets’, Technical Advice Note, July 2015. Both these documents reinforce and support the approach set out in the NPPF.

In September 2015 a report was considered by the Local Plan Working Group on the issue of housing need. Its purpose was to provide an update on work relating to the Objective Assessment of Housing Need (OAHN) produced by consultants Arup to inform the emerging Local Plan. Members of the Working Group were invited to consider this evidence on the objective assessment of housing need to provide the starting point for determining the amount of housing land required to be identified in the Plan.

The report concluded that the 2012-based sub national household projections (SNHP) published on 27th February 2015 represented the most up to date household projections and NPPF and NPPG make it clear that these projections should be used as the starting point for assessing housing needs. However the NPPG maintains that *‘plan makers may consider sensitivity testing specific to their local circumstances based on alternative assumptions in relation to the underlying demographic projections and household formation rates’*.

Across the period from 2012 to 2031 (the plan period at that the time of the report) the 2012 based SNHP suggest that the number of households in York is expected to grow by 14,404 dwellings (17%) to 98,651 in total. This equates to an annual average growth rate of approximately 758 dwellings based on 19 financial/monitoring years (which run from 31st March to 1st April) from the Plan start date of 1st April 2012 to 31st March 2031. Financial/monitoring years rather than calendar years were used to align with the housing trajectory to be prepared for the emerging Local Plan as housing completion data and consents data is also collated on a financial year basis.

Strategic Housing Market Assessment (SHMA) 2016

In Autumn 2015 the Council commissioned GL Hearn jointly with Ryedale, Hambleton and the North York Moors National Park Authority to undertake a Strategic Housing Market assessment (SHMA). This is a study which aims to provide a clear understanding of housing needs in the City of York area. It considers housing market areas, and the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

The main SHMA report produced by GL Hearn is provided as one of the supporting papers to this Preferred Sites Consultation. In summary the report concludes the following:

Housing Market Area (HMA)

There are clearly a complex set of relationships across the North Yorkshire area however the balance of evidence suggests that the three main commissioning authorities (York, Hambleton and Ryedale) operate in slightly different but overlapping HMA's.

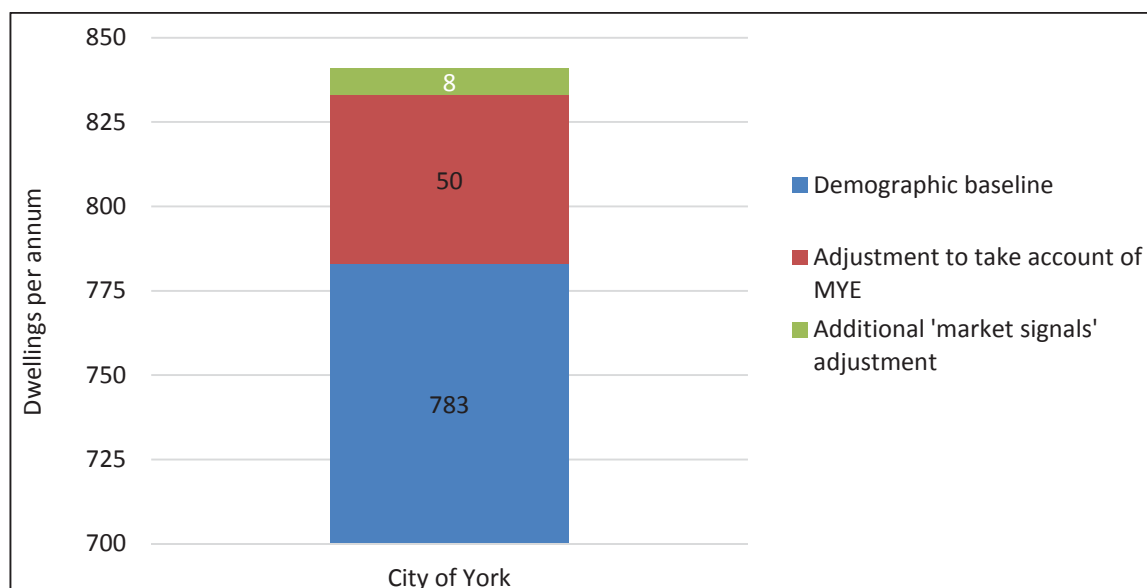
Analysis of both migration and travel to work patterns indicate York is very self-contained but is strongly linked to Selby. In travel to work terms York has a strong influence in the immediate surrounding districts particularly Selby, the southern part of Hambleton and the eastern parts of Ryedale and East Riding.

GL Hearn conclude that the evidence supports three separate HMAs but that it is important to recognise overlaps between authorities and markets. York and in particular Selby and the east of Ryedale and south of Hambleton has quite a strong relationship. Similarly Leeds influence is likely to extend into the western periphery of York and Hambleton area. In the context of Duty to cooperate the authorities should continue to engage on strategic housing issues.

Overall Housing Need

Taking account of more recent migration (Mid Year Population Estimates 2013 and 2014, ONS⁴) and improvements to household formation rates for younger households (25-34 yr age group), the SHMA draws the conclusion on the overall full objectively assessed need for housing over the 2012 to 2032 period to be 841 dwellings per annum. The breakdown of this figure is illustrated in fig 1 below. This figure includes the provision of affordable homes as part of the overall housing delivery. Further details on the components of this figure are provided in the main SHMA report (Section 4 – Demographic Projections)

Figure 1: Composition of per annum Housing Needs in the City of York (2012-2032)



Source: Derived from demographic projections

⁴ Office for National Statistics

Affordable Housing Need

The main SHMA report includes an assessment of the number of households each year who require some form of subsidy in meeting their housing needs. This is assessed using the Basic Needs Assessment Model and is a statutory requirement to support policies seeking affordable housing in new developments.

The SHMA analysis indicates that 573 net additional households per year will require support in meeting their housing needs (using a 30% income threshold). It is not appropriate to compare the need identified in the analysis with the demographic projections – they are calculated in different ways. The identified need for affordable housing also includes existing households who need alternative size or tenure of accommodation but would release their current home for another household by moving.

Policies for what proportion of homes should be affordable need to take account of evidence both of housing need and the viability of residential development. This work on viability and deliverability against the policies in the emerging Local Plan will be undertaken to inform the revised Publication Draft Local Plan to be brought to members of the Local Plan Working Group later in 2016.

Conclusions on Housing Mix

In addition to considering the overall need for housing the SHMA considers what types and sizes of homes – both market and affordable – will be needed. The SHMA identifies that there is a need for a mix of house sizes across the City. The conclusions drawn take account of how the structure of the population and households are expected to change over the plan period to 2032 and how people occupy homes. In terms of size mix the report concludes that the following (Table 1) represents an appropriate mix of affordable and market homes at a city wide level.

Table 1: Need for Different Sizes of Homes across York

	1-bed	2-bed	3-bed	4+ bed
Market	5-10%	35-40%	35-40%	15-20%
Affordable	35-40%	30-35%	20-25%	5-10%
All dwellings	15%	35%	35%	15%

Source: Derived from Housing Market Model

This analysis is aimed at the strategic policy level and it is recognised that there will be a range of factors that will influence demand for different sizes of homes over time, including demographic changes, affordability and wider economic performance.

SHMA Addendum – Implications of the 2014 based Sub National Population Projections released 25th May 2016

On the 25th May 2016 ONS published a new set of (2014-based) sub national population projections (SNPP). These projections were published too late in the SHMA process to be incorporated into the main document however GL Hearn have produced an addendum to the main SHMA report (published as a supporting document to this Preferred Sites Consultation Document) which briefly reviews key aspects of the projections and highlights what level of housing need is implied by the new information.

The full analysis is set out in the SHMA Addendum published to support this paper however in summary the 2014 based SNPP show a higher level of population growth than suggested by the 2012 based versions or the main projection developed in the SHMA (Main Report). However due to differences in the age structure there is not a direct link between the differences in population growth and household growth/housing need. Modelling the 2014 based SNPP in a consistent manner to the SHMA (and including a 'market signals adjustment) suggests a need for some 898 dwellings per annum in the 2012 to 2032 period – this is about 7% higher than derived in the main SHMA – a need for 841 dwellings per annum.

However as identified in the report there are some concerns relating to historic growth within the student population and how this translates into SNPP projections. This looks to be a particular concern in relation to the new 2014 based SNPP where there is relatively strong growth in some of the student age groups when compared to the previous 2012 projections (which looks to be sounds for those age groups). Some consideration has been given by GL Hearn to longer term dynamics although they caveat this to recognise that the evidence suggests some shift in migration patterns over the more recent years. A 10 year migration trend sensitivity test (as used in the main SHMA report) using the latest available evidence calculates a need for 706 dwellings per annum, although as noted in the report this does not fully reflect some of the more recent trends. GL Hearn recommends that this is not an appropriate starting point for which to assess housing need although it is useful to help identify the bottom end of a reasonable range.

Given that the main SHMA document identifies an objectively assessed need for 841 dwellings per annum which sits comfortably within this range set out in the SHMA addendum (706 to 898 dwellings per annum), it is recommend by GL Hearn that the Council do not need to move away from this number (841) on the basis of the newly available evidence published by ONS – particularly given concerns about the impact of student growth in the 2014 based SNPP and also longer terms trends not reflecting the most recent trends.

GL Hearn conclude in the addendum that other aspects of the main SHMA report are relatively unaffected by the new 2014 based SNPP; the level of affordable need would be projected to increase slightly (due to differences in projections being focussed on age groups from which households would be expected to form); the mix of housing (by size) changes slightly, but not enough to change the conclusions of the main SHMA and finally the need for accommodation for older persons is projected to be slightly lower than in the SHMA (although again differences are fairly minor).

Housing Need in the Post Plan Period (2032-2037)

The SHMA work undertaken by GL Hearn covers the plan period 2012 to 2032. Previous advice from Arup as part of the work on the Objective Assessment of Housing Need has advised on housing need requirements for the post plan period (post 2032). As detailed in the report to Local Plan Working Group in September 2015 Arup advise using the annual average from the 2012-based CLG household projections for the years 2032 to 2037. This equates to an annual figures of 660 pa. This would lead to a requirement of 3300 dwellings.

2.3 Gypsy and Travellers and Travelling Showpeople

Paragraph 4 of the *National Planning Policy Framework (NPPF)* makes it clear that local planning authorities should consider the Government's *Planning Policy for Traveller Sites (PPTS)* in conjunction with the *NPPF*, when preparing plans or making decisions on Travellers sites in their area. The *PPTS* was first published in 2012 and updated in August 2015. The *PPTS* makes it clear at paragraph 3 that the Government's overarching objective is to ensure fair and equal treatment for gypsies and travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. To deliver this it has established seven policies in the *PPTS*. In addition it sets out how the planning system defines gypsies, travellers and travelling showpeople:

For the purposes of planning policy, gypsies and travellers are defined in the *PPTS* Annex (2015 update) as being:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

In determining whether persons are gypsies and travellers for the purposes of the *PPTS*, consideration should be given to the following issues amongst other relevant matters:

- a) whether they previously led a nomadic habit of life*
- b) the reasons for ceasing their nomadic habit of life*
- c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

Travelling showpeople are defined by the *PPTS* as being:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

City of York Council has commissioned consultants to undertake an update of the Gypsy and Traveller Accommodation Assessment undertaken in 2014 to take account of the revised definition and to assess the implications that this may have on emerging

Local Plan in relation to providing for the need of the gypsy and travellers. In the aborted Publication Draft Local Plan (2014) two sites were identified for Gypsy and Travellers:

- GT1: Land at Moor Land and B1224 Rufforth; and
- GT2: Acres Farm Naburn.

In addition the following site was identified for travelling showpeople:

- SP1: The Stables Elvington.

Although the work on need has not yet being finalised these sites have been considered as a part of this process.

2.4 Employment Requirements

Employment Land Need

The National Planning Policy Framework (NPPF) provides a clear position on the need to build a strong competitive economy. In respect of Local Plans it states at paragraph 21 of the guidance the Plan should: -

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; and
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.

This reflects the overarching policy in NPPF (paragraph 14) of meeting the objectively assessed need for development in the Plan area.

The practice guidance which accompanies the NPPF provides a framework for assessing the need for employment land. It refers to the use of both quantitative and qualitative information; and sectoral and employment forecasts to help understand the demand for land along with analysis of the supply of land.

The Council have produced an Employment Land Review 2016 (ELR) available as part of this consultation. The study brings together evidence on the demand for and supply of employment land.

In summary, demand has been calculated using a well established method of converting econometric forecasts into floorspace/employment land. The starting point for this was job growth forecasts by Oxford Economics wherein the baseline scenario for York forecast a growth of 10,500 jobs over the period 2014-2031. Two further scenarios were considered; scenario 1 – higher migration and faster UK recovery, which identified an additional 4,900 jobs above the baseline over the same period and scenario 2 – re-profiled sector growth which identified 500 additional jobs above the baseline.

The Council feels it is important to plan for scenario 2 as it reflects the economic policy priorities of the Council to drive up the skills of the workforce and encourage growth in

businesses which use higher skilled staff. Table 2 shows the resulting job growth by sector for scenario 2. The figures are based on OEs forecasts adjusted to include actual changes in jobs for the period 2012 to 2014.

Table 2: Job Growth by Sector

Sector	Scenario 2 2012-31
Agriculture, forestry & fishing	-135
Mining and quarrying	0
Manufacturing	-1,231
Electricity, gas, steam and air	-82
Water supply	-89
Construction	1,353
Wholesale & retail trade	2,412
Transportation & storage	687
Accommodation & Food	1,847
Information & Communication	1,169
Financial and insurance	-448
Real estate	934
Professional, scientific & tech	2,945
Admin & Support	1,933
Public Admin & Defence	-587
Education	-150
Health & Social Work	1,212
Arts, Entertainment & Recreation	472
Other service activities	757

The conversion of job growth into land requirements can be broken down into the following component parts:

- converting forecasts to full-time equivalent jobs
- allocating jobs by use class sector;
- converting jobs to floorspace based on employment densities for different uses; and
- factoring in vacancy (at a standard rate of 5%).

Table 3 shows the resultant floorspace demand between 2012-2031.

Table 3: Floorspace Demand 2012 -2031

Use Class	Scenario 2 2012-31			
	Floorspace (m2)	With 5% vacancy	Land (Ha)	With 5% vacancy
B1a	51,887	54,481	8.6	9
B1b	7,541	7,918	1.9	2

Use Class	Scenario 2 2012-31			
	Floorspace (m2)	With 5% vacancy	Land (Ha)	With 5% vacancy
B1c	5,570	5,849	1.4	1.5
B2	-18,746	-19,683	-4.7	-4.9
B8	56,359	59,177	11.3	11.9
D2	16,186	16,995	4	4.2
Total⁵	137,543	144,420	27	29

However, whilst the evidence base was commissioned to project to 2031, the plan period has adjusted to 2032. In addition as York is setting detailed Green belt Boundaries for the first time it is also important to consider the period up to 2037 to provide an enduring Green Belt; a requirement of the NPPF. Furthermore it is important to factor in completions between 1st April 2012 – 31st March 2016 and the need for flexibility (2 year land supply is allowed).

Factoring in the elements highlighted an overall employment land supply requirement of 33.3 hectares of B use employment land is identified between 2016-2037. This is highlighted in Table 4 below.

Table 4: Employment land requirements 2016-37 (Inc. 5% vacancy and change of supply 2012-2016)

Use Class	Scenario 2 2016-32*		Scenario 2 2032-37*		Scenario 2 Total 2016-2037*		Scenario 2 Total 2016-2037 (plus 2 years)	
	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)
B1a	52,560	8.4	12,310	2.1	64,870	10.5	71,049	11.4
B1b	7,467	2	1,644	0.4	9,111	2.4	9,978	2.7
B1c	6,149	1.5	1,435	0.4	7,584	1.9	8,306	2.0
B2	0 (-20,719)	0 (-5.2)	0 (-5,260)	0.0 (-1.3)	0 (-25979)	0.0 (-6.5)	0	0.0
B8	62,292	12.5	15,705	3.2	77,997	15.7	85,425	17.2
B uses sub-total	128,468	24.4	31,094	6.0	159,562	30.4	174,758	33.3
D2	9,434	2.2	4,398	1.1	13,832	3.3	15,149	3.6

D2 uses (such as nightclubs, cinemas, music halls, bingo etc) are generally found in city centre or other sustainable locations. They will be covered by a policy in the

⁵ Totals only include positive land requirements, so exclude any projected negative demand for B2.

Publication Draft Local Plan but it is not our intention to allocate specific sites for this use.

2.5 Green Belt

National policy context and legal advice

The emerging Local Plan will set York's detailed green belt boundaries for the first time guided by the NPPF.

NPPF states that Local Authorities with green belts in their areas should establish green belt boundaries in their local plans which should only be altered in exceptional circumstances. Importantly, the Plan should accommodate development needs stretching well beyond the plan period and LPAs should "satisfy themselves that green belt boundaries will not need to be altered at the end of the development plan period." (NPPF Para 85)

Policies relating to the general extent of a green belt around York were expressly excluded from the revocation of RSS. These policies set out the main purpose of a green belt surrounding York, which is to: "...protect and enhance the nationally significant historic and environmental character of York, including its historic setting, views of the Minster and important open areas." (RSS Policy Y1: York sub area)

Counsel's latest advice on the issue of green belt permanence (*John Hobson QC Jan 2015*) refers to NPPF guidance, in particular the need for consideration to be given to the development needs of the area, both within the plan period and the longer term. If land is left within the green belt that would be contrary to the overriding requirement of permanence, because it is known that further development land will be needed to meet future development needs.

In respect of the duration of the green belt, a minimum of 20 years reflects longstanding advice and best practice. In January 2000 the COYC received an interim view from its Local Plan Inspector on the Plan's proposed Green Belt boundary. The Inspector advised that the Council's position – to establish a 'non-permanent' or 'interim' green belt, and undertake a formal green belt review immediately after the Plan's adoption - ran contrary to government guidance which states that Green Belts should be 'permanent', importantly advocating that they remain unchanged for at least 20 years

Local Plan Preferred Options position

The preferred options consultation draft of the Local Plan and the (subsequently abandoned) publication draft that was considered by Cabinet on 25th September 2014 included a policy and allocations of safeguarded land. This land is intended as a reserve for considerations for development at the time of a subsequent Plan review. Its purpose is to help ensure that the Green Belt as defined in the Local Plan endures beyond the Plan period.

There has been considerable debate about both the need for such land to be designated and the duration of a 'permanent' green belt. The preferred options draft Local Plan and the subsequent publication draft sought to apply the national and saved regional policies in setting out the extent of the Green Belt and identifying a reserve of

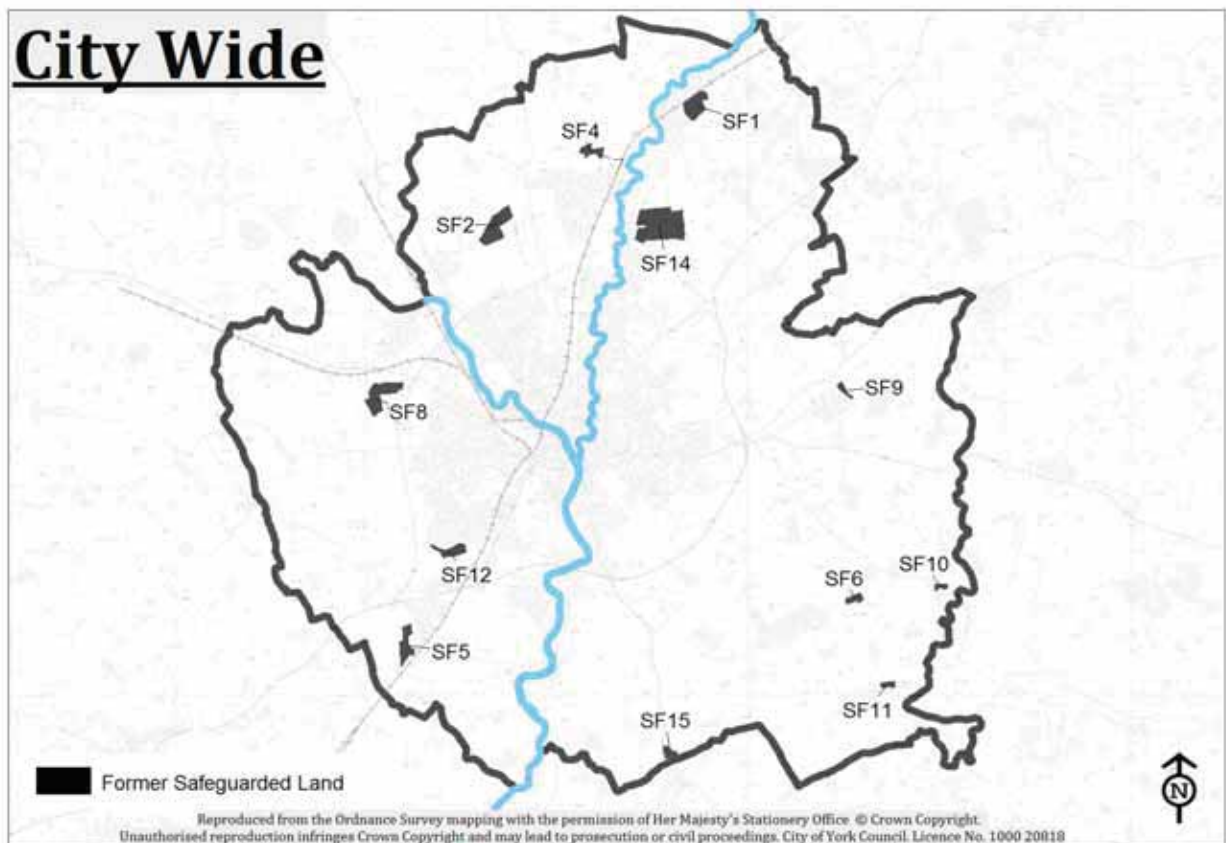
safeguarded land to ensure that the Green Belt boundary was capable of enduring beyond the Plan period for 10 years. This was to ensure that the Plan was fully NPPF compliant and to reduce the risk of challenge.

Local Plan Publication – emerging position

This document seeks to identify sufficient land to accommodate York’s development needs across the plan period, 2012-2032. In addition, the Plan provides further development land to 2037 (including allowing for some flexibility in delivery) and establishes a green belt boundary enduring 20 years.

In addition, safeguarded land is no longer designated. Figure 2 shows the safeguarded land previously identified in the aborted Publication Draft Local Plan) rather several of the Strategic Sites identified in the document have anticipated build out time beyond the fifteen year plan period. This ensures that we can meet long term development needs stretching well beyond the plan period and that green belt boundaries will not need to be altered at the end of the plan period.

Figure 2: Former Safeguarded Land



3 METHODOLOGY

The assessment methodology used to assess the sites included within this document has followed a two stage process.

3.1 Stage 1 methodology

The aborted Local Plan Publication Draft (2014) included a portfolio of housing and employment sites which were supported by a Site Selection report. These sites were selected using the methodology set out in the Site Selection Report (2014) which was based on the plans spatial strategy. The sites had all been tested against the site selection methodology which is based on a 4 stage criteria based approach as follows:

Criteria 1: Protecting environmental assets (including Historic Character and Setting, Nature Conservation, Green Infrastructure assets and functional floodplain)

Criteria 2: Protecting existing openspace

Criteria 3: Avoiding areas of high flood risk (Greenfield sites in flood zone 3a)

Criteria 4a: Sustainable access to facilities and services

Criteria 4b: Sustainable access to transport.

The site threshold for sites is 0.2 hectares and above. Any sites over 5 hectares are considered to be a Strategic Sites. For these strategic sites the proformas included within this document include relevant planning principles detailing issues that must be addressed as part of the development of the sites including access, ecology, and green infrastructure.

Any sites which passed criteria 1-4 were discussed with relevant technical officers for more detailed consideration regarding their potential for development.

The sites included within the aborted Publication Draft Local Plan (2014) which had passed the Site Selection Methodology were therefore used as the starting point for the preferred sites assessment set out in stage 2 below.

3.2 Stage 2 methodology

Since the Local Plan Publication draft was taken to Members in autumn 2014, evidence base for the city has progressed. We therefore wanted to take further evidence base considerations into account when deciding on our preferred sites and preferred boundaries for potential allocations. Consequently, we have taken the following into consideration, which has contributed to determining the revised portfolio of sites in this consultation:

Updated sustainability criteria

We have updated our access to services and transport information to a baseline of February 2016 as part of the Sustainability Appraisal. This includes information on the location of GP surgeries, convenience shops/ supermarkets, nurseries/ schools and openspace across the city. We have also updated the frequent and non-frequent bus routes, park and ride locations and cycle routes.

Updated Technical Officer Comments

Sites were discussed with relevant technical officers to understand whether anything had changed in relation to the site appraisal.

Transport

In addition to the access to transport criteria used in stage 1 of the site selection methodology, we also looked at additional criteria to supplement this based on the location of the site. This included considering congestion on radial routes at peak hours, the capacity of existing highway infrastructure, understanding the proximity of sites to a commercial bus routes and the ability to extend a transport routes directly into the site.

Education

The stage 1 methodology assesses proximity to educational facilities (nursery, primary and secondary, higher educational establishments), but does not give information in relation to whether these facilities could accommodate new pupils. Therefore, we have additionally looked at the potential for existing facilities to accommodate new pupils, whether they have the capability to increase capacity subject to the necessary financial contributions or whether new facilities would be required as a result of development.

Openspace

As part of the stage 1 site selection methodology we assess how many openspaces the site has access to and score sites according to the number of open space types they have access to openspaces. In this stage 2 process we have considered the overall open space deficiency in the Ward where the site is located. This has allowed us to understand where provision is less adequate and consider whether new sites could create an opportunity to increase provision in the area.

Agricultural Land Classification

Paragraph 112 of the National Planning Policy Framework (NPPF) states that “*Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land..[and] should seek to use areas of poorer quality land in preference to that of higher quality*”. The National Policy Guidance (NPPG) also offers further guidance on site housing and employment assessments stating that landscape features should be included within the assessment.

We have assessed the sites in terms of their agricultural land value to help understand where sites are identified on best and most versatile land. These are categorised as follows:

- Grade 1: Excellent
- Grade 2: Very Good
- Grade 3: Good/Moderate
- Grade 4: Poor
- Grade 5: Other land primarily in non agricultural use
- Urban: Primarily in urban use.

Sequential Flood Risk

The NPPF states that “New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change” (Para 99). This is expanded through Para 100 wherein it states that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere”. Furthermore the NPPG states through the guidance for housing and employment sites that physical limitations or problems should be considered through the suitability assessment, including flood risk.

Stage one of the site selection methodology excludes sites within the flood plain (Flood Zone 3b) and greenfield sites which were located in the next high risk flood zone (Flood Zone 3a).

Given that flood risk is a key constraint in York and the importance of ensuring this risk is not exacerbated through further development, through this second stage of the suitability assessment we have also considered the potential sites by flood risk zone. This is in line with the sequential approach to flood risk set out in the Strategic Flood Risk Assessment (SFRA, 2013) and in NPPF.

The flood zones are categorised in the SFRA as follows:

- **Flood zone 1:** Less than 1 in 1000 annual probability of flooding in any year (<0.1Percent)
- **Flood Zone 2:** Between 1 in 100 and 1 in 1000 annual probability of flooding in any year (1Percent to 0.1Percent)
- **Flood Zones 3a:** Areas between 1 in a 100 and 1 in 25 annual probability of flooding in any year (1 to 4 Percent)
- **Flood Zone 3b:** Annual flood risk probability up to 1 in 25 year (4%) or greater.

Green Belt Appraisal

York is one of only several authorities where a draft Green Belt was identified for the purposes of conserving the historic character and setting of the city. Whilst the general extent of the draft Green Belt was identified in the former RSS and is retained as applicable policy for York⁶, the emerging Local Plan will be setting detailed Green Belt boundaries for the first time.

In order to understand where the Green Belt boundary should be set, work is ongoing to look at the parcels of land around York to understand their significance and contribution against the Green Belt purposes, as set out in NPPF.

Estimated Yield for potential sites

The estimated yield of sites has been calculated by first applying a relevant net to gross ratio depending on the sites location to determine a net developable area. This ranges from 95% of a small site to 70% of larger strategic sites. These net to gross ratios were determined as part of the City of York Local Plan Area Wide Viability Study (2014) (LPVS) and are shown in table 5. An indicative average density has

6

then been applied to the developable area to determine the yield. The densities have been broken down by reference to the nature of development likely to take place in different parts of the city and have been based on the densities used in the LPVS and Policy H2 of the aborted Publication Draft local Plan. Please see figure 3 below showing the density zones.

The work on viability will be updated for the Publication Draft Local Plan later in 2016.

Table 5: Residential Archetypes

Area	Site Type	Gross Site Size (ha)	Gross : net ratio	Density (dph - dwellings per ha)
City Centre/City Centre Extension	Large	1ha+	95%	100
	Medium	0.5ha	100%	100
	Small	0.2ha	100%	100
Urban	Large	1ha+	95%	50
	Medium	0.5ha	100%	50
	Small	0.2ha	100%	50
Suburban	Large	4ha	70%	40
	Medium	1ha	95%	40
	Small	0.2ha	100%	40
Village/Rural	Large	5ha	70%	35
	Medium	1ha	95%	35
	Small	0.2 ha	100%	35

Source: Local Plan Viability Study, Peter Brett Associates (2014)

Figure 3: Density Zones

4 THIS CONSULTATION

This section presents the outcomes of the further assessment of sites and we would like your views on these potential sites and site boundaries. Section 4.2 sets out the results as follows:

1. Sites potentially identified as allocations; and
2. Sites previously included in the plan but not currently identified as allocations

The Consultation Documents

There are several documents out to consultation with this report that have helped us to reach the position, which may be of interest to you. These are:

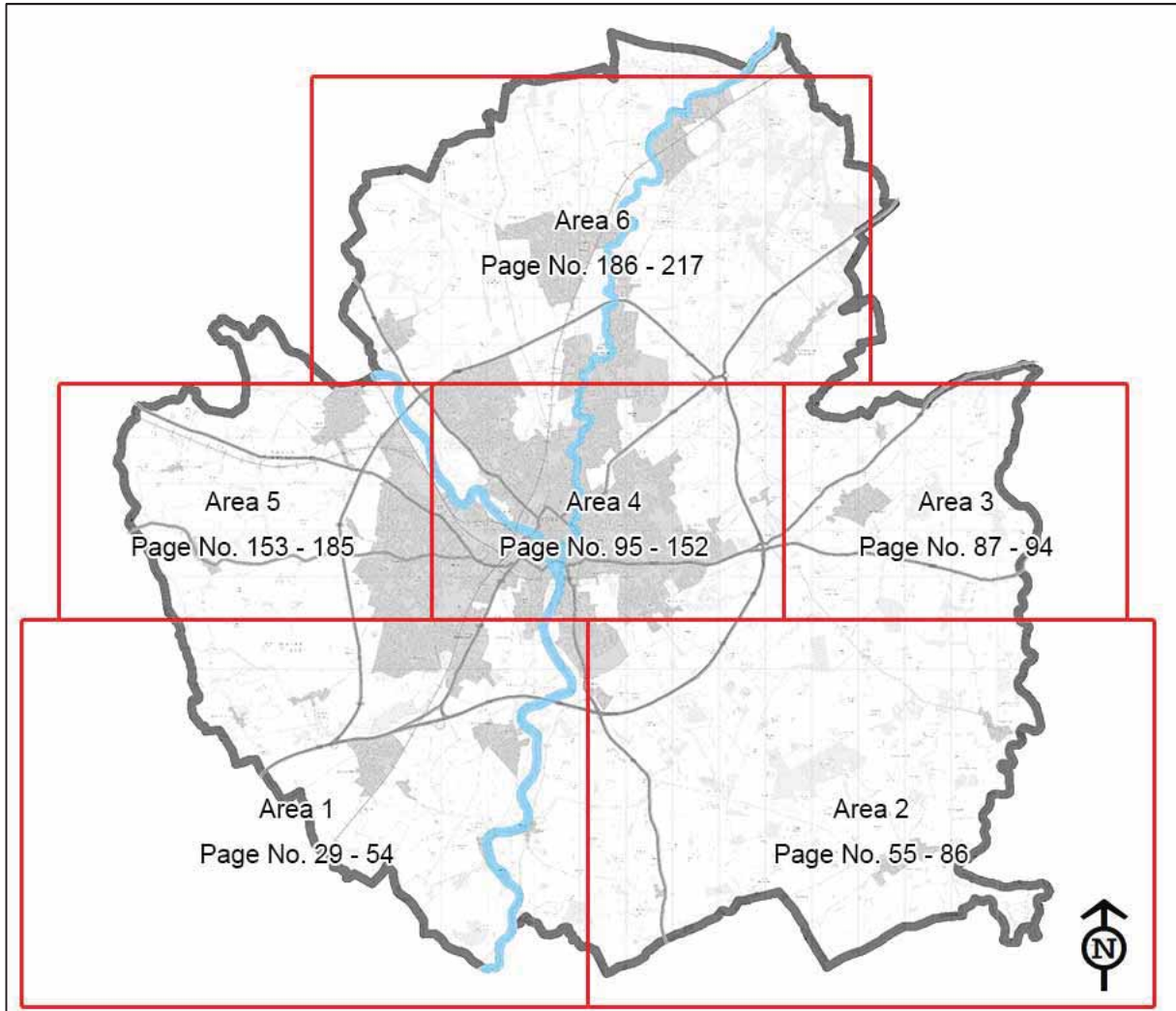
Document	What does it contain?
Preferred Sites Consultation Report	This document – Please read to find out information on all potential sites being consulted on through this Preferred Sites Consultation including potential housing and employment sites and sites that have been removed since the aborted Publication Draft Local Plan (2014)
Windfall Allowance Technical Paper	This sets out an analysis of housing windfalls within the York and what the Council's future approach to windfalls in the Local Plan will be.
Strategic Housing Market Assessment (SHMA) and Addendum	Information on the housing market in York, including the overall demand for different types of housing.
Employment Land Review (ELR)	This paper sets out an analysis of York's economy and the demand for employment land in the future. It also includes an assessment of the potential supply of sites to meet demand.
Sustainability Appraisal (Preferred Sites Interim SA)	This appraises each site for its relative sustainability against a set of York based criteria to understand whether it will meet the objectives for sustainable development.
Local Development Framework	This gives a detailed programme of delivery for the Local Plan and related documents with key milestones identified

Finding sites you may be interested in

We have split the city into 6 areas to make it easier to find sites which you might be interested in. Please see Figure 4 for a guide to the areas:

See section 4.1 and 4.2 of this report for more information on each of the sites in these areas.

Figure 4: Map showing split of areas across the city



4.1 Portfolio of potential sites summary

The following tables summarise the sites which we have identified as having potential for allocation in the emerging Local Plan. Further detail on those sites which have been removed between Local Plan Publication draft (2014) and this consultation are set out in section 4.2 under each applicable area.

Table 6: Potential Strategic Housing Allocations

Potential Strategic Housing Allocations							Consultation zone	Page Number
Site Name			Total dwellings plan period	Site Size	Total dwellings	Total dwellings Plan Period		
Previously Considered Sites								
ST1 British Sugar	40.7	1140	735	40.7	1140	805	5	170
ST2 Civil Service Sports Ground	10.4	289	289	10.4	292	292	5	174
ST4 Land adj Hull Road	7.54	230	230	7.54	211	211	4	123
ST5 York Central	10.55	410	410	35	1500	1250	4	126
ST7 Land East of Metcalfe Lane	113.28	1800	1330	34.5	845	805	4	135
ST8 Land North of Monks Cross	52.28	1400	1200	39.5	968	875	6	197
ST9 Land North of Haxby	33.48	747	747	35	735	735	6	203
ST14 Land to West of Wigginton Road	157.09	2800	2591	55	1348	840	6	208
ST34: Land to west of Elvington Lane	392.58	4680	2380	159	3339	1610	2	77
ST16 Terrys (Extension Sites 1&2)	0	0	0	2.04	89	89	1	40 / 44
ST17 Nestle South	6.8	315	315	6.8	315	315	4	141
New Sites Identified								
ST31 Land South of Tadcaster Rd, Copmanthorpe	N/a	N/a	N/a	8.1	170	170	1	46
ST32 Hungate (Phases 5+)	N/a	N/a	N/a	4.8 ⁷	305	305	4	145
ST33 Station Yard, Wheldrake (Previously included as a non strategic housing site H49)	N/a	N/a	N/a	6	147	147	2	74

⁷ This is the total site area for the Hungate re-development site.

Table 7: Potential General Housing Allocations

Potential General Housing Allocations							Consultation area	Page Number
	Publication Draft			Revised Capacity				
Site Name	Site Size	Total dwellings	Total dwellings plan period	Site Size	Total dwellings	Total dwellings Plan Period		
Previously Considered Sites								
H1 Former Gas Works, Heworth Green	3.54	283	283	3.54	336	336	4	101
H3 Burnholme School	2.7	25	25	3.9	81	81	4	103
H5 Lowfield School	2.24	72	72	3.64	137	137	5	157
H7 Bootham Crescent	1.72	73	73	1.72	86	86	4	106
H8 Askham Bar Park and Ride	1.57	50	50	1.57	60	60	1	34
H10 Barbican	0.96	187	187	0.96	187	187	4	108
H20 Oakhaven EPH	0.33	15	15	0.33	17	17	5	160
H21 Woolnough House	0.29	11	11	0.29	12	12	4	110
H22 Heworth Lighthouse	0.29	13	13	0.29	15	15	4	112
H29 Land at Moor Lane, Copmanthorpe	2.65	74	74	2.65	88	88	1	36
H31 Eastfield Lane, Dunnington	2.51	70	70	2.51	84	84	3	91
H38 Land RO Rufforth Primary School	0.99	28	28	33	33	33	5	162
H39 North of Church Lane, Elvington	0.92	29	29	0.92	32	32	2	61
H43 Manor Farm Yard, Copmanthorpe	0.25	8	8	0.25	12	12	1	38
H46 Land to North of Willow Bank and East of Haxby Rd, New Earswick	4.16	118	118	2.74	104	104	6	190
H51 Morrell	0.23	10	10	0.23	12	12	4	114

House EPH								
New Sites Identified								
H6 Land R/O The Square, Tadcaster Road	1.53	49	49	1.53	Identified for specialist housing (C3b ⁸) in conjunction with Wilberforce Trust	Identified for specialist housing (C3b ⁸) in conjunction with Wilberforce Trust	1	31
H52 Willow House EPH	N/a	N/a	N/a	0.2	10	10	4	116
H53 Land at Knapton Village	N/a	N/a	N/a	0.33	11	11	5	164
H54 Whiteland Field, Haxby	N/a	N/a	N/a	1.3	46	46	6	194
H55 Land at Layerthorpe (former site E4)	N/a	N/a	N/a	0.2	20	20	4	118
H56 Land at Hull Road (Former site E15)	N/a	N/a	N/a	4	190	190	4	120
H57 Poppleton Garden Centre (former site E16)	N/a	N/a	N/a	2.8	93	93	5	167

Table 8: Potential Employment Allocations

Potential Employment Allocations						Consultation area	Page Number
	Publication Draft		Revised Capacity		Proposed use class		
Site Name	Size (ha)	Floorspace (sqm)	Size (ha)	Floorspace (sqm)			
Previously Considered Sites							
ST5 York Central	3.33	80000	3.33	80000	B1a	4	126
ST26 Land South of Elvington Airfield	7.6	30400	7.6	30400	B1b / B1c / B2 / B8	2	67
E2 Land North of Monks Cross Drive	0.4	3000	0.4	3000	B1c / B2 / B8	6	188
E5 Land at Layerthorpe/James Street (2)	0.2	900	0.2	900	B1c / B2 / B8	4	97

⁸ C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. The [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended)

E8 Wheldrake Industrial Estate	0.45	1800	0.45	1800	B1b / B1c /B2/ B8	2	57
E9 Elvington Industrial Estate	1	3980	1	3980	B1b / B1c /B2/ B8	2	59
E10 Chessingham Park, Dunnington	0.24	950	0.24	950	B1c /B2 / B8	3	89
E11 Annamine Nurseries	1	4150	1	4150	B1c /B2 / B8	4	99
E12 York Business Park	0.8	3300	0.8	3300	B1c /B2 / B8	5	155
New Sites Identified							
ST19 Northminster Business Park (Formerly E17)	2.5	10000	15	60000	B1c/B2/ B8	5	178
ST27 University of York	24	24000	21.5	20000	B1b	2	70
ST6 Land North of Grimston Bar	5	Safeguarded Land (SF13)	5.5	20000	B1c/B2/ B8	4	131

Table 9: Deleted housing sites from Local Plan Publication draft

Site Name	Site Size	Total dwellings	Total dwellings plan period	GF/ BF	Consultation Area	Page Number
ST11 Land at New Lane Huntington	13.76	400	400	GF	4	151
ST12 Land at Manor Heath, Copmanthorpe	20.08	421	421	GF	1	52
ST13 Land at Moor Lane, Copmanthorpe	5.61	125	125	GF	1	53
ST29 Land at Boroughbridge Road	5.75	135	135	GF	5	184
ST30 Land to North of Stockton Lane	5.92	165	165	GF	4	152
H2a Land at Racecourse, Tadcaster Road	2.44	98	98	GF	1	50
H2b Land at Cherry Lane	0.44	18	18	BF	1	50
H6 Land R/O The Square ⁹	1.53	49	49	GF	1	50
H9 Land Off Askham Lane	1.3	42	42	GF	1	50
H11 Land at Frederick House, Fulford Rd	0.78	33	33	BF	1	51
H12 Land R/O Stockton Lane/Greenfield Park Drive	0.77	33	33	GF	4	149
H19 Land at Mill Mount	0.36	16	16	BF	4	149
H23 Grove House EPH	0.25	11	11	BF	4	152
H25 Heworth Green North	0.22	20	20	BF	4	150
H26 Land at Dauby Lane, Elvington	4.05	114	114	GF	2	85
H27 Land at the Brecks	4.00	102	102	GF	6	214
H28 Land to North of North Lane, Wheldrake	3.15	88	88	GF	2	86

⁹ Included as site for specialist housing (Use Class C3b) in connection with the Wilberforce Trust

H30 Land to South of Strensall Village	2.53	71	71	GF	6	215
H33 Water Tower Land, Dunnington	1.66	46	46	GF	3	94
H34 Land North of Church Lane, Skelton	1.74	49	49	GF	6	215
H35 Land at Intake Lane, Dunnington	1.59	44	44	GF	3	94
H37 Land at Greystones Court, Haxby	3.47	34	34	GF	6	215
H40 West Fields, Copmanthorpe	0.82	26	26	GF	1	51
H48 Haxby Hall EPH	0.42	15	15	BF	6	216
H50 Land at Malton Road	2.92	70	70	GF	4	150

Table 10: Employment sites either deleted or reallocate for another use

Site Name	Size (ha)	Floorspace (sqm)	GF/BF	Consultation Area	Page Number
ST16 Terry's	1.5	6000	BF	1	41/44
ST18 Monks Cross North	8	64000	GF	6	217
ST25 South of Designer Outlet	9.8	23,520	GF	1	54
E1 Hungate	1.51	12000	BF	4	145
E4 Land at Layerthorpe/James Street (now H52)	0.2	900	BF	4	116
E7 Wheldrake Industrial Estate	0.5	0.5	GF	2	85
E15 Land at Hull Road (now H56)	4	16000	GF	4	120
E16 Poppleton Garden Centre (now H57)	2.8	11200	BF	5	167
ST21 York Designer Outlet	n/a	12000	BF	1	53

Table 11: Travelling Showpeople Allocations

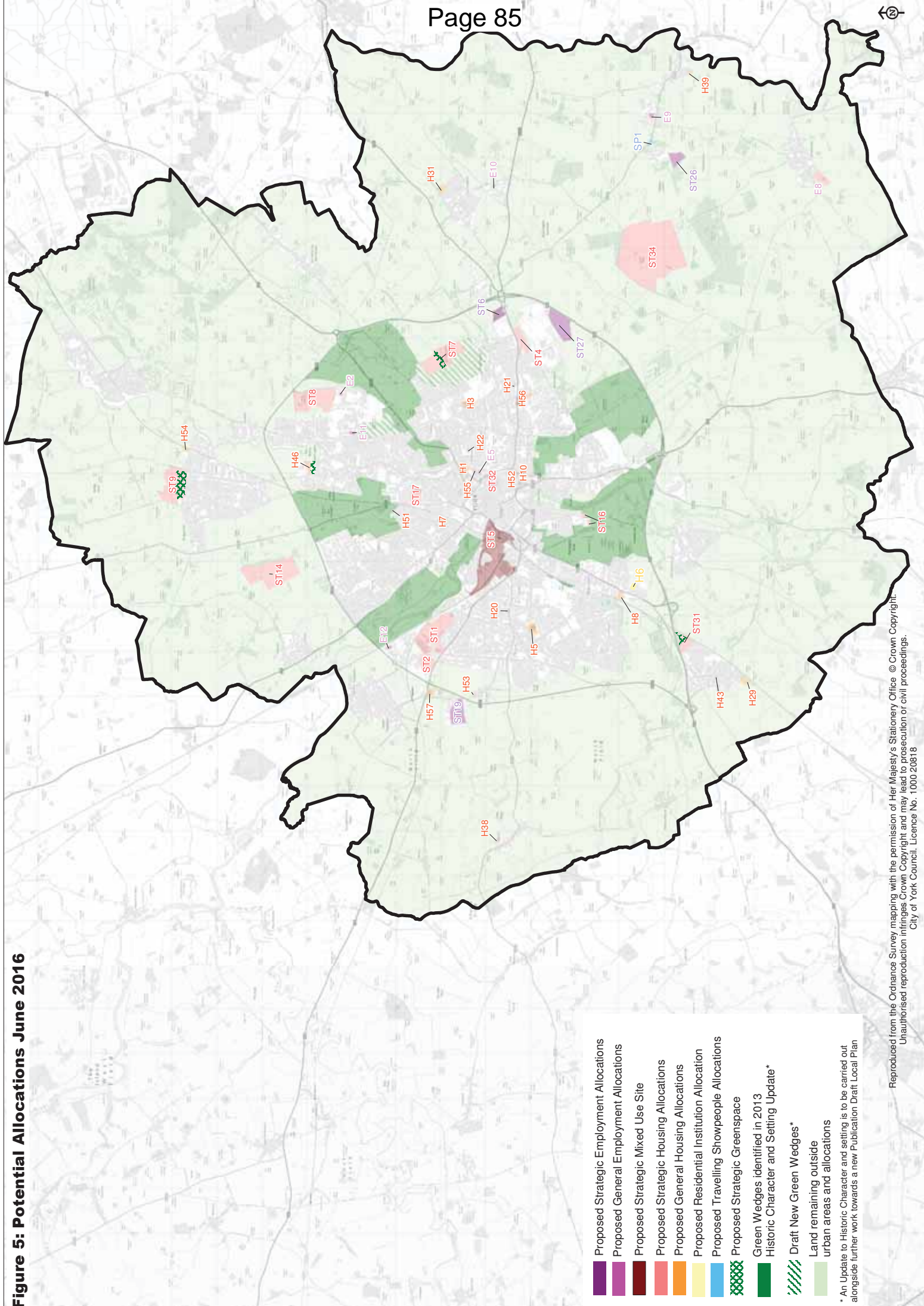
Site Name	Site Size	Total Plots	Total Plots plan period	GF/BF	Consultation Area	Page Number
SP1: The Stable Elvington	1.6	3	3	GF	2	64













Table 12: Deleted Gypsy and Traveller Allocations

Site Name	Total pitches	GF/BF	Consultation Area	Page Number
GT1: Land at Moor Lane and B1224 Rufforth	30	GF	5	184
GT2: Acres Farn, Naburn	3	GF	1	52



Figure 5: Potential Allocations June 2016



-  Proposed Strategic Employment Allocations
-  Proposed General Employment Allocations
-  Proposed Strategic Mixed Use Site
-  Proposed Strategic Housing Allocations
-  Proposed General Housing Allocations
-  Proposed Residential Institution Allocation
-  Proposed Travelling Showpeople Allocations
-  Proposed Strategic Greenspace
-  Green Wedges identified in 2013
-  Historic Character and Setting Update*
-  Draft New Green Wedges*
-  Land remaining outside urban areas and allocations

* An Update to Historic Character and setting is to be carried out alongside further work towards a new Publication Draft Local Plan

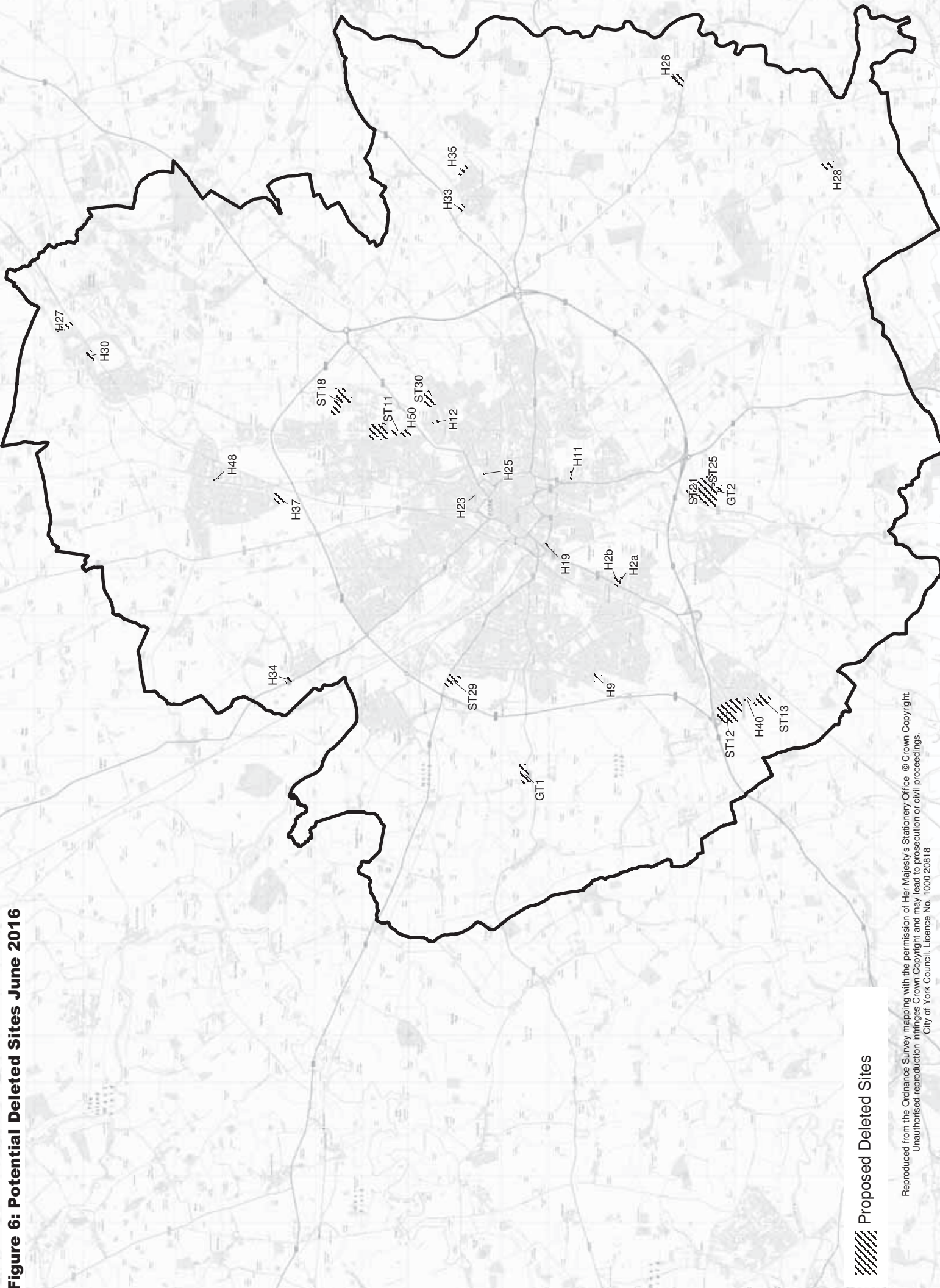


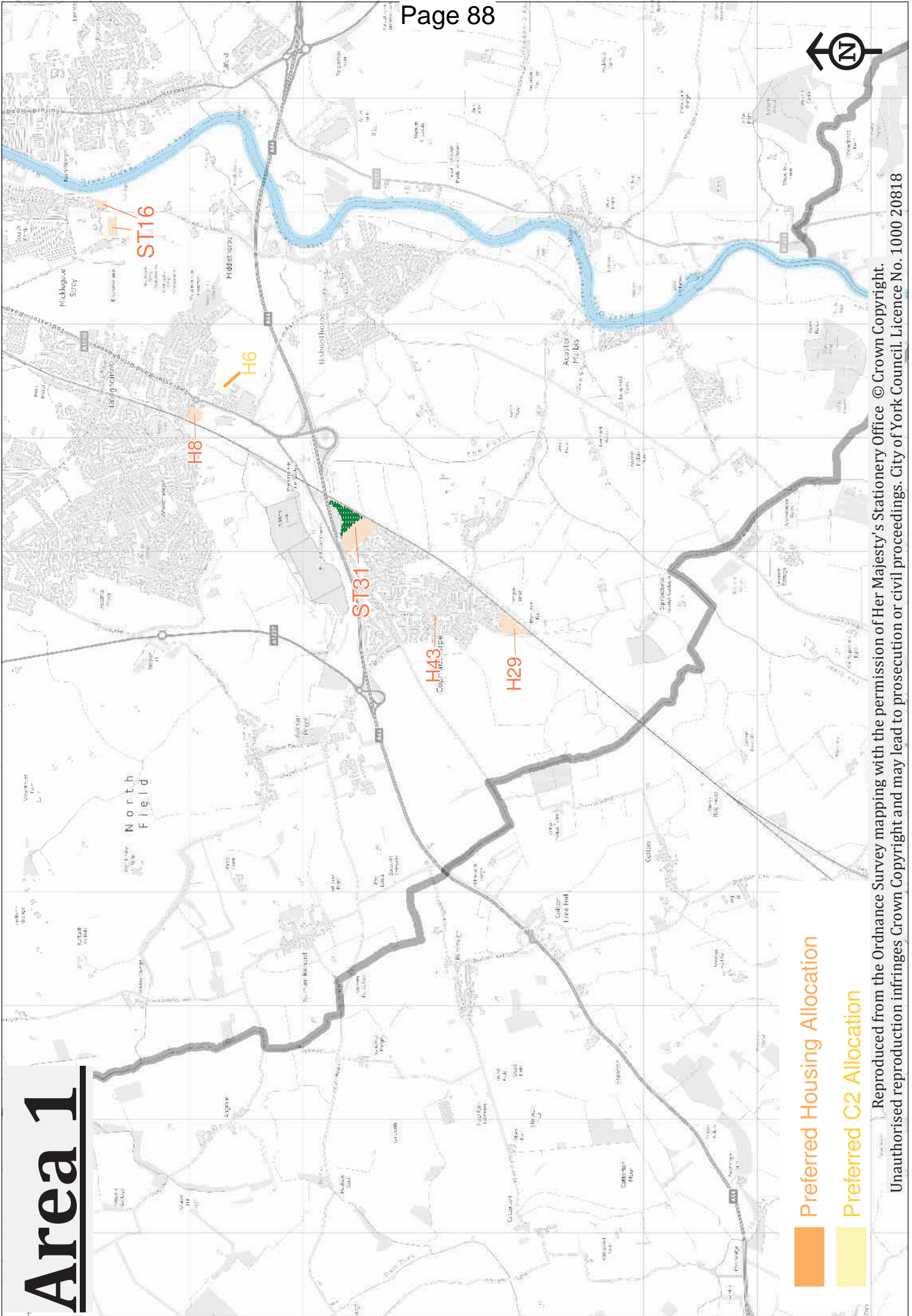
Figure 6: Potential Deleted Sites June 2016

Proposed Deleted Sites

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4.2 Detailed Outcomes

AREA 1 SITES



Area 1

- Preferred Housing Allocation
- Preferred C2 Allocation

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Site Ref:	H6	Site Name:	Land to the Rear of the Square , Tadcaster Road
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Consultation boundary:



Site Size	1.5ha
Indicative Site capacity	N/A
Archetype/ Density	N/A
Proposed allocation	Allocated for Residential Extra Care C2 facilities in association with the Wilberforce Trust

Site Ref:	H6	Site Name:	Land to the Rear of the Square , Tadcaster Road
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included within the Publication Draft Local Plan as site H6 for 49 residential dwellings.</p> <p>Following further submissions by the landowners the site is now proposed to be retained as an allocation following the same boundary as previous, in order to safeguard the residential amenity of patients using the St Leonards Hospice but for specialist housing (C3b¹⁰).</p> <p>The site is owned by the Wilberforce Trust, a charitable trust for partially blind and blind people who wish to use the site to construct extra care sheltered units and office accommodation for the Wilberforce Trust.</p> <p>The site is outside of environmental constraints (Criteria 1-3 as detailed in methodology), is in a sustainable location and is controlled by a willing landowner. The site is contained by strong, clearly defined boundaries which would create good defensible green belt boundaries. To the west the site adjoins existing residential area off The Square, to the south- west is residential development off The Grove with York College beyond. To the north- east is open fields and St Leonards Hospice. The eastern part of the site backs onto open fields but there is a mature tree boundary. Given the development on two sides of the site boundary it is not considered to serve green belt purposes.</p> <p>There are mature trees on site which would need to be protected. Trees to the eastern boundary provide a good edge and are a valuable landscape asset. This may reduce the development capacity of the site.</p> <p>There are Great Crested Newts nearby so a further ecological assessment would be required. There are also good hedgerow corridors which may contain bat interest.</p> <p>The site would require a survey/assessment of highways access. The site is accessible by public transport being close to the Askham Bar Park and Ride and other frequent bus routes. Access would be taken off Tadcaster Road.</p>			
SA/SEA summary			
<p>Provision of residential care facilities is likely to have a positive effect in helping to meet the diverse housing needs of the York's population. This site has good access to services and transport routes. Consequently the site scores significantly positively for</p>			

¹⁰ C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. The [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended)

Site Ref:	H6	Site Name:	Land to the Rear of the Square , Tadcaster Road
<p>education, transport and access to services. The site scores more negatively in terms of land use given that the site is greenfield. It also scores negatively in relation to heritage because there is well preserved ridge and furrow on the site and there is potential for archaeological deposits. Furthermore, potential negative effects are identified for landscape given that the area has a parkland quality and good existing trees/hedges. Development may negatively affect these assets and bring development closer to the ring road.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>65 objections:</p> <ul style="list-style-type: none"> • To put an access route through the Square would change the concept and style of the development • Proposed access through The Square is dangerous as it was designed to be a cul de sac given its relation ship with the hospice junction and Tadcaster Road • Local roads are already overcrowded and at capacity • Development would detract from the open landscape character and setting of the city from Sim Balk Lane and the Ring Road • Large area of pristine ridge and furrow which shows evidence of medieval farming • Development will disturb wild birds and affect mature trees • Concern over St Leonards Hospice and denying future opportunity for expansion and will affect the view of open fields for existing patients. The hospice needs this open space for the health and care of its residents • Site should be allocated for hospice expansion or complementary health care use • Increased development would cause more air quality issues 			

Site Ref:	H8	Site Name:	Askham Bar Park and Ride
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Consultation boundary:



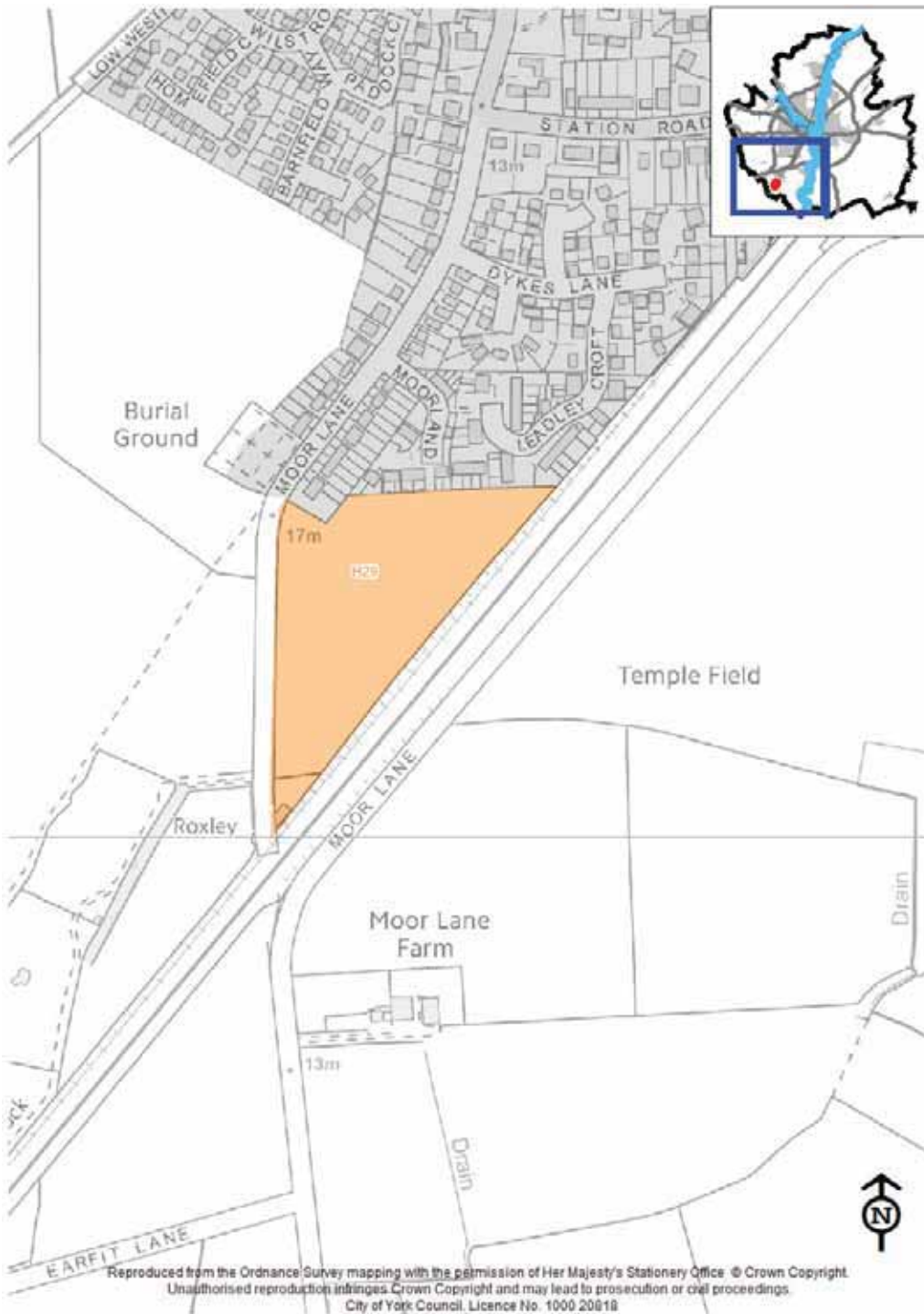
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Site Size	1.57ha
Indicative Site capacity	60 dwellings
Archetype/ Density	Suburban medium archetype (95% @ 40 dph)
Proposed allocation	Allocated for residential development for 60 dwellings.

Site Ref:	H8	Site Name:	Askham Bar Park and Ride
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	Urban (York main urban area)		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H8). The site is available with a willing landowner. The site is not located within an area of environmental constraint (Criteria 1-3 as detailed in methodology) is previously developed land and is well contained.</p> <p>The site is located within walking and cycling distance of local facilities and is close to public transport routes including the new Park and Ride facility. Dringhouses ward is deficient in 6 open space types so development of this site would require on-site provision.</p> <p>Access to the site could use existing route via Tadcaster Road roundabout but a transport assessment would be required. The site has limited ecological value and there are no design and conservation constraints. The site would require an air quality assessment given proximity to the roundabout and elevated levels of nitrogen oxygen however good scheme design could mitigate. The site would also require a noise and vibration assessment given location adjacent to A1036 and the railway line.</p>			
SA/SEA summary			
<p>This site may provide 50 homes and therefore scores positively in relation to meeting housing need. This site has good access to services and facilities as well as transport. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores negatively in relation to biodiversity due to being close proximity to a SSSI (Askham Bog). Neutral impacts are identified for flood risk, heritage and landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
8 objections			
<ul style="list-style-type: none"> • Development will result in overcrowding of an already built-up area; • Development will have a negative impact on existing infrastructure particularly the roundabout between Moor Lane/Tadcaster Road which is already congested and hazardous; • Public transport is inadequate; and • Is not a very attractive location for residential development adjacent to East Coast Mainline railway line, supermarket, petrol station and two busy radial roads. 			

Site Ref:	H29	Site Name:	Land at Moor Lane Copmanthorpe
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Consultation boundary:



Site Size	2.65ha
Indicative Site capacity	88 dwellings
Archetype/ Density	Village/rural large archetype (95% @ 35dph)
Proposed allocation	Allocated for residential development for 88 dwellings.

Site Ref:	H29	Site Name:	Land at Moor Lane Copmanthorpe
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	Grade 3a – High quality		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H29) and is also included within the emerging Copmanthorpe Neighbourhood Plan. The site is available with a willing landowner and developer. The site is not located within an area of environmental constraint (Criteria 1-3 as detailed in methodology), and is well contained. The site is bounded by Moor Lane to the west, the existing settlement of Copmanthorpe to the north and the East Coast mainline railway line to the south east. Moor Lane could be used to form a strong green belt boundary. Given the proximity of the site to the Copmanthorpe built up area and the shape and characteristics it is not considered that the site serves green belt purposes.</p> <p>The site is located within walking and cycling distance of Copmanthorpe village centre and is close to public transport routes. The site has a good access to open space.</p> <p>Potential access issues have been flagged by the technical officer assessment but they are not considered a showstopper. Access could be taken from Moor Lane but associated highway improvements would be required as will a further detailed transport assessment. Moor Lane will need to be widened. There appears to be sufficient verge space on Moor Lane leading up to site to widen it without encroaching onto fronting properties and land could be made available as part of the site to widen Moor Lane.</p>			
SA/SEA summary			
<p>The site may provide 88 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively in relation to land use given that the site is greenfield. Neutral impacts on flood risk, heritage and landscape are identified.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>233 objections (879 signatures on petition)</p> <ul style="list-style-type: none"> • Proposals for Copmanthorpe are not sustainable; • The existing infrastructure cannot cope with more development; • Volume of additional traffic would be unacceptable and dangerous; • Location would attract more commuter residents; • Grade 1 arable land should not be developed; • Will alter the character of the village; • Will increase noise pollution which is already an issue for the village; and • No regard has been had of the emerging neighbourhood plan 			

Site Ref:	H43	Site Name:	Manor Farm Yard, Copmanthorpe
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Consultation boundary:

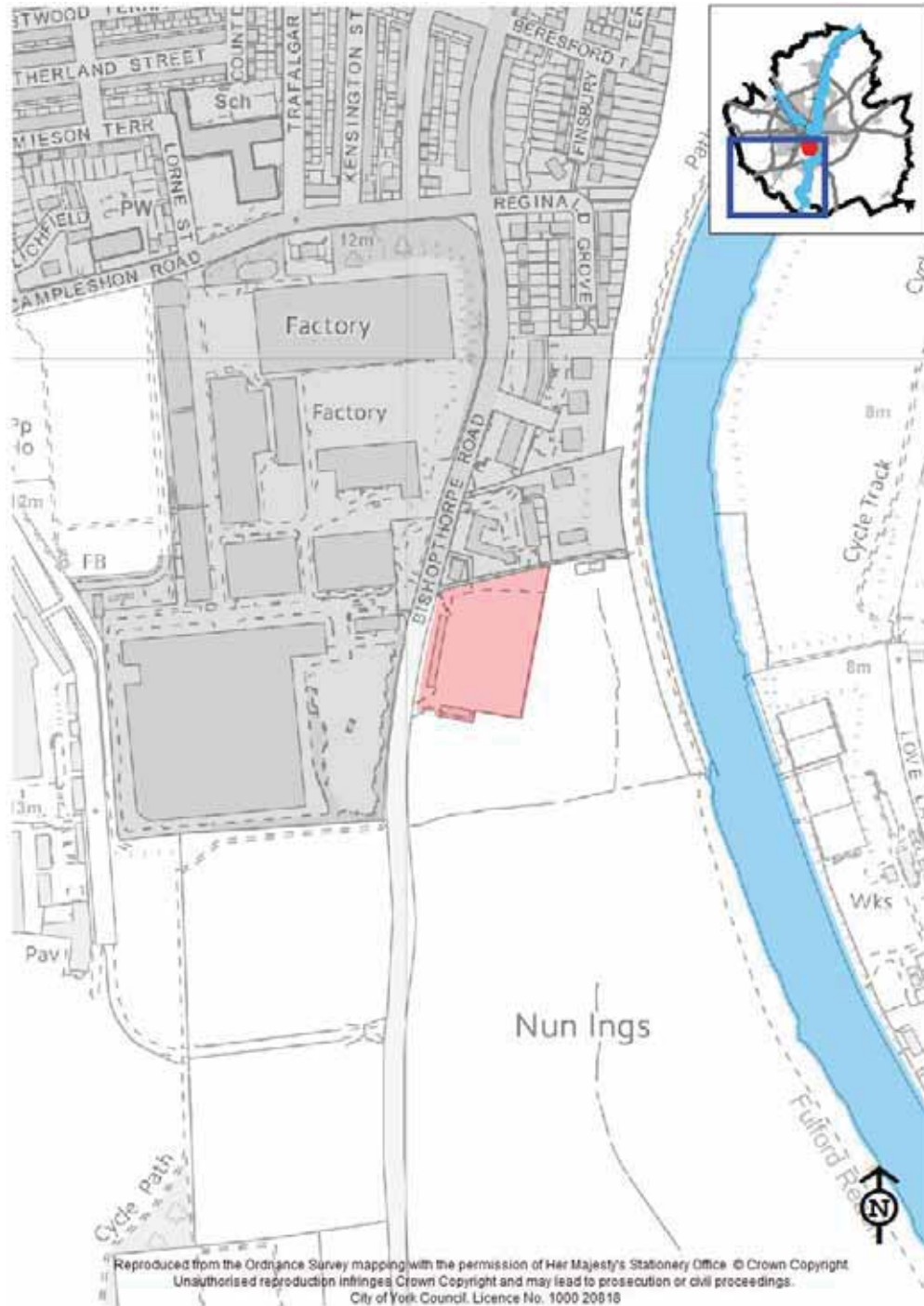


Site Size	0.25 ha
Indicative Site capacity	9 dwellings
Archetype/ Density	Village/rural Medium archetype (100% @ 35dph)
Proposed allocation	Allocated for residential development for 9 dwellings.

Site Ref:	H43	Site Name:	Manor Farm Yard, Copmanthorpe
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Urban (Copmanthorpe village)		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H43). The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology), is located within the existing settlement of Copmanthorpe and comprises a farm yard which includes both modern and traditional barns. The site does not include the adjacent farmhouse (Manor Farmhouse) which is grade 2 listed.</p> <p>The site is located within walking and cycling distance of Copmanthorpe village centre and is close to public transport routes. The site has a good access to open space.</p> <p>The site has connection to the highway at Back Lane or Main Street but would need further detailed transport assessment.</p>			
SA/SEA summary			
<p>The site may provide 9 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively for land use given that the site is greenfield and for heritage given the location close to the historic village centre/conservation area. Neutral impacts on flood risk and landscape are identified.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>411 objections</p> <ul style="list-style-type: none"> • Proposals for Copmanthorpe are not sustainable; • The existing infrastructure cannot cope with more development; • Volume of additional traffic would be unacceptable and dangerous; • Location would attract more commuter residents; • Grade 1 arable land should not be developed; • Will alter the character of the village; • Will increase noise pollution which is already an issue for the village; and <p>No regard has been had of the emerging neighbourhood plan.</p>			

Site Ref:	ST16	Site Name:	Terry's Extension Site 1 (Terry's Car Park)
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Consultation boundary:



Site Size	0.87 ha
Indicative Site capacity	33 dwellings
Archetype/ Density	Suburban medium archetype (95% @ 40 dph)
Proposed allocation	Allocated for residential development for 33 dwellings

Site Ref:	ST16	Site Name:	Terry's Extension Site 1 (Terry's Car Park)
Planning principles	<ul style="list-style-type: none"> • The site has a strong association with the wider Terry's factory site and development should have strong architectural merit to contribute to the architectural merit of the city given the sites location as an entry point to the city • Any development would need to be of a low height and complement existing views to the factory building and clock tower from the Ings, Bishopthorpe Road and the Racecourse • Development would need to be constrained to the boundary of the car park including any open space requirements • Existing vegetation would need to be retained and additional appropriate treatment would be required on the southern and eastern boundaries 		
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Urban (York Main urban area)		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as part of wider Terry's development (ST16) and was identified for ancillary uses including health and community uses. The site is now proposed as a residential allocation. The site is available with a willing landowner and developer.</p> <p>The site is located within walking and cycling distance of local amenities and is close to public transport routes. The site has a good access to open space within the required access distances.</p> <p>The site is well contained on all 4 sides. To the north lies a metal security fence, dense tree / shrub line (but less dense / lower level to the north west corner) with a PROW running alongside the northern boundary, linking the riverside area with Bishopthorpe Road / Racecourse. The eastern and southern boundaries are defined by a metal security fence and strong tree / shrub boundaries, with agricultural / floodplain land beyond. The western boundary is Bishopthorpe Road, and the metal security fence and a dense line of shrubs & trees. Given its topography and the level of enclosure it is not considered to serve green belt purposes.</p> <p>The principle of development would not have significant adverse impacts on the character of the surrounding landscape or on the openness and setting of the City provided the development is restricted to the height of the permitted single decked car park. Development should adhere to the design principles set by the wider Terry's development and should be of strong architectural merit given its location at an entry point to the city. Development should complement existing views to the factory and clock tower.</p> <p>Transport issues arising from the original development proposals are addressed through planning permission conditions and obligations. Although the Terry's Extension Sites (1 and 2) will generate some additional traffic it is likely that it will be low in comparison to the main site and the mitigation measures for these two extension sites will be incorporated into the overall programme of measures to meet the planning permission conditions and obligations</p>			

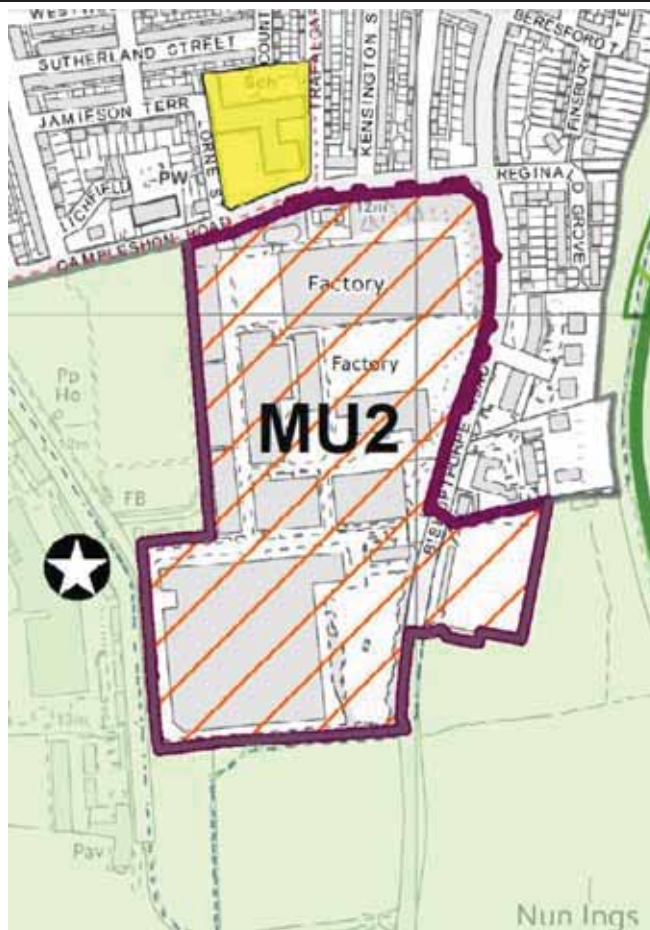
Site Ref:	ST16	Site Name:	Terry's Extension Site 1 (Terry's Car Park)
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for the main site.

SA/SEA summary

The site may provide 33 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes. Consequently, objectives regarding health, transport and equality and accessibility are scored positively. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores more negatively in relation to biodiversity as it is within 50m of the River Ouse which is a Site of Interest for Nature Conservation. Potential negative effects are identified in relation to heritage as there are listed buildings on site and the former factory site has its own Conservation Area. In addition, there are views across the car park from the river towards the landmark Terry's Clock Tower. Any effects should be mitigated through high quality design and landscaping.

The former boundary of this site which was consulted on at preferred Options and FSC:



You told us at Preferred Options/ Further Sites consultations ...

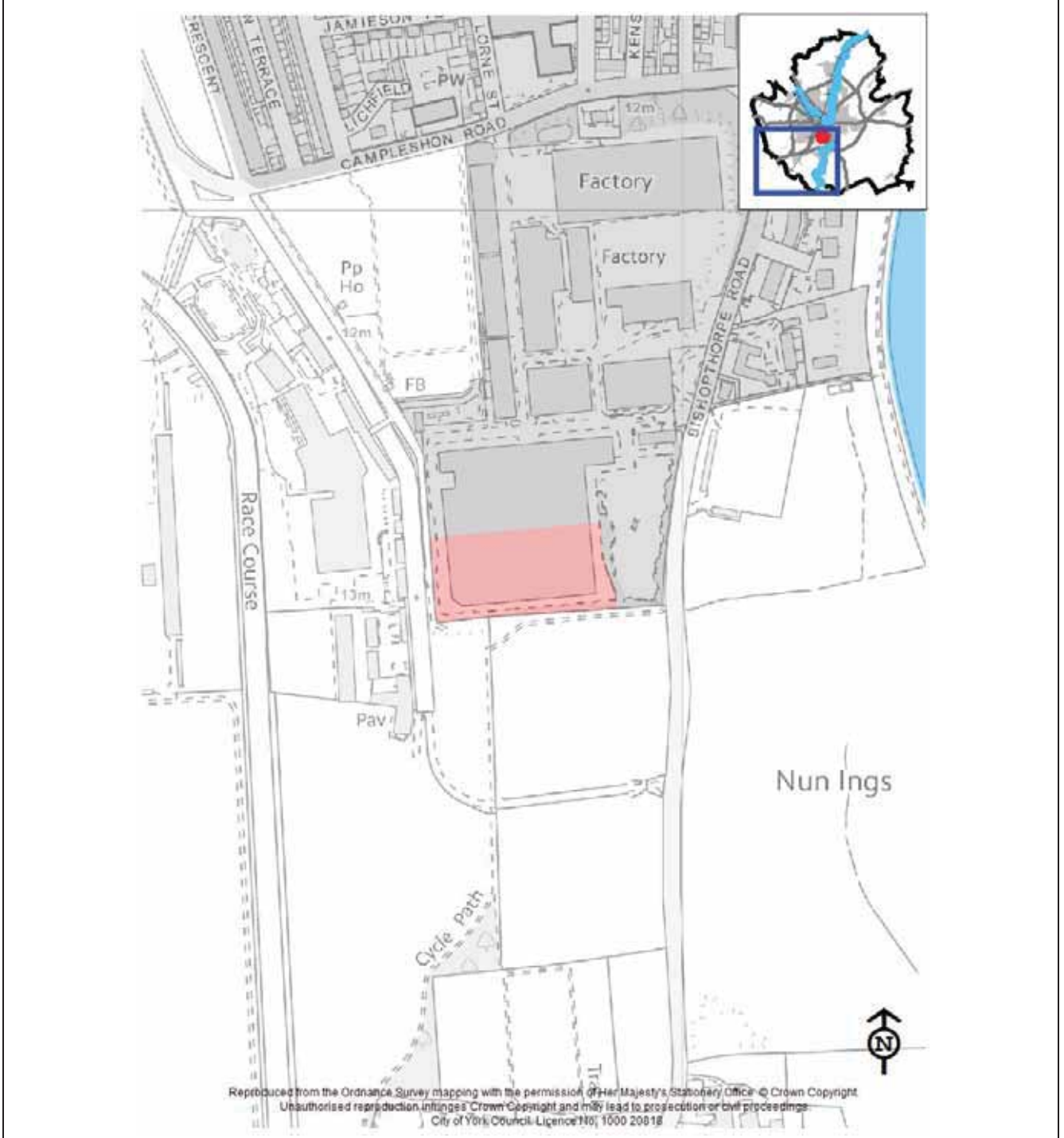
1 objection

- The land offers a sustainable location for new development being located on the edge of the urban area with access to public transport, schools, shops and

Site Ref:	ST16	Site Name:	Terry's Extension Site 1 (Terry's Car Park)
<p>community facilities.</p> <ul style="list-style-type: none"> • The car park is previously developed land. It is now considered unlikely that the car park site will be required to provide for as much car parking, to serve the new uses on the main Terry's factory site as previously anticipated. • Does not perform any of the roles necessary for inclusion in the Green Belt. 			

Site Ref:	ST16	Site Name:	Terry's Extension Site 2 (Land to the rear of Terry's Factory)
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Consultation boundary:

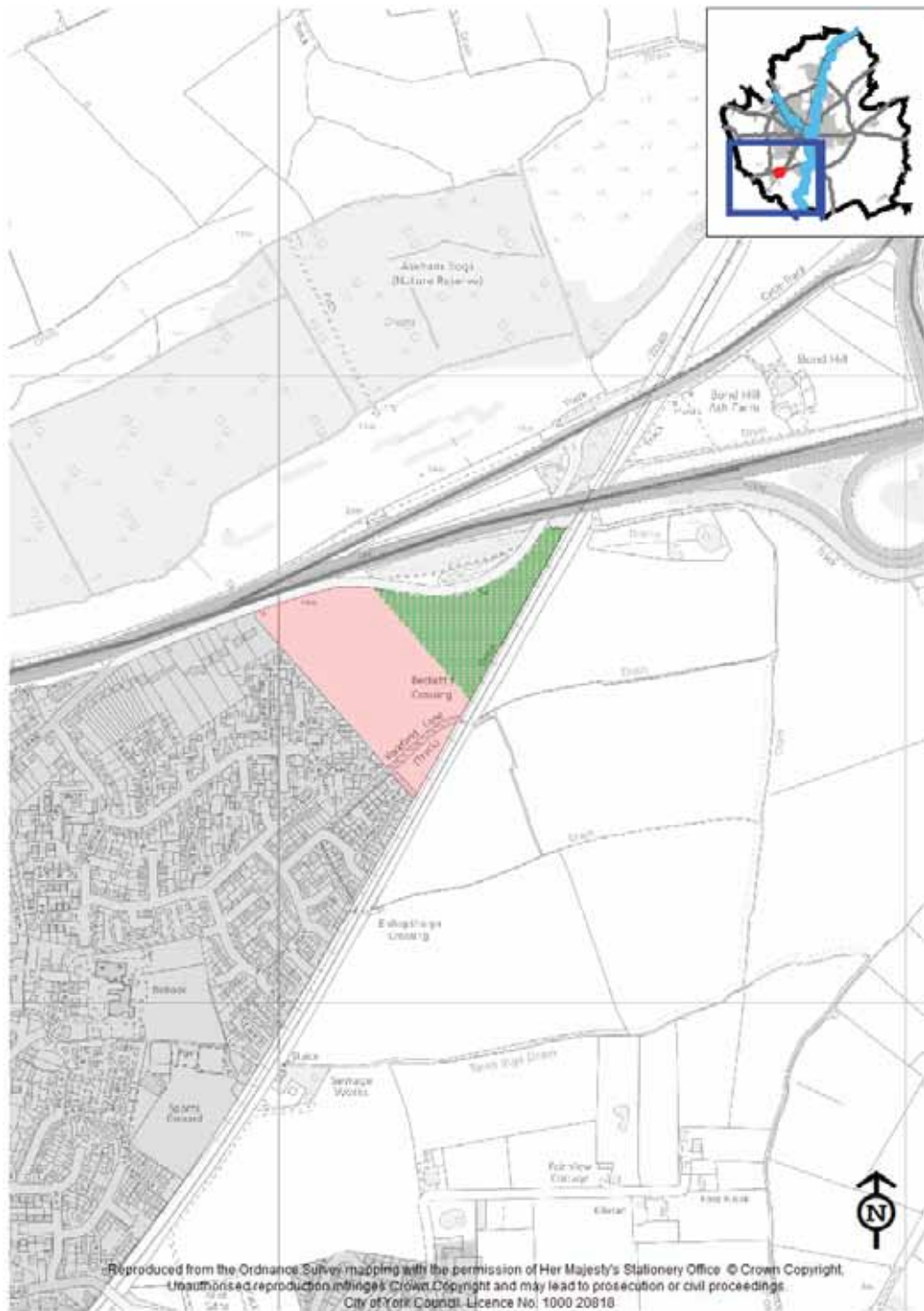


Site Size	1.18 ha
Indicative Site capacity	56 dwellings
Archetype/ Density	Urban large archetype (95% @ 50 dph)
Proposed allocation	Allocated for residential development for 56 dwellings

Site Ref:	ST16	Site Name:	Terry's Extension Site 2 (Land to the rear of Terry's Factory)
Planning principles		<ul style="list-style-type: none"> • The site has a strong association with the wider Terry's factory site and development should have strong architectural merit and adhere to the design principles of the wider Terry's site • The formal gardens area adjacent to the site should be retained and enhanced 	
Further Considerations			
Flood Zone		Flood Zone 1	
Agricultural Land Zone		Urban (York Main urban area)	
Commentary			
<p>The site was not previously included with the Publication Draft Local Plan. The site is now proposed as a residential allocation. The site is available with a willing landowner and developer.</p> <p>The site is located within walking and cycling distance of local amenities and is close to public transport routes. The site has a good access to open space within the required access distances.</p> <p>Development should adhere to the design principles set by the wider Terry's development and should be of strong architectural merit given its location at an entry point to the city.</p> <p>Transport issues arising from the original development proposals are addressed through planning permission conditions and obligations. Although the Terry's Extension Sites (1 and 2) will generate some additional traffic it is likely that it will be low in comparison to the main site and the mitigation measures for these two extension sites will be incorporated into the overall programme of measures to meet the planning permission conditions and obligations for the main site.</p>			
SA/SEA summary			
<p>The site may provide 56 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and transport routes. Consequently, objectives regarding health, transport and equality and accessibility are scored positively. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores more negatively in relation to biodiversity as it is within 500m of Fulford Ings SSSI. Potential negative effects are identified in relation to heritage as there are listed buildings on site and the former factory site has its own Conservation Area. Any effects should be mitigated through high quality design and landscaping.</p>			
The former boundary of this site which was consulted on at preferred Options and FSC:			
You told us at Preferred Options/ Further Sites consultations ...			
New site – not previously considered			

Site Ref:	ST31	Site Name:	Land to the South of Tadcaster Road, Copmanthorpe
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Consultation boundary:

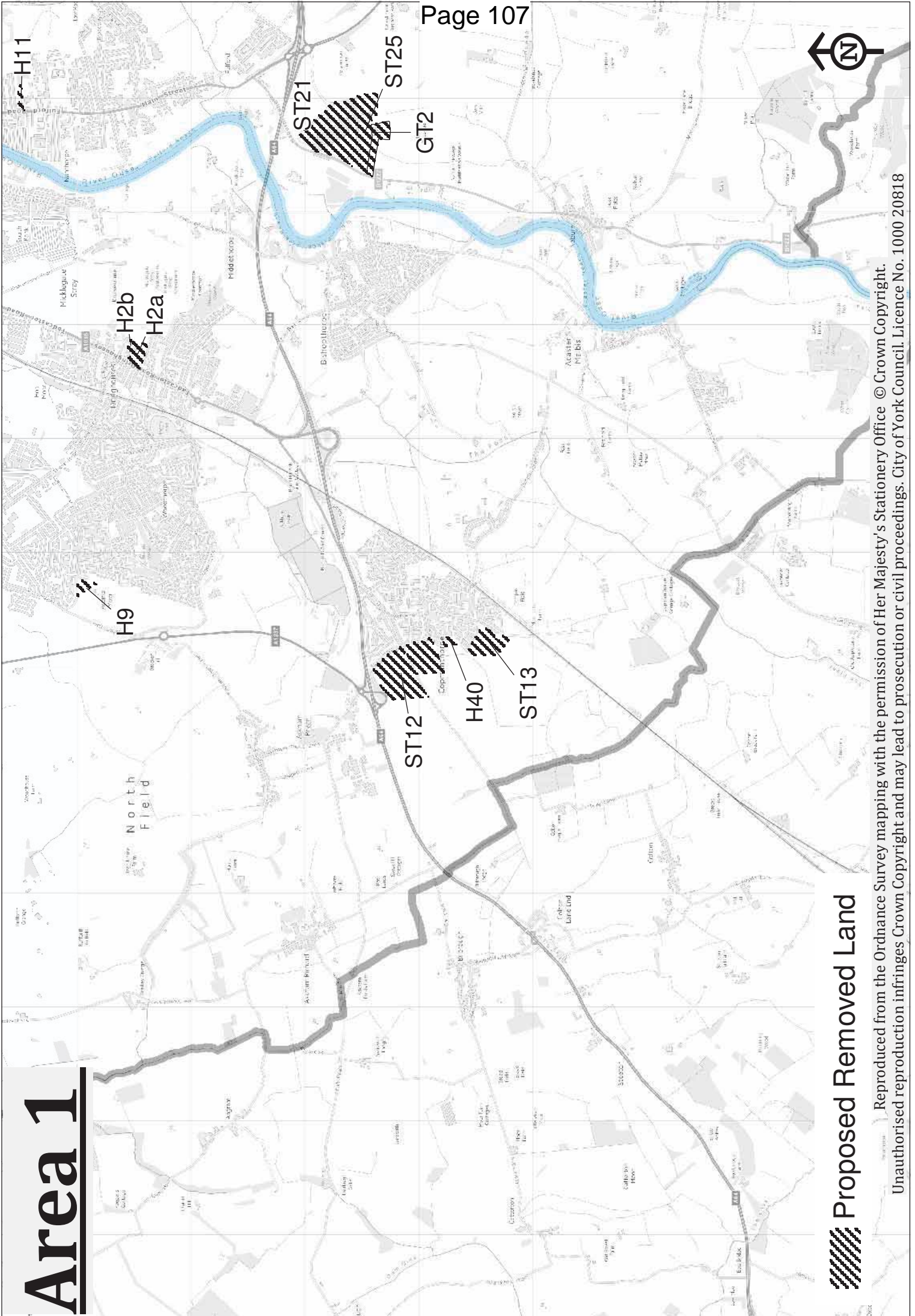


Site Size	8.1 ha
Indicative Site capacity	170 dwellings
Archetype/ Density	Village/rural exceptional archetype (60% @ 35dph)
Proposed allocation	Allocated for residential development for 170 dwellings and 2.5 ha of openspace

Site Ref:	ST31	Site Name:	Land to the South of Tadcaster Road, Copmanthorpe
Planning principles		<ul style="list-style-type: none"> • Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment (SHMA) • An area of new open space (2.5ha) has been included within the site. This would provide the opportunity to create a new area of openspace providing amenity space and a children's playspace. There is the opportunity to extend and enhance the local green infrastructure corridor including enhancing links from Copmanthorpe to Askham Bog SSSI along the newly created footway. This would enhance the new tree planting and attenuation wetland area with seating adjacent to the site. • This open space would also create a necessary buffer between the new dwellings and the railway line and A64 embankment. Further detailed noise, air quality and vibration assessments would be required which may influence the final layout/masterplan of the site • The site masterplan will need to reflect the site topography and ensure that the sites visual impact is minimised particularly from the A64 and railway line. • Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and surrounding area creating well-connected internal streets and walkable neighbourhoods-, to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling). • Provision of required financial contributions to existing local primary and secondary facilities to enable the expansion to accommodate pupil yield. 	
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	Grade 3a – High quality		
Commentary			
<p>The site was not previously included with the Publication Draft Local Plan but is included within the emerging Copmanthorpe Neighbourhood Plan as a potential housing site. The site is available with a willing landowner and developer.</p> <p>The site was not previously included as a draft housing allocation as it is located within an area designated in the 2003 York Green Belt Study (Updates 2011 and 2013). The site is part of an 'area preventing coalescence' parcel G3 which extends from Bishopthorpe to Copmanthorpe and northwards to the existing edge of the York main built up area.</p> <p>Further analysis of the site undertaken on the historic character and setting update work considers that the site is severed from the wider G3 area by the East Coast Mainline railway. The site is well contained and is bounded by the existing settlement of Copmanthorpe to the west, the East Coast mainline railway line to the south east and to the</p>			

Site Ref:	ST31	Site Name:	Land to the South of Tadcaster Road, Copmanthorpe
<p>north by Tadcaster Road with the A64 on raised embankment beyond. It is not therefore considered to serve greenbelt purposes.</p> <p>Development of this site would extend the built element of Copmanthorpe to the north east however its impacts are reduced by the containment of the site by the Copmanthorpe feeder road and the East Coast railway line. The site is a large single triangular grass/cropped field. From its north eastern point by the A64 the first half of the field is generally flat but it then starts to gradually rise in a south west direction towards the existing residential properties. The site masterplan will need to reflect the site topography and ensure that the sites visual impact is minimised particularly from the A64 and railway line.</p> <p>The site is located within walking and cycling distance of Copmanthorpe village centre and is close to public transport routes. The site has a good access to open space with access to 4 of the seven open space typologies within the required access distances.</p> <p>There is the potential for two direct accesses into the site – the main access from Tadcaster Road plus the potential for an additional (minor) access off Learmans Way. A transport assessment and subsequent travel plan would need to focus on the potential to integrate the site with the surrounding area, particularly for walking and cycle journeys to the local facilities and encouraging greater use of public transport for journeys further afield to minimise the number of car trips generated. The village is currently served by a bus route running between Leeds, York and the North Yorkshire coast. There is a frequent bus route within 400m of site, but may need to introduce new bus stops to keep maximum walking distance to bus stops within 400m.</p> <p>There is limited capacity to accommodate projected pupil numbers in existing primary and secondary schools but expansion would be possible with the required financial contributions</p>			
SA/SEA summary			
<p>The site may provide 170 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and transport routes adjacent to and in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. Potential positives are also identified in relation to reducing the impact on climate change due to the potential for district heating. The site scores more negatively in relation to education given the nursery/primary school are around 800m away. Biodiversity due to being adjacent to Non statutory NC designation sites and it is within 250m of a Statutory Nature Conservation site (SSSI- Askham Bogg). The site also scores negatively for land use given that it is greenfield. Negative to significant negative effects are identified for landscape given that development on this site will change the rural setting of Copmanthorpe when approaching from the north along Tadcaster Road and impact on separation from the urban fringe. Mitigation of this would be required through high quality design and landscaping.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
New site identified for this consultation – no comments previously received.			

Area 1



 Proposed Removed Land

Area 1 Sites removed following further analysis.

Site ref	Site name	Main Reasons										Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology		Willing Landowner/Deliverability issues
H2a	Land at Racecourse, Tadcaster Road											✓	Further consideration of the site has highlighted issues regarding the historical significance of the Pinfold (Grade 2 listed) and its surrounding setting as part of the Tadcaster Road Conservation area. It is considered that whilst it may be possible to develop parts of the site that its development potential is limited by its historical value. In addition there has been no further development of plans to relocate the existing stables to an alternative location and therefore it is considered that the site may not be a deliverable site particularly in the short to medium term.
H2b	Land at Cherry Lane					✓							The site contains mature trees and hedgerows which would impact on the developable area of the site. There is restricted narrow access to the site via Cherry Lane and it is not clear where site access would be taken.
H6	Land R/O The Square											✓	Site has been put forward by the landowners (Wilberforce Trust) for assisted living to provide self contained accommodation for those with visual impairment. Site is not available as a general housing allocation.
H9	Land off Askham Lane				✓								Site is bounded by Foxwood Lane to the north and by the houses and gardens along Stirrup Close and The Gallops

Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/ Deliverability issues		
H11	Land at Frederick House, Fulford Road													to the east. The site is not well contained to the south and west and opens onto open fields currently in paddock use. Given its open nature and lack of containment it is considered to serve greenbelt purposes. The site has two public rights of way running through which give access to open countryside and the site is used by residents as informal recreational space. There is no defined boundary to this site allocation as it is part of a larger agricultural field. Further consideration of the site has highlighted issues regarding the site layout and physical constraints which would limit its development potential. The site contains a wooded area at the eastern end of Kilburn Road which would need to be protected. In addition the site is located within the Fulford Road Conservation Area so development would need to ensure that elements that contribute to the significance of this area are not harmed. The wall that runs along the frontage would need to be retained meaning that access to the site would need to share the current access into the Police headquarters. All these factors would require detailed masterplanning and would affect the development capacity of the site.
H40	Westfields, Copmanthorpe				✓									The site is contained on three sides by existing residential properties. To the north is a small recent development of executive homes with a hedge border and mature trees along the boundary with the site. To the east is Manor

Site ref	Site name	Main Reasons											Summary		
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/ Deliverability issues			
ST12	Land at Manor Heath, Copmanthorpe				✓										<p>Farm Close and Westfield Court with hedge border and trees. To the south is Low Westfield Road which becomes an unmade track and the properties of Wilstrop Farm beyond. The western boundary of the site is uncontained with no defined boundaries on the ground and opens onto a large agricultural field. The site has a rural edge and gives access to open countryside via Low Westfield Road (track). Given its open nature and lack of containment and defined boundaries on the ground to the west of the site it is considered that the site serves greenbelt purposes.</p> <p>The site consists of two large fields split by a country lane (Hagg Lane) and is partially contained by the road/A64 embankment to the north and Manor Heath (road) and residential properties adjacent to the east. To the south of the southern field is a low level field boundary with the western boundary of the southern field also having a low level field boundary. There is no defined boundary along the western boundary of the northern field other than a crop line so the site has a lack of containment and a sense of openness. The site would be a significant intrusion into open countryside and impact on the open and rural edge to Copmanthorpe. There is access to open countryside from the lane running through the site. It is therefore considered that the site serves green belt</p>

Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/ Deliverability issues		
ST13	Land at Moor Lane, Copmanthorpe				✓	✓								<p>purposes and that Manor Heath Road should provide the boundary to the greenbelt to the west of Copmanthorpe.</p> <p>Access via existing narrow roads (Moor Lane and Barnfield Way) through residential areas is a constraint and further work will be required to determine whether suitable highway improvements, such as highway / footway widening would be feasible. South end of Barnfield Way stops abruptly at fence line. There would be cumulative impacts with H29. Whilst the site is partially contained by residential properties the development of the site would extend the built edge of Copmanthorpe to the west into open countryside.</p>
ST21	York Designer Outlet													<p>Site was previously identified for 12,000 sqm leisure development subject to detailed impact assessment to assess potential adverse impacts on York City Centre and other sequentially preferable sites. It is considered that given its out of centre location the site should be assessed through the planning application process against relevant policies in NPPF and the emerging Local Plan rather than through specific allocation. Given that D2 uses tend to be located in City Centres or other sustainable locations policies within the plan will seek to guide future D2 development but will not specifically allocate sites for this purpose. Development of the site could also require relocation/re-configuration of the Park and Ride site which would need further detailed technical</p>

Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/ Deliverability issues		
ST25	South of Designer Outlet				✓									assessment. Site was previously identified in the Publication Draft Local Plan as an employment allocation (B1b/B1C/B2/B8) for 9.8ha extension to the south of the existing York Designer Outlet site. Further technical officer consideration of the site in relation to green belt purposes has confirmed that the existing boundary treatment to the south of the existing Designer Outlet site which consists of a belt of mature trees provides a strong defined green belt boundary and helps to screen from the surrounding open countryside. Therefore the development of the proposed site would be contrary to green belt purposes.
GT2	Acres Farm, Naburn				✓									Site was previously identified in the Publication Draft Local Plan as a Gypsy and Traveller sites for a total of 15 pitches. Further technical officer consideration of the site in relation to green belt purposes has confirmed that the existing boundary treatment to the south of the existing Designer Outlet site which consists of a belt of mature trees provides a strong defined green belt boundary and helps to screen from the surrounding open countryside. Therefore the development of the proposed site would be contrary to green belt purposes.

AREA 2 SITES

Area 2

ST27

ST34

ST26

E9

SP1

H39

E8

H49

Preferred Housing Allocation

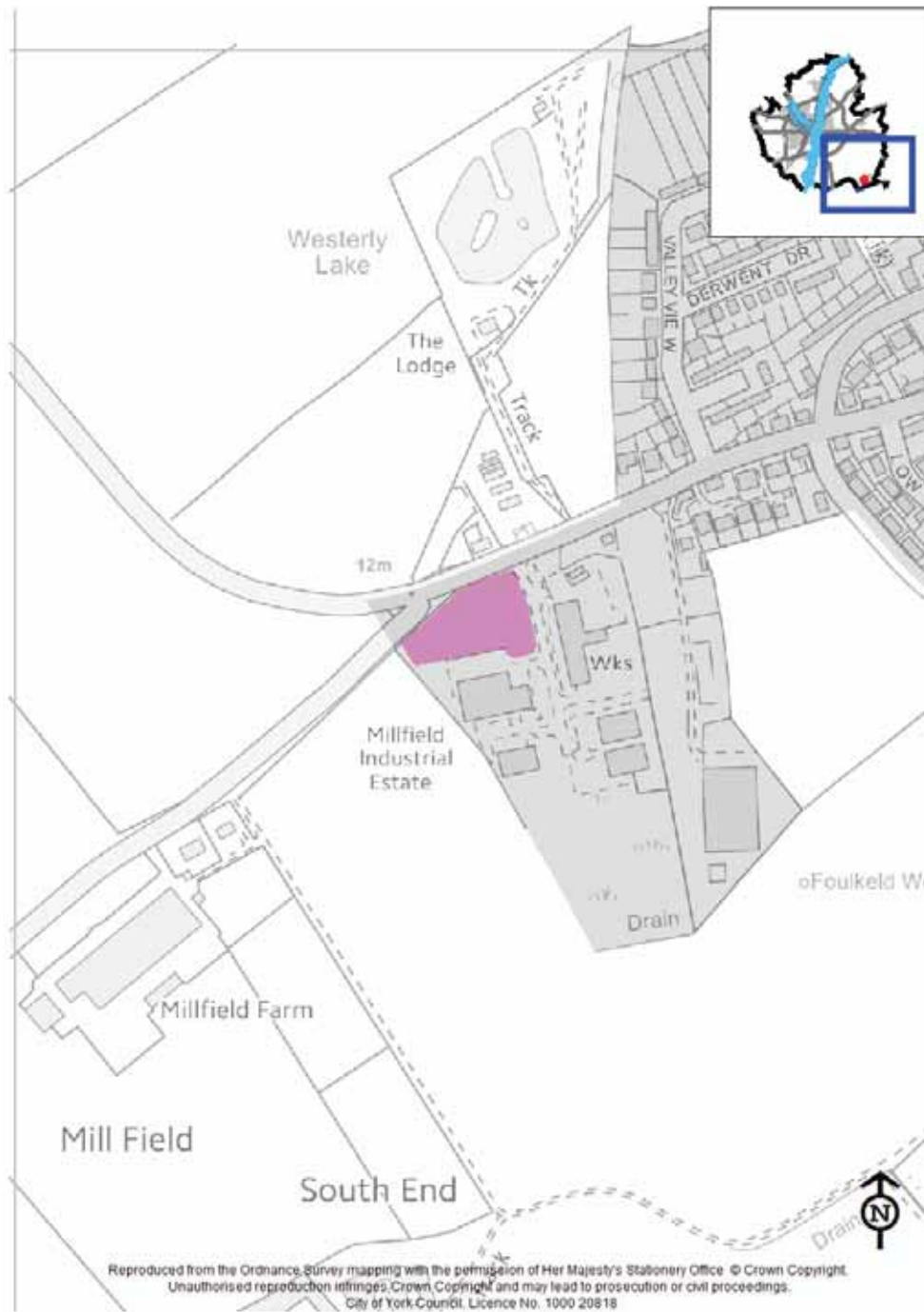
Preferred Employment Allocation

Preferred Travelling Showpeople Allocation



Site Ref:	E8	Site Name:	Wheldrake Industrial Estate
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Consultation boundary:



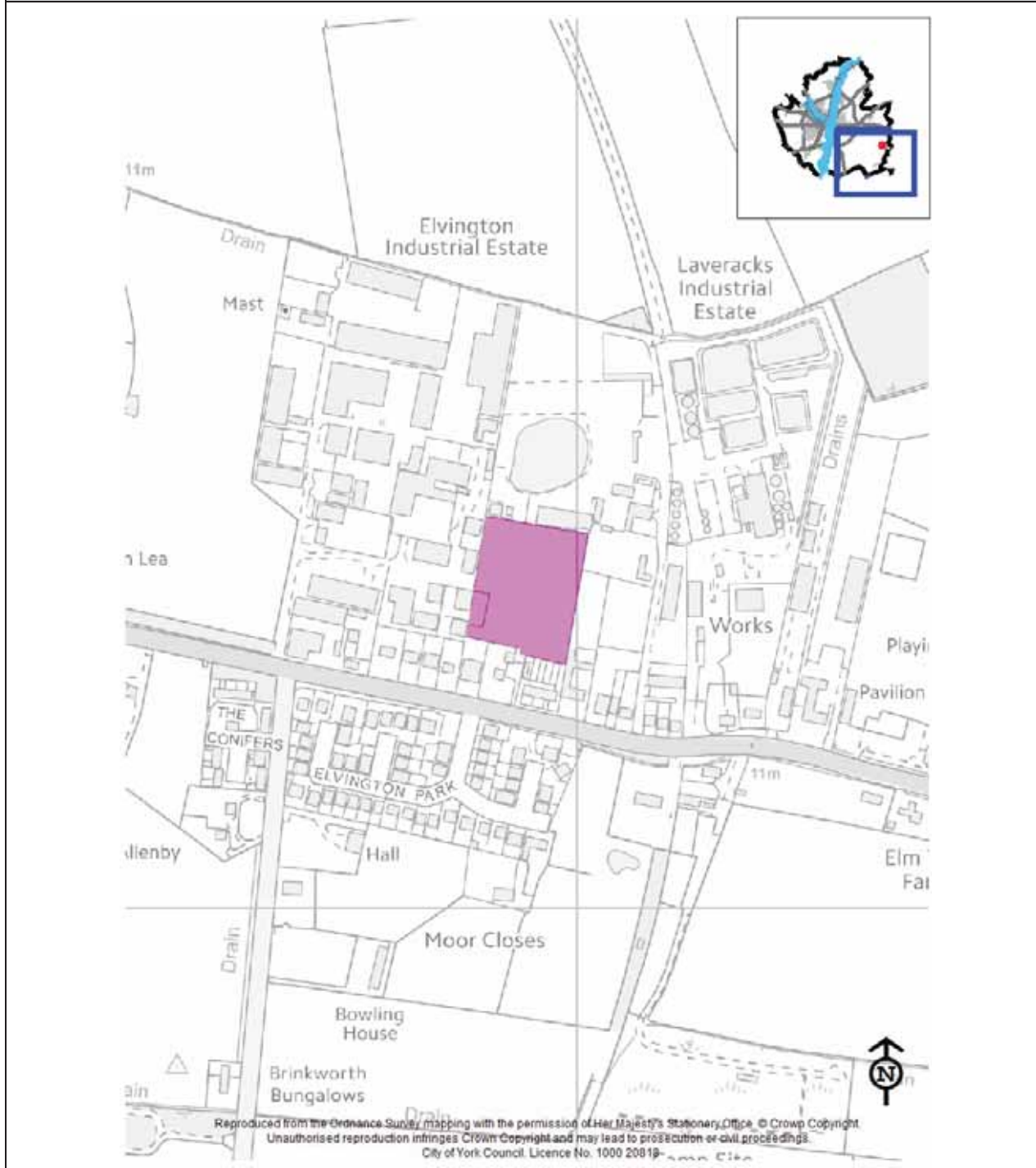
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Site Size	0.45ha (1,800 sqm)
Indicative Site capacity	1,800 sq m Research and Development, light and industrial, storage and distribution (B1b, B1c, B2, B8)
Archetype/ Density	N/A
Proposed allocation	1800 Sq m B1b, B1c, B2, B8

Site Ref:	E8	Site Name:	Wheldrake Industrial Estate
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 2		
Commentary			
<p>This site is located at the entrance to Wheldrake Industrial Estate and would provide a natural infill site suitable for B1b, B1c, B2, B8 uses (Research and Development, light industrial, storage and distribution). Whilst the Employment Land Review (ELR) ranks the site fairly lowly in terms of market attractiveness the site is a vacant plot within an existing business park and therefore it is considered appropriate to retain the site as an employment allocation the plan.</p> <p>Access could be from Main Street</p> <p>No site specific constraints identified.</p>			
SA/SEA summary			
<p>This site scores positively in terms of Economy and climate change due to the potential for job creation and provision of district heating. Potential positives are also identified in relation to land use given that the site is brownfield. This site has poor access to services and facilities and consequently score more negatively in terms of access equality and access. Neutral impacts are identified for flood risk, heritage and landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>9 objections</p> <ul style="list-style-type: none"> • Loss of high grade agricultural land; • Site is on approach to village and development would not be in keeping with rural aspect; • Land available at rear of existing industrial estate which should be developed first; • Site would impact on conservation area and historic nature of Wheldrake village; and • Would result in loss of grassed area. 			

Site Ref:	E9	Site Name:	Elvington Industrial Estate
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Consultation boundary:

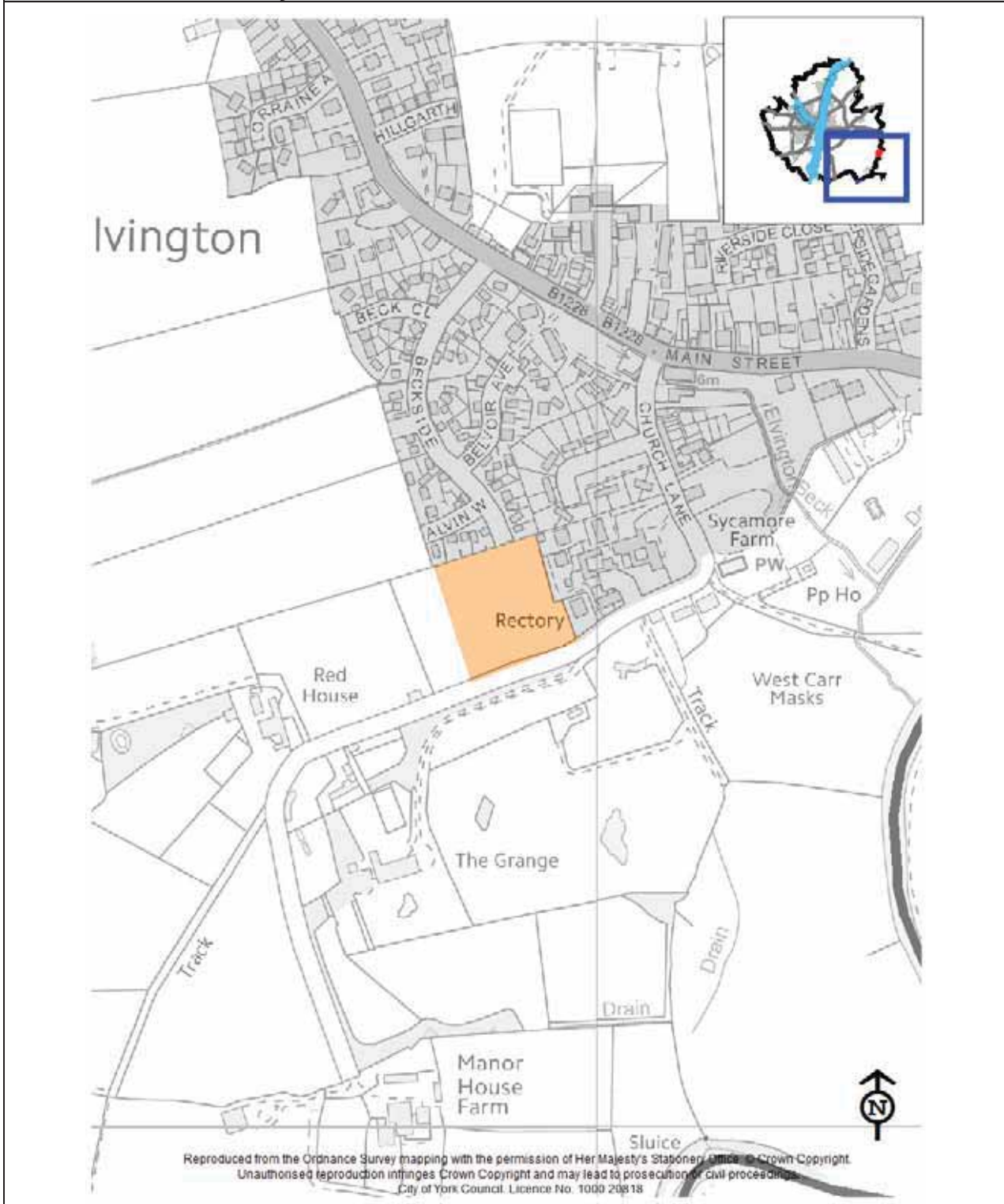


Site Size	1 ha (3,980 sqm)
Indicative Site capacity	3,980 sq m Research and Development, light industrial, storage and distribution (B1b, B1c, B2, B8)
Archetype/ Density	N/A

Site Ref:	E9	Site Name:	Elvington Industrial Estate
Proposed allocation	1 ha / 3,980 Sq m B1b, B1c, B2, B8		
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 3		
Commentary			
<p>This site is located within Elvington Industrial Estate and would provide a natural infill site suitable for B1b, B1c, B2, B8 uses (Research and Development, light industrial, storage and distribution). Whilst the Employment Land Review (ELR) ranks the site fairly lowly in terms of market attractiveness the site is a vacant plot within an existing business park and therefore it is considered appropriate to retain the site as an employment allocation the plan.</p> <p>Access could be made off the southern section of the loop road serving Elvington Industrial estate to the west of the site. However this road is unadopted.</p> <p>No site specific constraints identified.</p>			
SA/SEA summary			
<p>This site is likely to create between 50-200 jobs and is therefore likely to have a positive/significant positive outcomes for the economy. This site has predominantly good access to services and facilities and consequently scores positively in relation Health and access. Furthermore, the site is brownfield which is identified as positive for land use. In addition, there is a nursery partly within 400m of the site. Neutral impacts are identified for flood risk, heritage and landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
Objections 3			
<ul style="list-style-type: none"> • This allocation is not sufficient to meet the demand from the Airfield Business Park from businesses who want to locate or re-locate in the south and east of York. The local plan does not adequately recognise local markets and there is no spatial analysis of demand. • Narrow and poor access to the site and would increase traffic congestion. • Sewerage and drainage capacity issues. 			

Site Ref:	H39	Site Name:	North of Church Lane, Elvington
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Consultation boundary:



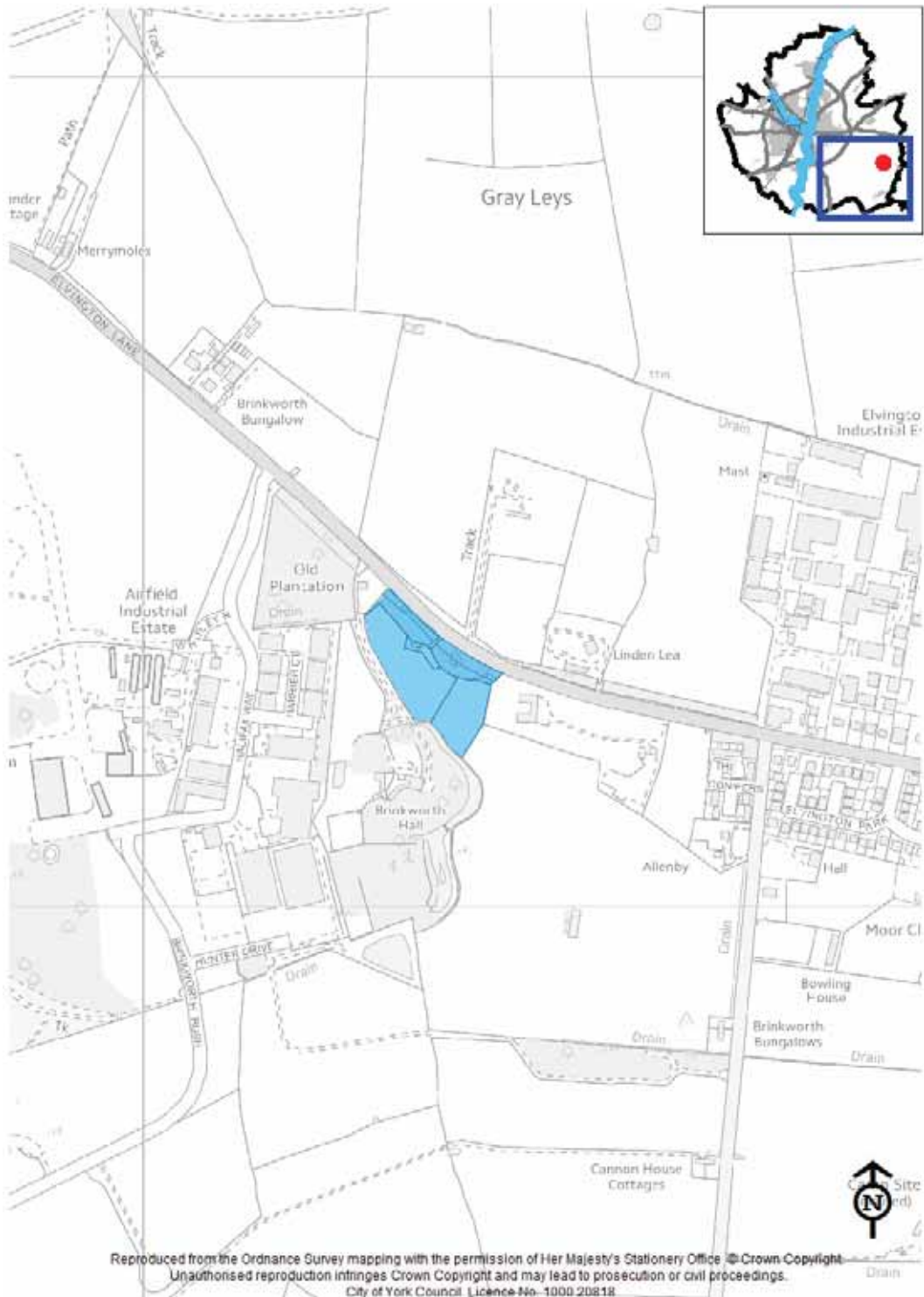
Site Size	0.92 ha
Indicative Site capacity	32 dwellings
Archetype/ Density	Village/rural medium archetype (100% @ 35 dph)
Proposed allocation	Allocated for residential development for 32 dwellings.

Site Ref:	H39	Site Name:	North of Church Lane, Elvington
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 3c		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H39). The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology) and is well contained.</p> <p>The site is contained by established residential development to the north and east and to the south along Church Lane by an avenue of mature trees. To the west of the site are open fields which would require appropriate landscape treatment to define the western edge and reinforce a strong edge to the village boundary. The site represents a modest extension to the existing village of Elvington and would provide a logical rounding off of the settlement limits. Therefore the site is not considered to serve greenbelt purposes.</p> <p>The site is located within walking and cycling distance of local facilities and is close to public transport routes.</p> <p>The southern hedgerow of the site is SINC quality and should be retained. In addition the trees are subject to TPO's and will require surveying.</p> <p>Access could be made from the southern end of Beckside (existing 5.0m carriageway plus single 2.0m wide footway), but this will route traffic from the site through an existing residential area. Access via Church Lane is not considered viable due to restricted width (3.75m wide single carriageway road with grass verges and intermittent footway. There is insufficient space to widen Church Lane immediately to the east of the site.)</p>			
SA/SEA summary			
<p>The site may provide 32 houses and therefore is likely to be positive for meeting housing need. This site has access to some services and non-frequent transport routes within the centre of Elvington (around 800m). The site scores positively for education due to being within proximity of primary school and a nursery. Potential positives are also identified in relation to reducing the impact on climate change. The site scores more negatively in relation to biodiversity due to being within 250m of a Statutory Nature Conservation Site – River Derwent SAC/SPA/RASMSAR. The site also scores negatively in terms of land use given that the site is greenfield. Neutral impacts are identified for flood risk, heritage and landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			

Site Ref:	H39	Site Name:	North of Church Lane, Elvington
<p>52 objections</p> <ul style="list-style-type: none"> • Inspector previously concluded that this site served greenbelt purposes and that its development would radically alter the character of the village; • This area is used extensively by residents for walking and horse riders; • Development will negatively affect the character of the village and quality of life for local residents and will destroy the wildlife in the area; • Infrastructure is already at full capacity; • Will add traffic to already congested roads; • Drainage problems already exist and this will exacerbate them; • Becksides is currently a dead end that enables children to play. Additional houses will mean this will have to cease. 			

Site Ref:	SP1	Site Name:	The Stables, Elvington
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Consultation boundary:



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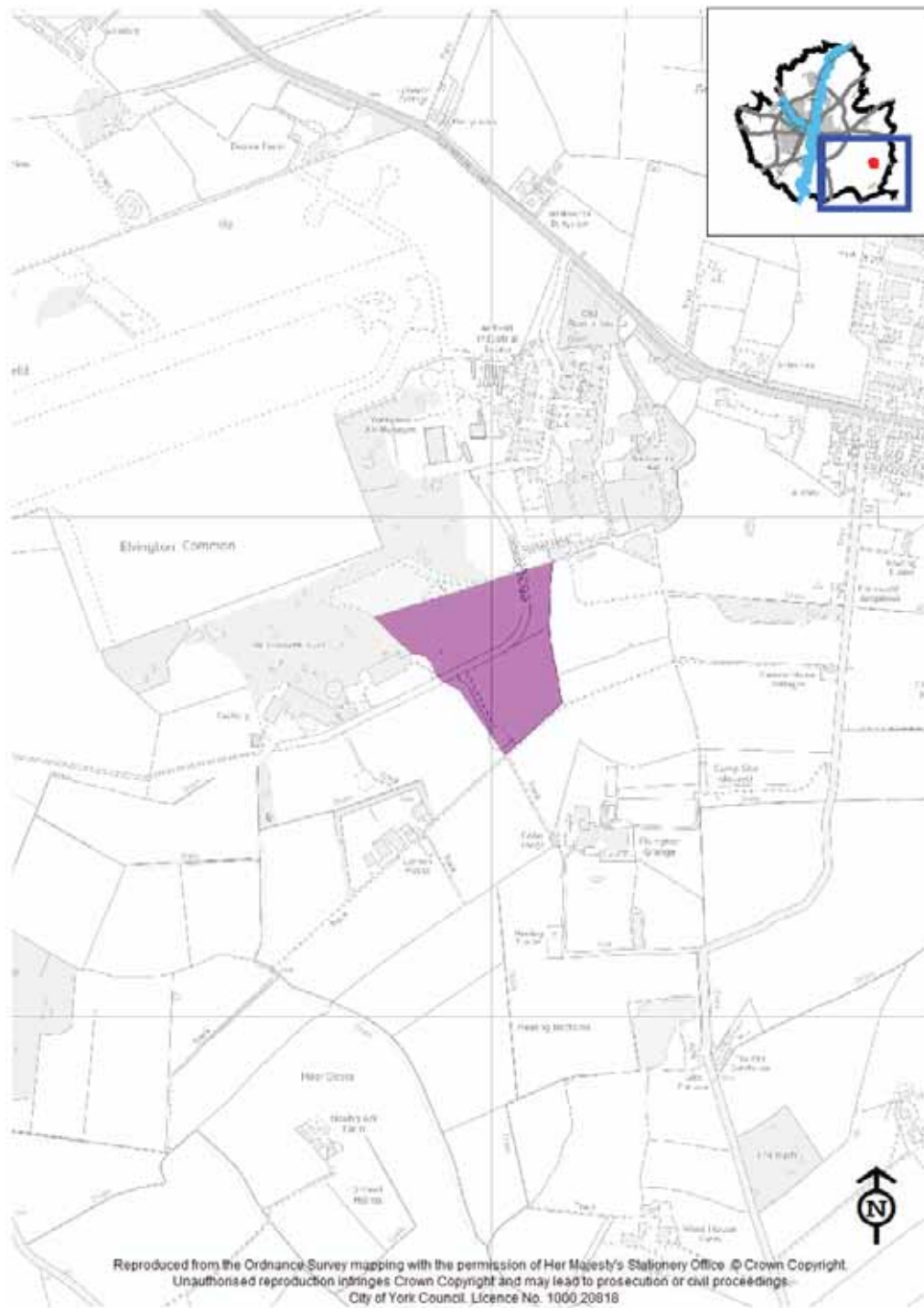
Site Size	1.6 ha
Indicative Site capacity	Up to 3 plots to allow future expansion for the same family
Archetype/ Density	N/A
Proposed allocation	Up to 3 plots to allow future expansion for the same family

Site Ref:	SP1	Site Name:	The Stables, Elvington
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 3		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a site for Travelling Showpeople for up to 3 plots over the lifetime of the plan. One plot was identified immediately with a further two plots in the same yard for the future expansion of the existing family. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology) and is well contained.</p> <p>The site consists of a roughly triangular field currently used by a single travelling showpeople family through a temporary planning permission (10/02082/FUL) granted at appeal (APP/C2741/A/10/2142092) which included the re-use of the existing stables as storage for showman equipment.</p> <p>There is currently a mobile residential unit and caravan on the northern side of the site which is screened by a tree belt of mature deciduous trees. To the east of the site there is a timber stable block where equipment and touring caravan are stored. To the south west there is a post and rail fence alongside a private drive lined by mature trees leading to Brinkworth Hall and Brinkworth Park House. It is considered that the site is enclosed and has limited visibility to the wider area primarily impacting on the immediate road frontage. This impact is more prominent in Winter owing to the deciduous trees. The site is also open to views from the drive serving Brinkworth Hall but this is screened by mature trees. The airfield development and Elvington Estate to the east of the site have an urbanising influence on the character of the surrounding area. There is scope to create further containment and screening through further landscape treatment. The site is not considered to serve greenbelt purposes.</p> <p>The site is located within walking and cycling distance of local facilities and is close to public transport routes.</p> <p>The site is accessible from Elvington Lane although improved visibility needs further assessment.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>218 Objections:</p> <ul style="list-style-type: none"> • Brownfield sites are more appropriate and there should be no permanent dwellings with a maximum stay allowed. • Planning Inspector was very clear in stating that the land should be vacated and revert back to Green Belt by 2016. • Green Belt location, no exceptional circumstances demonstrated. • Inappropriate screening currently around the site. • The development is unsightly and not in keeping with its surroundings. The land is low lying, boggy and liable to flooding and sewage facilities risk contamination. • Detrimental to rural area. • The level of Travellers plots being proposed by the council has not been justified. There is no evidence that the number of sites is required. • Local amenities cannot support this site and is inappropriate given its proximity to 			

Site Ref:	SP1	Site Name:	The Stables, Elvington
<p>existing houses and being in the Green Belt.</p> <ul style="list-style-type: none"> • Could significantly impact the local community and landscape. • Poor and unsuitable access. Planning permission for this site has already been rejected twice by City of York Council and the rejection was confirmed on an appeal by the Planning Inspectorate in 2011. • Site is known to be at risk from flooding and has already been turned down as being unsuitable for residential or employment development. • Travelling Showpersons use large and heavy vehicles which are unsuitable for operation on this type of site and should be based in an industrial area where they could operate in relative safety. The B1228 is already at saturation point and would be further pressured if this development is allowed. • The infrastructure of the village would be seriously affected by any increase in population. • Access is on a particularly dangerous point on the B1228 where a number of accidents have occurred. 			

Site Ref:	ST26	Site Name:	Land South of Elvington Airfield Business Park
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Consultation boundary:



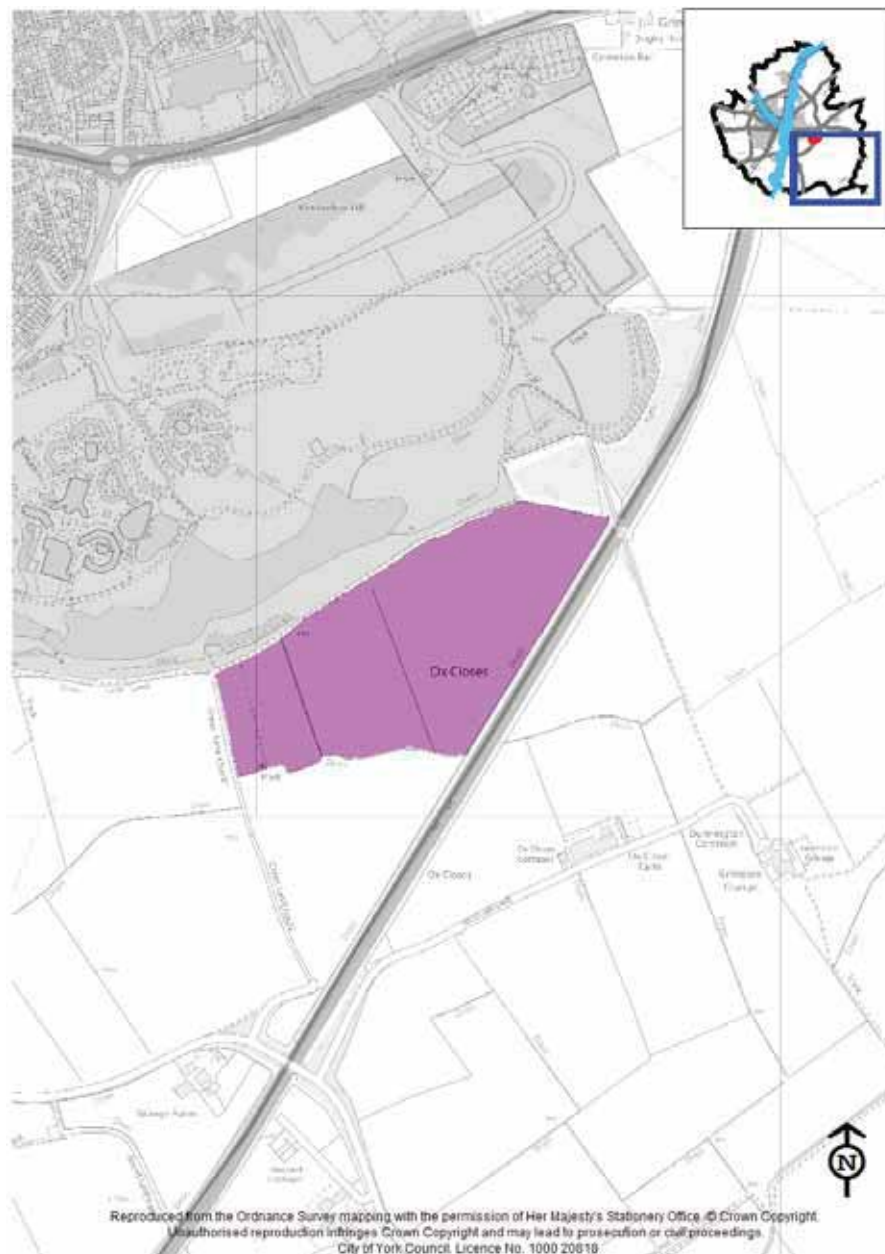
Site Size	7.6 ha
Indicative Site capacity	30,400 sqm Floorspace
Archetype/ Density	N/A
Proposed allocation	Allocated for 30,400 sqm of B1b, B1c, B2/B8 employment floorspace for research and development, light

Site Ref:	ST26	Site Name:	Land South of Elvington Airfield Business Park
			industrial/storage and distribution
Planning principles			<ul style="list-style-type: none"> • Detailed ecological assessment required to manage and mitigate potential impacts • Historic field boundaries should be retained and enhanced where possible and reflected in the masterplanning of the site • Appropriate landscaping/screening required as part of masterplan to assist in mitigation against the loss of semi-rural setting of the airfield • Transport Assessment and Travel Plan required to mitigate impacts on Elvington Lane and Elvington Lane/A1079 and A1079/A64 Grimston Bar junctions
Further Considerations			
Flood Zone			Flood Zone 1
Agricultural Land Zone			Mix of Grade 2 and Grade 3a
Commentary			
<p>The site was included in the Publication Draft Local Plan (September 2014) as an employment allocation along with a further area of safeguarded land (SF6) to the west of the proposed site which is now proposed for removal following further assessment of employment demand over the Plan period and beyond.</p> <p>The site does not fall within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology) and has a willing landowner. The existing Airfield Business Park is attractive both to indigenous companies wanting to expand and also for new companies relocating into the area which is reflected in the sites outcome in the Employment Land Review. The park is fully occupied apart from a 1ha area of undeveloped land which has detailed B2/B8 consent. There are currently 28 companies located on the park employing 450+ people. Companies include York Mailing, Paragon Creative, DGP Group and the Potter Group. Evidence submitted indicates there is existing demand for new space (5 current occupiers considering expansion in the next 5 years) and there is a current shortage of B2/B8 units to the south and east of York.</p> <p>The site adjoins the existing free standing Airfield Business Park to the south and west of Elvington Village. The site is partially contained and is a mixture of rough scrubland/grass to the north and west of Brinkworth Rush and predominantly agricultural land (grade 2 and 3a) to the south of Brinkworth Rush. There is an area of woodland to the west of the site along with woodland strips on field boundaries to the south and west which provide a degree of containment. The proposed site represents a limited extension of the built area within a setting that is in part a legacy of the wartime development of the airfield. The site is therefore not considered to serve greenbelt purposes.</p> <p>The site is adjacent to two Sites of Local Interest (SLI) ad designated and candidate Sites of Importance for Nature Conservation (SINC) and surveys have indicated there may be ecological interest around the site itself. The site is also within the River Derwent SSSI risk assessment zone. Detailed ecological assessments are required to manage impacts</p>			

Site Ref:	ST26	Site Name:	Land South of Elvington Airfield Business Park
<p>through the masterplan and subsequent development management process.</p> <p>There is the potential for archaeological deposits on and around the site which would require further investigation. There is also air quality, noise and light pollution and contamination issues which required further assessment although technical assessments carried out to date indicate that these impacts can be appropriately mitigated.</p> <p>The area surrounding the existing Airfield Business Park currently provides a setting for Elvington Airfield and its development would result in a loss of open land and the erosion of the semi-rural setting of the Airfield. Appropriate screening and landscape treatment would assist in mitigation against these impacts.</p> <p>Further work is required to address surface water drainage due to the presence of aquifers, dykes and becks in the surrounding area.</p> <p>The site is adjacent to the existing Airfield Business Park and is a reasonable distance to the A64. The site is suitable for B2/B8 uses as these would produce fewer trips than B1a (office) uses and would be easier to mitigate. The proposal would result in material impacts on the highway network particularly on Elvington Lane and the Elvington Lane/A1079 and A1079/A64 Grimston Bar junctions. Transport Assessment and Travel Plan would be required.</p>			
SA/SEA summary			
<p>This site is likely to create between 400-1500 jobs and is therefore likely to have a significant positive outcome for the economy. It also scores well for climate change due to the potential for district heating. This site scores significantly negatively/negatively for access to transport and Equality and Accessibility given the services and transport connections are over 800m away. There is also a potential negative impact on biodiversity due to being adjacent to Non statutory NC designation sites. It is also within 10m of a pond with the potential for wildlife. The site scores negatively in terms of land use and landscape given that the site is greenfield and could have a potential impact on the landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>173 objections (317 signatures on petition)</p> <ul style="list-style-type: none"> • Loss of agricultural land; • Should use brownfield land for industrial development; • No proven need for extra industrial development and there is still vacant units on the existing site; • Increased HGV traffic in village which will have an adverse impact on B1228 and increase noise and air pollution and road safety for residents; • Speed restrictions on Sutton Bridge needed; and • Scale of the proposals is disproportionate for a village 			

Site Ref:	ST27	Site Name:	University of York Expansion Site
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Consultation boundary:



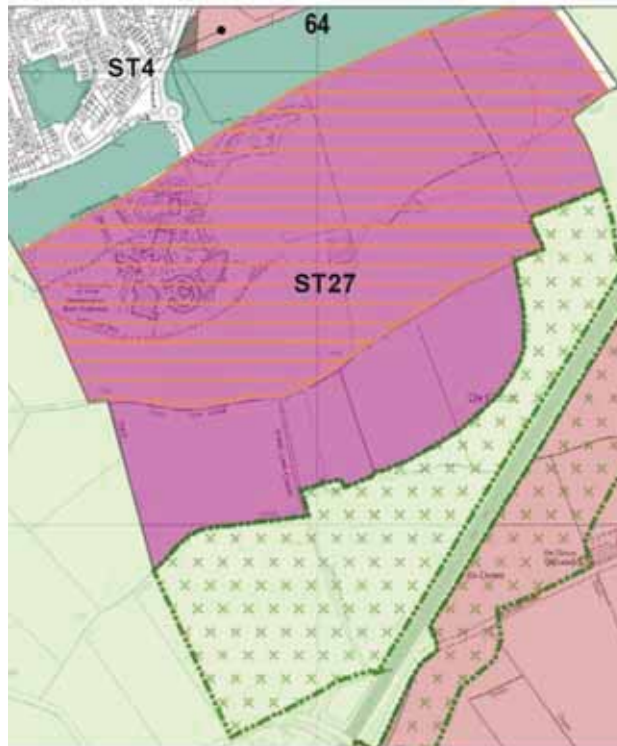
Site Size	21.5ha
Indicative Site capacity	20,000 sqm B1b employment floorspace for knowledge based activities and other higher education and related uses
Archetype/ Density	N/A
Proposed allocation	Allocated for university expansion during the plan period including 20,000 sqm of B1b employment floorspace for knowledge based activities and other higher education and related uses.

Site Ref:	ST27	Site Name:	University of York Expansion Site
Planning principles	<ul style="list-style-type: none"> • The site must create an appropriately landscaped buffer between the site and the A64 in order to mitigate heritage impacts and to maintain key views • The developed footprint (buildings, car parking and access roads) shall not exceed 23% of the total site area • The site should enhance and continue the parkland setting of the existing university campus and any new buildings must be of visual quality and good design • Provision of additional student accommodation provided this is clearly evidenced in terms of demand • Deliver high quality, frequent and accessible public transport services to York City Centre It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport. • Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and surrounding area to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling). • Exploit synergies with the proposed new settlement (ST15 Land to the west of Elvington Lane) in terms of site servicing including transport, energy and waste. 		
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Mix of Grade 2 and Grade 3a		
Commentary			
<p>The site has been reduced in size from the Publication Draft Local Plan (September 2014) from 25ha to 21.5ha. This has included the removal of land to the west of Green Lane to increase the distance between the site and Heslington Village and also to provide a defined green belt boundary which helps to maintain views into the southern aspect of York and the setting of Heslington village.</p> <p>The University of York is a key component of the long term success of the city and it is important to provide a long term opportunity for the University to expand. It offers a unique opportunity to attract businesses that draw on the Universities applied research to create marketable products. There is lots of evidence from around the country that shows the benefits of co-location of such businesses with a University. The University proposal is a key priority in the Local Economic Plan (LEP) Growth Deal that has been agreed with the government and is also included as a priority area in York's Economic Strategy which recognises the need to drive University and research led growth in high value sectors. The site will also facilitate the re-configuration of the existing Campus 3 site to provide additional on-campus student accommodation helping to reduce the impacts on the private rented sector.</p> <p>The existing Heslington East campus is designed and established to offer significant proportions of journeys by walking, cycling and public transport. Any future proposals must</p>			

Site Ref:	ST27	Site Name:	University of York Expansion Site
<p>continue this existing provision (including bus services). A detailed transport assessment and Travel Plan would be required to support this allocation.</p> <p>It is essential that an open landscape/parkland setting that reflects the existing University Campus is maintained and enhanced as well as appropriate landscape screening in terms of views to the site from the south and its setting from the A64 to the south and east.</p> <p>A broadly 4 sided site which is generally well contained on 3 sides. The northern boundary is Low Lane, a narrow single track country lane which runs from Heslington in an easterly direction, to the point where it turns northwards towards the University campus. The boundary treatment is a hedge with intermittent trees along its edge. From the point where Low Lane turns northwards, the site boundary heads south east towards the Ring Road and the flyover (track which leads towards Grimston Grange). This part of the boundary is denoted by a post and wire fence at the bottom of an embankment, over looking the new velodrome. From this point, the sites south east boundary runs along the alignment of the Ring Road in a south westerly direction (with hedge & ditch boundary), to the next field boundary, where it cuts across the southern edge of the site. This boundary consists of a hedge field boundary to the point where it meets Green Lane, a narrow track bounded by hedges and trees on both sides, to the point where it meets Low Lane. Green Lane forms the western boundary of the site. The site therefore has defensible green belt boundaries being generally well contained and is not considered to perform green belt purposes.</p> <p>The Heslington East Campus Extended Master Plan (June 2014) shows no additional entry points into the Campus from those already existing (Lakeside Way (bus and cycle only), Field Lane/Kimberlow Lane and Kimberlow Lane running south from Hull Road Grimston Bar Park & Ride link road. The Masterplan also refers to an 'Enhanced road junction for proposed Future Development', which is on the A64 to the south of the site. This proposed future development may provide an opportunity for a further 'restricted/limited' southern access to the University off the A64 (see also ST15). Access to the A64 would require approval of Highways England.</p>			
SA/SEA summary			
<p>This site is likely to provide 20,000sqm of floorspace and create between 500-1200 jobs. It is therefore likely to have a significantly positive impact on the economy. This site currently scores positively in relation services and transport given the proximity of the existing university campus. It also scores positively in relation to climate change given the potential for district heating. The site scores negatively in terms of land use given that the site is greenfield. The site is adjacent to the new lake at the Heslington East Campus and therefore is recognised to score more negatively in relation to proximity to water bodies. Although the site boundary has been reduced towards Heslington, there remains potential negative impact on the landscape given the site's location adjacent to the A64. Mitigation would be required to minimise impacts on the landscape and will require the development of a landscape strategy incorporated into masterplanning. In addition, there is known significant archaeological deposits in this area, which require further investigation to ensure appropriate mitigation is implemented.</p>			

Site Ref:	ST27	Site Name:	University of York Expansion Site
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The former boundary of this site which was consulted on at preferred Options and FSC:



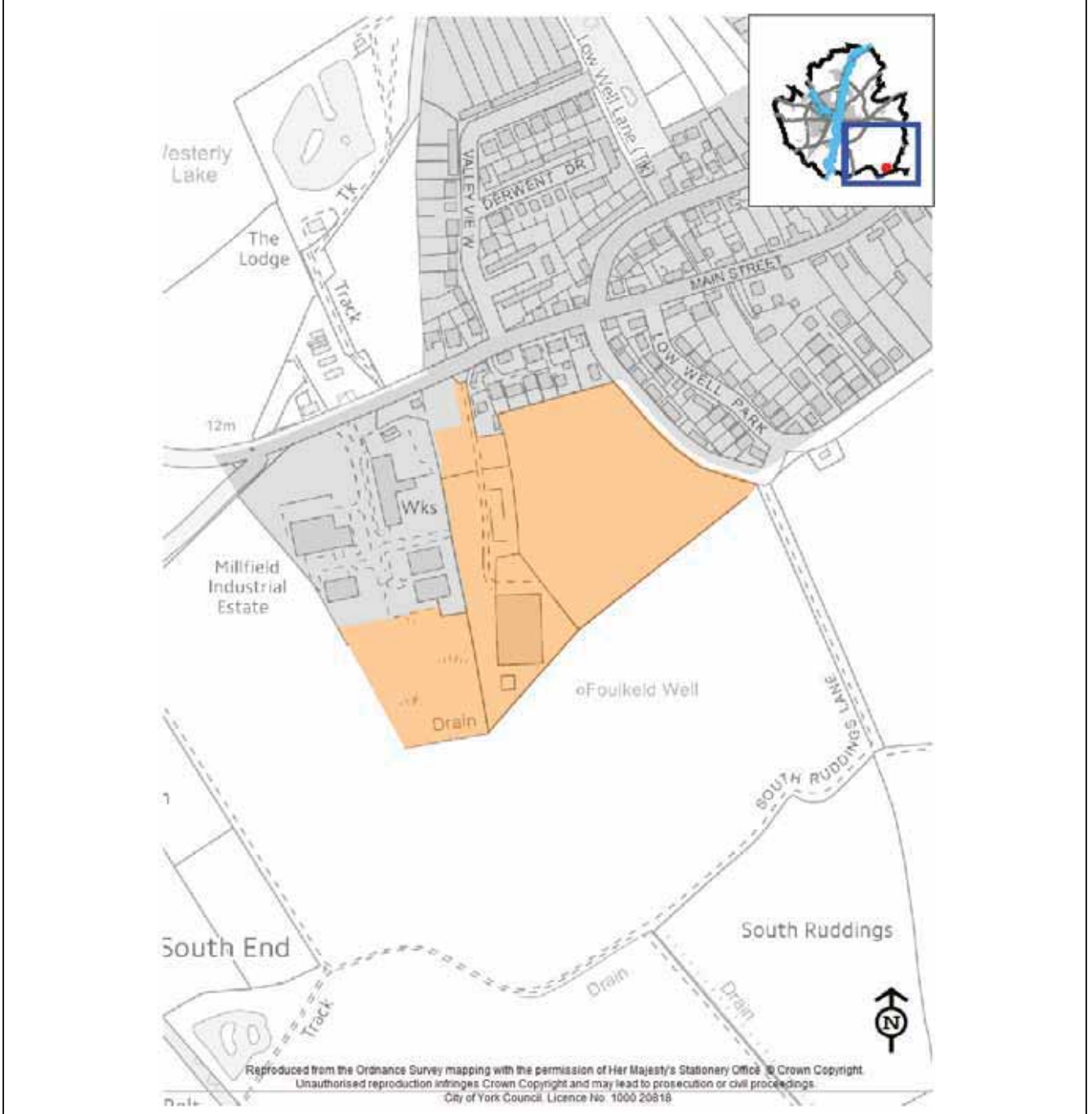
You told us at Preferred Options/ Further Sites consultations ...

40 objections

- Little or no explanation of how traffic will be distributed. There should be no direct access from the site into Heslington village apart from Field Lane;
- All existing public rights of way should be retained;
- Loss of high quality agricultural land;
- Site forms a vital part of the attractive setting of the city and Heslington village and would radically change the rural character of the area;
- Disproportionally large scale development;
- Would bring development within 130m of the ring road which will harm the character and setting of the city;
- Heslington will cease to be a village.


Site Ref:	ST33	Site Name:	Station Yard, Wheldrake
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Consultation boundary:

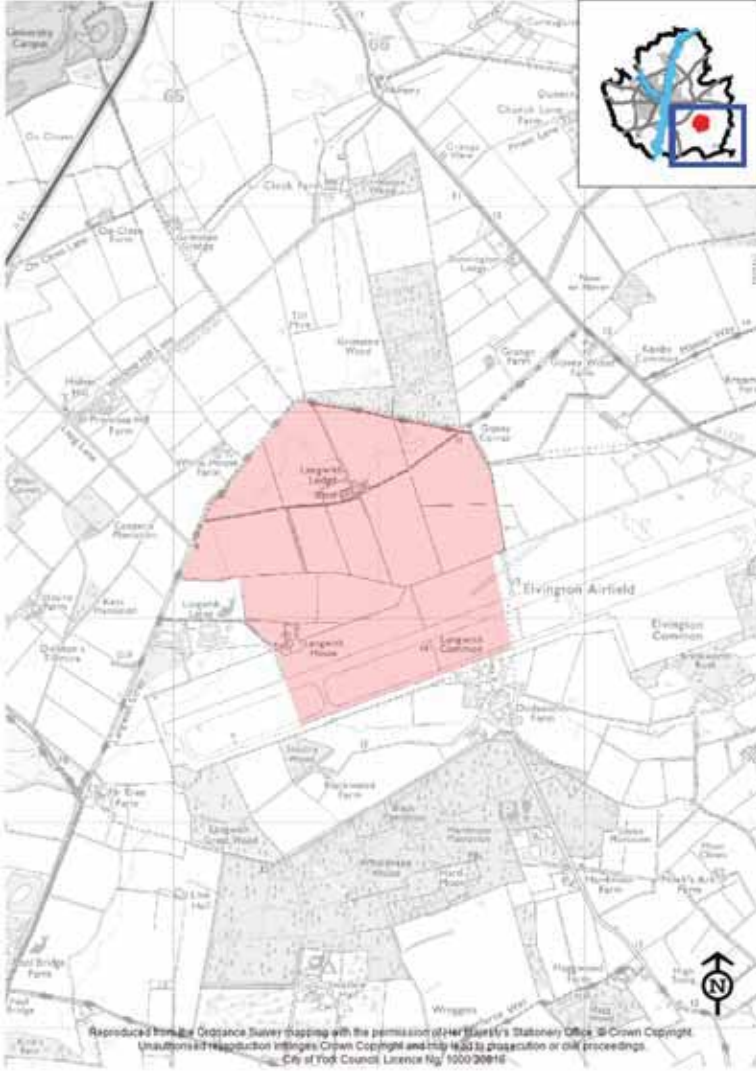


Site Size	6 ha
Indicative Site capacity	147 dwellings
Archetype/ Density	Village/rural exceptional archetype (70% @ 35dph)
Proposed allocation	Allocated for residential development for 147 dwellings
Planning principles	<ul style="list-style-type: none"> • Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment (SHMA) and policies on affordable housing

Site Ref:	ST33	Site Name:	Station Yard, Wheldrake
		<p>addressing local need for smaller family homes and bungalows/sheltered housing</p> <ul style="list-style-type: none"> • Create new local facilities as required to meet the needs of future occupiers of the development. • Provision of on-site open space to provide additional amenity green space and children's play facilities for the village of Wheldrake • Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and surrounding area creating well-connected internal streets and walkable neighbourhoods-, to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling). • Provision of required financial contributions to existing nursery, primary and secondary facilities to enable the expansion to accommodate pupil yield. 	
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 2		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan but for a smaller site area of 3.89ha and an estimated yield of 108 dwellings. The site area has been extended to include an area of land to the south of the existing industrial estate which is part of the original site submission and offers the opportunity to provide a sustainable extension to Wheldrake Village. The site is available with a willing landowner and developer.</p> <p>The site is located within walking and cycling distance of Wheldrake village which includes a primary school, GP surgery and village shop and the site is located close to public transport routes.</p> <p>A generally well contained site, on the western edge of Wheldrake. The north and north west boundaries of the site are bounded by residential properties and by the existing developments at Wheldrake Industrial Estate. The north east boundary is Back Lane South which has an intermittent hedge. The south eastern boundary is a tall dense hedge, separating the site from the agricultural fields beyond – which runs for most of the southern boundary. However, the south western boundary (south of the industrial estate) appears to be relatively open with no defensible boundary above ground, although it does appear to partially follow a watercourse / ditch, separating the site with open fields to the south. It will therefore be important for the site to establish its own landscape setting. The site will provide a natural extension to the developed settlement form of Wheldrake with clear defensible green belt boundaries.</p> <p>The size of the site has increased since previous assessment but do not expect any major concerns relating to traffic. Need for assessment of public transport including the likely need to uplift bus services and the potential for achieving this uplift. New properties built to</p>			

Site Ref:	ST33	Site Name:	Station Yard, Wheldrake
<p>the west of the site access so will need to confirm there is sufficient land available to widen existing access into the site.</p> <p>There is limited capacity to accommodate projected pupil numbers in existing primary and secondary schools but expansion would be possible with the required financial contributions.</p>			
SA/SEA summary			
<p>The site may provide 147 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and transport routes and therefore scores positively against these objectives. There is also a primary school partly within 800m although no other educational establishments. The site its mixed brownfield/greenfield and therefore has both positive and negative impacts on land use. Neutral impacts are identified for flood risk, heritage and landscape objectives.</p>			
The former boundary of this site which was consulted on at preferred Options and FSC:			
			
You told us at Preferred Options/ Further Sites consultations ...			
<p>Site was not included as a housing site at Preferred Options or Further Sites consultation. Further evidence was submitted during the Further Sites consultation and the site was re-assessed and identified as a draft housing allocation (H49) for 108 dwellings in the Publication Draft Local Plan (September 2014).</p>			

Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
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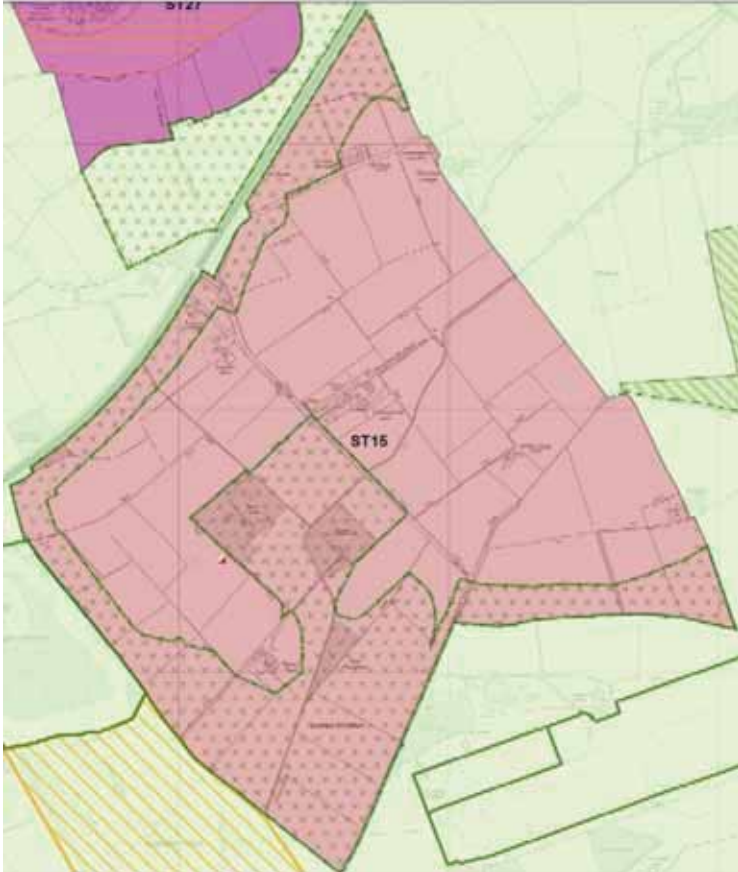
Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
Consultation boundary:			
			
Site Size	159 ha		
Indicative Site capacity	3,330 dwellings (1610 within plan period to 2032)		
Archetype/Density	New Settlement (60% @ 35dph)		
Proposed allocation	Allocated for residential development for 3,339 dwellings of which 1610 to be delivered within the plan period to 2032		
Planning principles	<ul style="list-style-type: none"> • Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment (SHMA) and policies on affordable housing • Creation of a new 'garden' village that reflects the existing urban form of York of the main York urban area as a compact city surrounded by villages 		

Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
			<ul style="list-style-type: none"> • High quality design and masterplan to reflect the existing settlement form of villages around the main urban area of York in-keeping with the existing urban form creating a new 'garden' village • Create strategic greenspace within the site to maintain views of the Minster, the Tillmire Drain and existing woodland. • Provide, as a minimum, no net loss in biodiversity of the site as a result of the development. Impacts on biodiversity will be managed through avoidance, mitigation, or as a last resort, compensatory provision. • Avoid impacts on Heslington Tillmire SSSI, and secure a net gain in biodiversity through: <ul style="list-style-type: none"> • the incorporation of a new 'Habitat Enhancement Area' (HEA) adjacent to the SSSI to mitigate impacts through providing an appropriate buffer incorporating a barrier to the movement of people and domestic pets. A buffer of 400m will be required in order to adequately mitigate impacts unless evidence demonstrates otherwise; and • the provision of an appropriate site wide recreation and access strategy to minimise indirect disturbance from development and compliment the HEA. • Protect the character, setting and enjoyment of Minster Way • To meet the needs of future residents provide an appropriate range of shops, services and facilities including social infrastructure such as health, social, leisure, cultural and community uses. This should be principally focused around a new local centres • Deliver new on-site education provision to meet nursery, primary and potentially secondary demand, to be assessed based on generated need. • Ensure provision of necessary transport infrastructure to access the site with primary access via the A64 and a potential secondary access via Elvington Lane • Retention of Common Lane/Long Lane/Langwith Stray as cycle/pedestrian routes only to ensure protection of the character of Heslington Village • Provision of dedicated secure access for existing local residents and landowners to be agreed with the community of Heslington • Deliver high quality, frequent and accessible public transport services through the whole site which provide links to new community facilities, as well as to York City Centre and other appropriate service hubs, including University of York. A public transport hub at the local centre should provide appropriate local interchange and waiting facilities for new residents. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport. • Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and

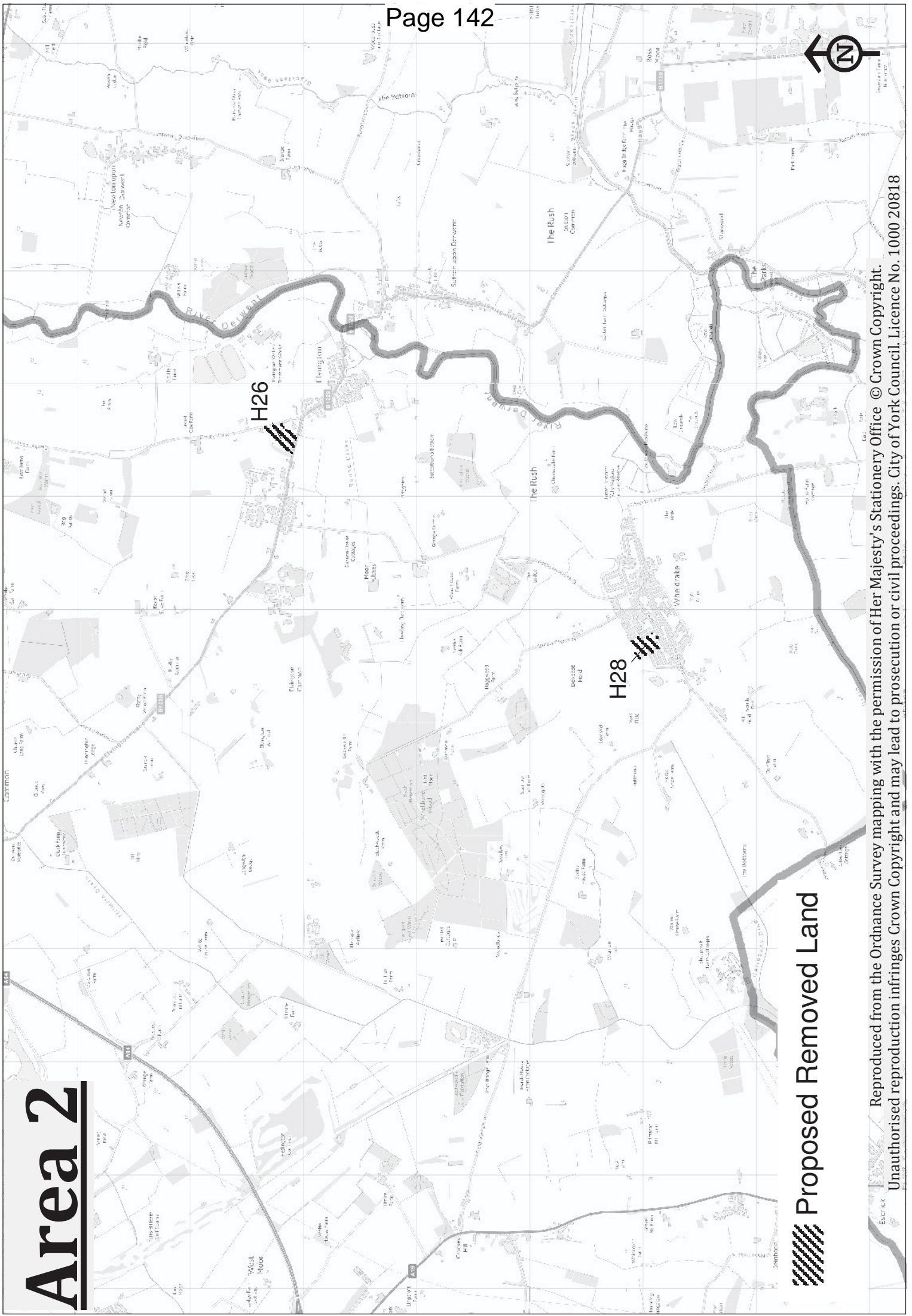
Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
		<p>surrounding area creating well-connected internal streets and walkable neighbourhoods, to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling).</p> <ul style="list-style-type: none"> • Exploit synergies with the proposed university expansion in terms of site servicing including transport, energy and waste. 	
Further Considerations			
Flood Zone		Majority flood zone 2. Land in zone 3a excluded from developable area.	
Agricultural Land Zone		Grade 2 and some Grade 3a	
Commentary			
<p>The site will provide a balanced mix of high quality housing as well as an associated local centre, community facilities and an excellent network of green infrastructure, which connects into existing areas of environmental value. Part of the site was included in the Publication Draft Local Plan as site ST15 (Whinthorpe). The site area has been reduced from 392ha to 159ha and the total number of dwellings has been reduced from 4,680 to 3,340. The revised site boundary will deliver 1610 homes over the plan period, and approximately 3,340 dwellings in total. Development is anticipated to commence from 2020 although it is not anticipated that the site will be fully built out until after 2040. The site will be delivered in a phased approach within a comprehensive framework.</p> <p>The site boundary has been amended substantially since the previous Publication Draft being pulled southwards from the A64 primarily to protect the historic character and setting of York retaining views over open countryside as viewed from the A64. This will facilitate the creation of a new 'garden' village that fits well with the existing urban form of York consisting of the compact main urban area of York surrounded by smaller villages. It is therefore consistent with the strategic approach taken to York's greenbelt particularly conserving the historic character and setting of the city.</p> <p>The site boundary also now excludes land within flood zone 3a which was previously within the allocation boundary. In addition the site also includes an element of the Elvington Airfield brownfield site following further ecological assessment work including detailed analysis of the SINC sites. The SINC sites to the western end and the northern margin to the east of the site are both excluded from the proposed boundary. These SINCS are both designated for species rich neutral/acid grassland, fen and scrub and seasonal pools.</p> <p>The site should be masterplanned and delivered to ensure successful integration between plan period development and development that will come forward beyond the plan period. This will include ensuring that community facilities form a coherent, accessible solution for provision across the cumulative site area, and that local infrastructure solutions are robust and future-proofed. Strategic green spaces associated with heritage impact and ecology should be phased in order to allow establishment in advance of key commencements.</p> <p>This is a large free standing settlement covering 159ha and is generally well contained being bounded on most sides by a combination of roads/tracks, deep ditches, trees, woodland, Elvington Airfield and substantial hedgerows. The south eastern and south</p>			

Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
<p>western boundaries are less well contained so it will be important for the site to establish its own landscape setting through the sites masterplan. The north eastern part of the site is bounded by Grimston Wood, privately owned woodland with nature conservation interest and the Minster Way PROW runs along the northern boundary of the site. It is considered that the revised size and form of the proposal fits well with the existing urban form of York consisting of the main urban area of York surrounded by smaller villages. It is therefore consistent with the strategic approach taken to York's greenbelt particularly conserving the historic character and setting of the city.</p>			
<p>Education and community provision should be made early in the scheme's phasing, in order to allow the establishment of a new sustainable community. New nursery, primary and potentially secondary provision will be required to serve the earliest phases of development. Site phasing should maximise potential for bus access from initial stages, facilitated through the development pump-priming new services. In addition to this, development should exploit any shared infrastructure opportunities arising from the proximity of the site to the University of York, Science Park and Sports Village.</p>			
<p>One of the key challenges for the site are in relation to both sustainable transport and road capacity and the likely significant level of mitigation which we would envisage to be essential for such an allocation to be considered suitable, viable and deliverable.</p>			
<p>The site is broadly bounded by the A64 (approximately 1500m to the north-west), the A19 (approximately 1900m to the south-west) and Elvington Lane (approximately 750m to the north-east). The adopted section of Langwith Stray /Long Lane/Common Lane runs past the western extremity of the site, running north-west to Heslington and south west to its terminus at Fir Tree Farm, located approximately 1100m south-west of the southernmost corner of the site. Wheldrake Lane is approximately 1150m south-west of this point.</p>			
<p>Langwith Stray/Long Lane/Common Lane are very lightly trafficked roads, and could provide pleasant cycle and pedestrian routes from the site to Heslington. There are also several bridleways (e.g. Fordlands Road/ Forest Lane) running through or near the site that might be suitable for use as cycle routes. It is essential that there is no vehicular transport access to Heslington village along these routes to ensure the setting of Heslington village is maintained. Appropriate solutions would need to ensure access is preserved for existing residents and landowners developed in consultation with the community of Heslington.</p>			
<p>A joined up transport approach would need to be taken to consider the site in combination with other potential developments in the city including the University Expansion Site (ST27). The provision of a new junction onto the A64 would remain essential infrastructure for any development in this location. The viability of delivering significant new or improved transport infrastructure must be considered and evidence provided to demonstrate its robustness.</p>			
<p>The capacity of the local highway network including Elvington Lane and junctions is limited. Any large-scale development solely relying on Elvington Lane would not be supported. The alignment of the lane to join the A1079 (Hull Road) will be put forward and should be considered alongside traffic issues on this strategic route and at the Grimston Bar junction.</p>			
<p>Equally, detailed analysis would be required to confirm that sustainable travel options (to avoid the site being heavily car dependent) were realistic and financially sound. The site will</p>			

Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
<p>require high frequency public transport services based on the overall target of 15% journeys by bus. In order to minimise car use the development would need a robust transport strategy documenting alternative routes including for buses, walking and cycling.</p> <p>Masterplanning should consider how to create a compact, walk (cycle) able place which encourages sustainable internal trips to education, community facilities, shops and employment opportunities. Currently the site has no access to facilities within proximity and would be reliant on new facilities to be constructed as part of any development. We consider that services within 5 to 10 minutes walk should be achievable.</p> <p>It is essential to secure public transport access to and within the site. Providing a south-west to north-east public transport route through the site could reach a large market and ensure that all parts of the site are within 400m of a public transport route. Such a route may also be commercially attractive and could improve access to Elvington using public transport if the route is extended there. The site will need to provide sustainable transport links to existing pedestrian and cycle networks and have a suitable internal layout to maximise walking and cycling permeability. A high quality cycle route into the city centre via Langwith Stray/Long Lane/Common Lane and onward routes from Heslington could be provided and use could be made of the 'Solar System' route (part of the NCN Route 65 and the Trans Pennine Trail). Improvements to cycle facilities on the A19 could also be made.</p> <p>A detailed Transport Assessment will be required to model the predicted traffic implications and assess what impacts would be generated on the surrounding highway network. A Travel Plan will also be required to minimise motor vehicle trip generation but adequate transport links will need to be put in place to make such measures effective. The resultant highway infrastructure and public transport improvements required are likely to be substantial and may have an adverse affect on the viability of the site.</p>			
SA/SEA summary			
<p>The site may provide over 3000 houses and therefore is likely to be significantly positive for meeting housing need. This site currently has poor access to services and facilities. However, due to the scale of the potential development commensurate facilities and transport links would need to be provided as part of any development. The site has the potential for district heating and may therefore have positive impacts on climate change. Negative impacts on biodiversity are also identified due to the proximity of the site to a Statutory Nature Conservation site (SSSI- Heslington Tillmire) and non statutory (SINC) designations on Elvington Airfield. Suitable mitigation would be required to mitigate any identified effects on biodiversity as a result of development. The site is a mix of brownfield and greenfield which is positive and negative for land use. Neutral impacts are identified for flood risk although there is an area of flood zone 3a to the north of the site boundary. The site has the potential for negative impacts on heritage given the potential for archaeological deposits in the area. In addition, there is potential for impacts on historic farms adjacent to/included within the boundary. Any impacts identified should be mitigated by sensitive design. Whilst the boundary has been moved away from the A64 compared to previous iterations, there are still potential negative impacts on the landscape as this would be a new freestanding settlement in an area which is currently open countryside. In addition, although a new settlement simulates the pattern of freestanding settlements around York, the location reduces the separation between the existing villages of Elvington and Wheldrake.</p>			

Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
<p>Development in this location may also potentially impact on recreational routes that currently run through open countryside. Mitigation would be required to minimise impacts on the landscape and should be developed as part of a landscape strategy incorporated into masterplanning.</p>			
<p>The former boundary of this site which was consulted on at preferred Options and FSC:</p>			
			
<p>You told us at Preferred Options/ Further Sites consultations ...</p>			
<p>374 objections (416 signatures on petition) – former site ST15 (Whinthorpe)</p> <ul style="list-style-type: none"> • Will destroy hundreds of acres of productive farmland; • Road networks will be unable to cope with the increased traffic, the A64 is frequently gridlocked and the A19 traffic is often at a standstill from Escrick to York; • Lack of existing infrastructure to support this site; • Elvington Lane is too small to cope with the traffic from this development; • Will impact on air pollution and noise; • Will damage Heslington Tilmire SSSI; • Land is low lying and very prone to flooding; • Long Lane is very picturesque and should be protected; • Bus traffic is indicated to travel from Whinthorpe to York via Common Lane and Heslington Main Street; 			

Site Ref:	ST34	Site Name:	Land to the West of Elvington Lane
<ul style="list-style-type: none"> • This would totally change the character and rural feel of the area; • Will destroy the view from the south of York and from the established Minster Way footpath that borders the site; • Large proportion of the site is in flood zone 3a and not suitable for development; • Regular flooding on this land and development will push the water further afield into drainage ditches that are at capacity currently; • Development out of character with surrounding area and the city should remain compact surrounded by open countryside; • Concern that this proposal will harm the important breeding birds on Tilmire SSSI and due to changes in surface and ground water flows affect its tall herb fen plant communities. <p>Question the need for a new community there is scope to provide a greater number of sustainable urban extensions which are better related to existing communities and services</p>			



Area 2

 Proposed Removed Land

Area 2 Sites removed following further analysis.

Site ref	Site name	Main Reasons										Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology		Willing Landowner/Deliverability issues
E7	Wheldrake Industrial Estate											√	Site has been re-considered and is now included as part of proposed strategic residential allocation ST33 Station Yard, Wheldrake.
H26	Land at Dauby Lane, Elvington				√								The site is linked to the existing village by the primary school set in open grounds and some existing residential properties. The site is visible from Dauby Lane although there is a well defined hedge and thick tree screen to north west. Elvington Lane is to the southern boundary with a tree belt and to the west there is mature trees/ancient woodland SINC and hedgerows. The site is currently an area of open land lying outside of the main village and settlement boundary and is not well related to the village in terms of shape and character. Its development would extend the village well beyond its current boundaries and would close what is currently an important gap between the edge of the residential area of Elvington village and the industrial estate to the north.

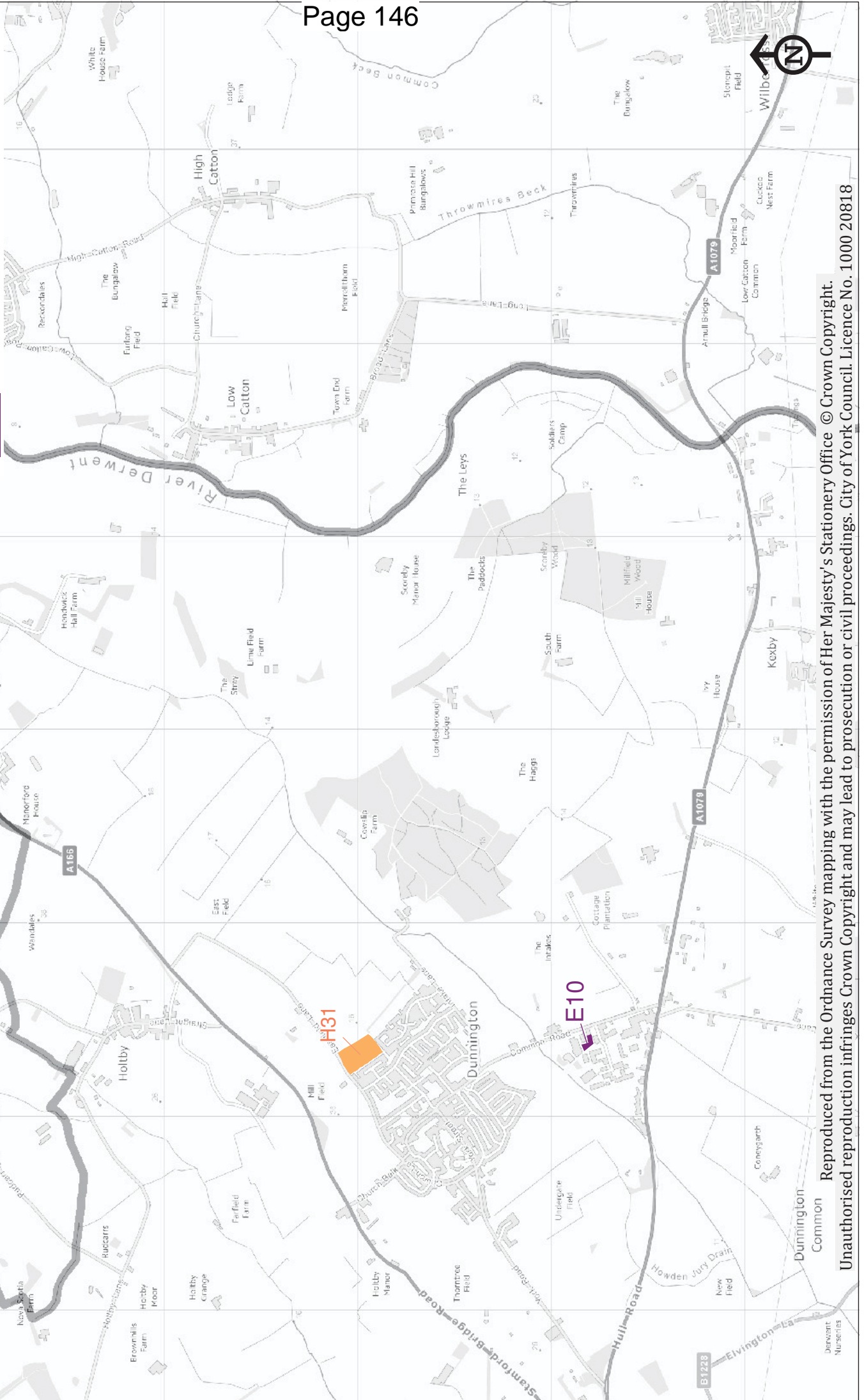
Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/Deliverability issues		
H28	Land to the north of North Lane, Wheldrake					√								<p>The site is not considered to be well contained and would result in the existing urban form of Elvington village coalescing with the commercial area at Elvington Industrial Estate. The site is therefore considered to perform greenbelt purposes.</p> <p>Further technical assessment has highlighted limited and difficult access opportunities via North Lane which would require further detailed survey/analysis. The submission of the site included proposed access options via Cranbrooks, North Lane or Valley View which need to be investigated further given they are narrow residential streets. There would also be visibility and footway issues given the narrow access options.</p>

AREA 3 SITES

Area 3

Preferred Housing Allocation

Preferred Employment Allocation



Site Ref:	E10	Site Name:	Chessingham Park, Dunnington
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Consultation boundary:



Site Size	0.24 ha (950 sqm)
Indicative Site capacity	950 sq m light industrial, storage and distribution (B1c, B2, B8)
Archetype/Density	N/A
Proposed allocation	950 Sq m B1c, B2, B8

Further Considerations

Site Ref:	E10	Site Name:	Chessingham Park, Dunnington
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 3		
Commentary			
<p>This site is located within the existing business park at Chessingham Park and would provide a small infill site suitable for B1c, B2, B8 uses (light industrial, storage and distribution). The site is a vacant plot within an existing business park and although it is ranked fairly lowly in terms of market attractiveness in the Employment Land Review it is considered appropriate to retain as an employment allocation.</p> <p>Access could be made off Chessingham Park, however the existing spur roads off Chessingham Park leading to the site are unadopted. An alternative access could be made off Foxoak Park, but this is also unadopted.</p> <p>No site specific constraints identified.</p>			
SA/SEA summary			
<p>This site scores positively for the economy given the potential to create up to 100 jobs. This site has good access to services and facilities and consequently scores significantly positively in relation to objectives regarding Health and Transport given its proximity to the village centre and access to bus routes. It also scores positively in relation to Land use given that the site is brownfield within an existing employment area. Neutral Impacts are identified for flood risk, heritage and landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>24 objections</p> <ul style="list-style-type: none"> • Will exacerbate existing surface water, drainage and sewerage issues; • Infrastructure in the village is already at capacity including schools, GP's and flood protection system; • Increase in traffic and congestion; • Won't create local employment opportunities; • Adverse impact on Hassacarr Nature Reserve including habitats and bird population; • No evidence of demand for this use or that it will provide local job opportunities to match the local workforce; • Will damage the character of the village; and • Unused units already exist on Chessingham Park, there is no evidence to justify further development is required. 			

Site Ref:	H31	Site Name:	Eastfield Lane, Dunnington
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Consultation boundary:

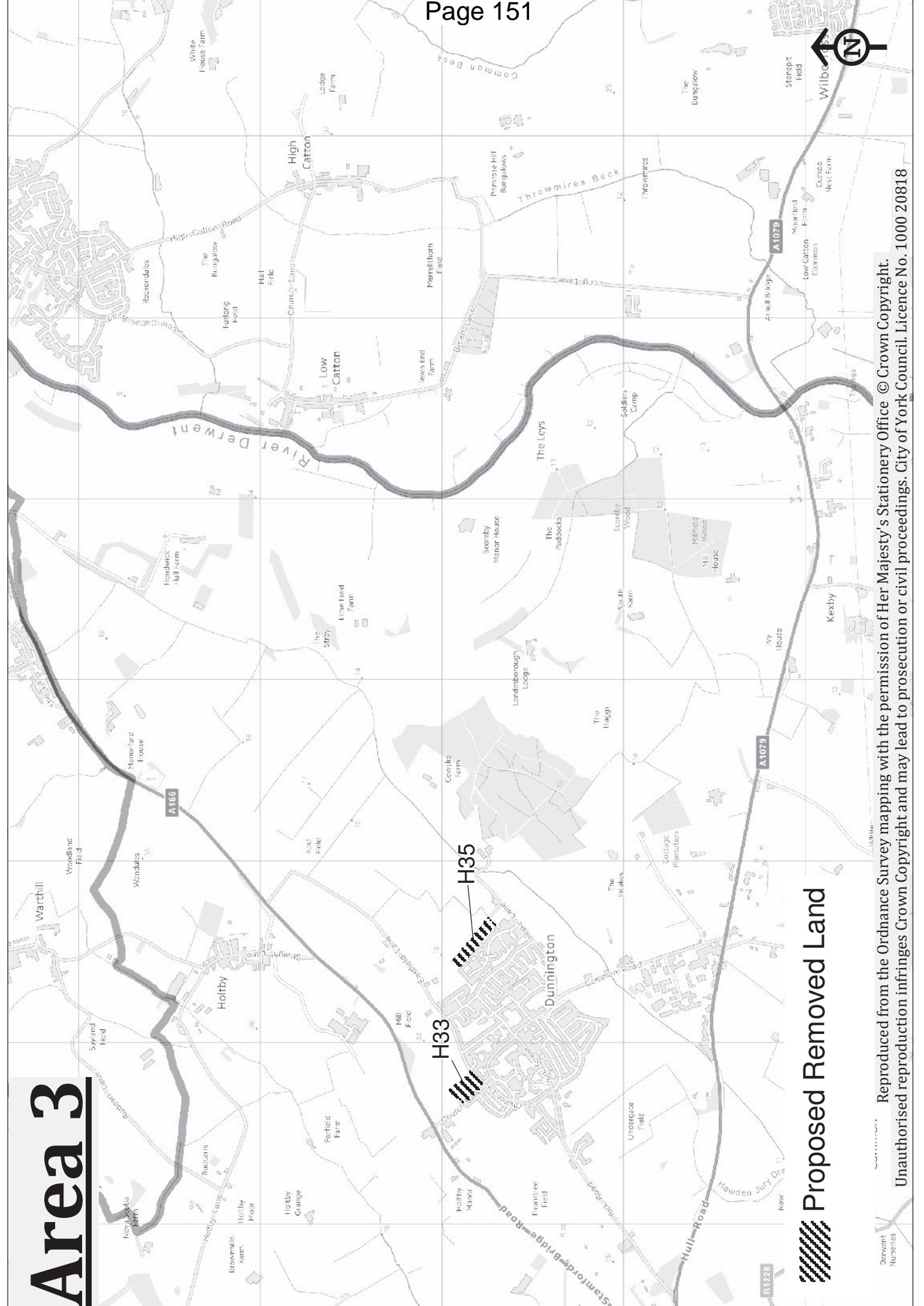


Site Size	2.51 ha
Indicative Site capacity	84 dwellings
Archetype/ Density	Village/rural large archetype (95% @ 35dph)
Proposed allocation	Allocated for residential development for 84 dwellings.
Further Considerations	
Flood Zone	Flood Zone 1 – Low risk
Agricultural Land Zone	Grade 2

Site Ref:	H31	Site Name:	Eastfield Lane, Dunnington
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H31). The site is available with a willing landowner and developer. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology) and is well contained. To the west the site is bordered by existing residential properties (Holly Tree Croft) and partly to the south by Kerver Lane. To the north the site is bounded by Eastfield Lane (hedged). A public right of way (PROW) runs immediately south of the site along a track. The eastern part of the site is currently in use as storage for agricultural machinery and to keep livestock. Given the development already along two of the sites boundaries it is considered that the site relates well to the existing built form of Dunnington and it is not considered to perform greenbelt purposes.</p> <p>The site is located within walking and cycling distance of Dunnington village centre and is close to public transport routes.</p> <p>There may need to be improvements to the Eastfield Lane/Church Balk junction. The carriageway and footway width/provision on Eastfield also require further survey/assessment. Highway improvements (including carriageway widening within site boundary) would be required.</p>			
SA/SEA summary			
<p>The site may provide 84 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities within the centre of Dunnington. Consequently the site scores positively in relation to objectives regarding health, transport, equality and accessibility. The site scores more negatively in relation to education as there are no schools within 800m of the site. The site also scores negatively in relation to land use given that the site is greenfield. Neutral effects are identified for flood risk, heritage and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>60 objections</p> <ul style="list-style-type: none"> • Any more housing in Dunnington requires additional sporting provision; • Will harm village character and setting; • Should be tied to a legal agreement that all livestock activity including adjacent land should cease so as to remove conflict with residential amenity; • Will create a greater need for additional retail, education and leisure facilities • Needs further investigation into the state of the sewerage system and surface water run off as well as a full transport assessment; • If more house required they should be built on the area of search for Gypsy and Traveller on Common Road (Site 9) 			



Area 3



H33

H35

 Proposed Removed Land

Area 3 Sites removed following further analysis.

Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner / Deliverability issues		
H33	Water Tower Land, Dunnington				√									Following further technical officer consideration it is considered that the site would extend the existing village settlement boundary beyond Church Lane/Eastfield Lane and to the east of Church Balk and would encroach into open countryside therefore conflicting with greenbelt purposes. The creation of defensible greenbelt boundaries would also be difficult for related reasons. The site is partially contained by trees but this is intermittent with views into the site from Church Balk. The site also forms part of York Moraine which contributes to the historic character and setting of the village.
H35	Land at Intake Lane, Dunnington					√								Following further technical officer consideration it is considered that access constraints are a showstopper to site delivery. The site is landlocked and would require purchase of additional land outside of the submitted site boundary in order to gain adequate access to the site.

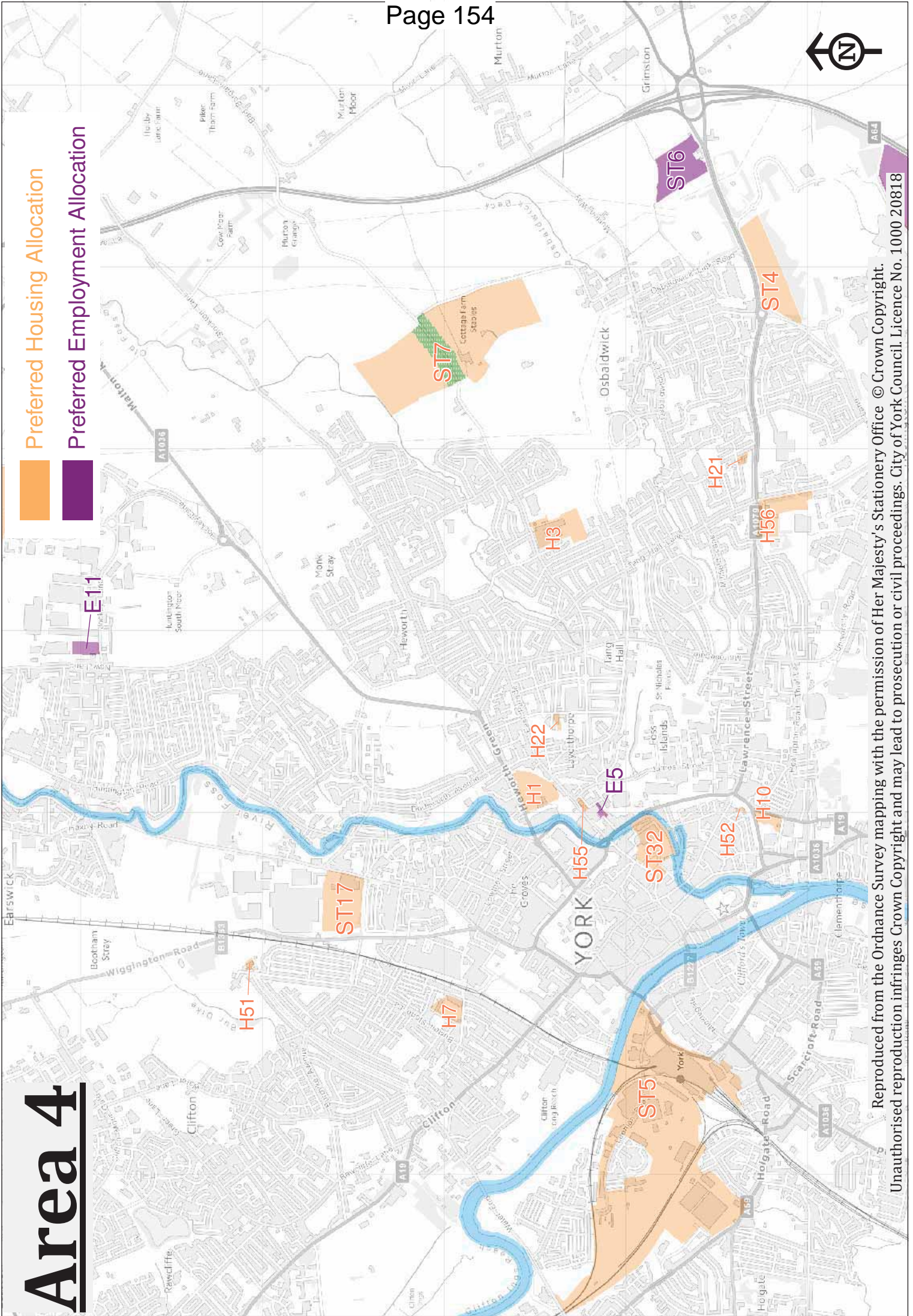
AREA 4 SITES



Area 4

Preferred Housing Allocation

Preferred Employment Allocation



Site Ref:	E5	Site Name:	Land at Layerthorpe/James Street
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Consultation boundary:



Site Size	0.2ha/900 sq. m
Indicative Site capacity	900 sq. M Light industrial/storage and distribution (B1c/B2/B8)
Archetype/ Density	N/A
Proposed allocation	Allocated for Light Industrial/storage and distribution

Site Ref:	E5	Site Name:	Land at Layerthorpe/James Street
Further Considerations			
Flood Zone	Flood Zone 1 , 2 and 3a		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic employment allocation (E5) for 900 sq. m. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site is in an existing employment area and would be suitable for small scale business uses including B1c and B2 uses. Whilst the site does not rank highly in the Employment Land Review it is a vacant plot within an existing employment area and it is therefore considered appropriate to include as an employment allocation in the plan.</p> <p>Access could be made off Foss Islands Road via Mansfield Street.</p>			
SA/SEA summary			
<p>This site scores positively for the economy given the potential to create up to 100 jobs. This site has good access to transport routes and facilities. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. Neutral Impacts are identified for flood risk, heritage and landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
0 objections			

Site Ref:	E11	Site Name:	Annamine Nurseries, Jockey Lane
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Consultation boundary:

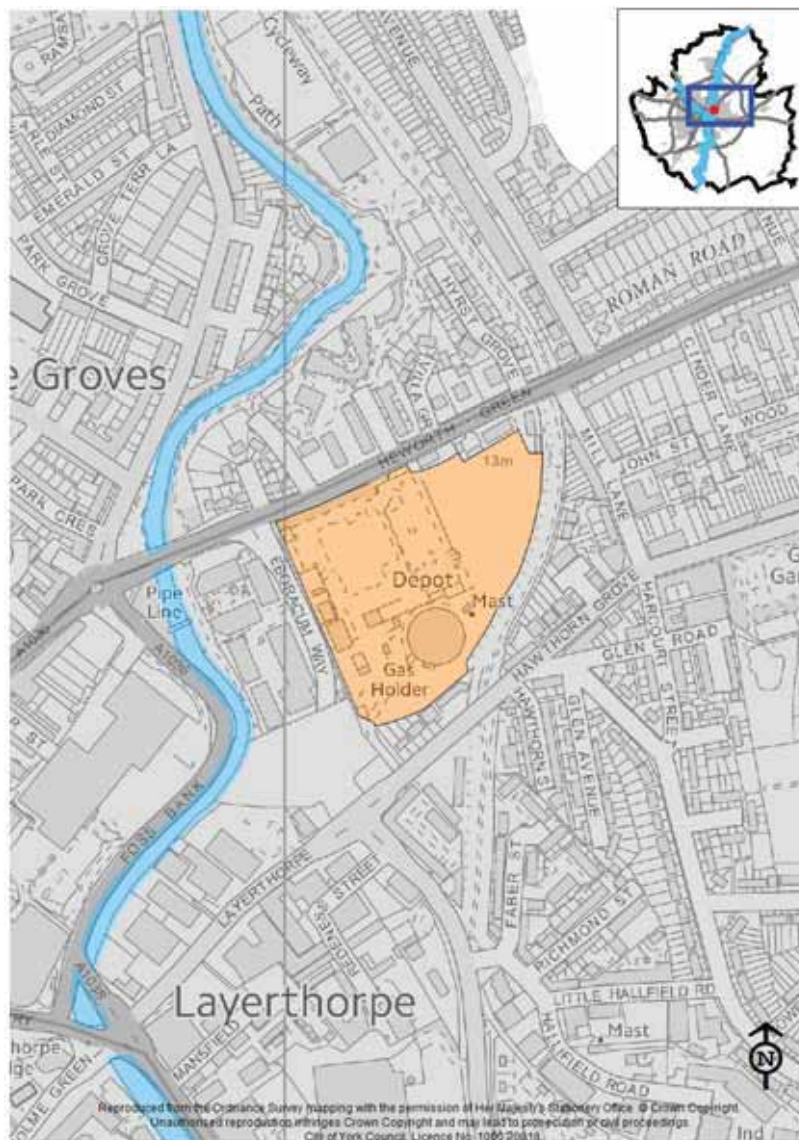


Site Size	1ha / 4,150 sq. m
Indicative Site capacity	4,150 sq. M
Archetype/ Density	
Proposed allocation	Allocated for B1c/B2/B8 (including element of B1a if

Site Ref:	E11	Site Name:	Annamine Nurseries, Jockey Lane
		associated with existing use)	
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic employment allocation (E11) for 4,500 sq.m of light industrial / storage and distribution including an element of B1 a (office) if associated with the existing Portakabin operation). The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site is located within a wider employment/commercial area and would be suitable for the expansion of the adjacent Portakabin operation or for other similar operations within B1a/B1c/B2 uses. Whilst the site does not rank highly in the Employment Land Review it is a vacant plot within an existing employment area and it is therefore considered appropriate to include as an employment allocation in the plan.</p> <p>The site can be accessed from Jockey Lane and is accessible to public transport routes including the Park and Ride at Monks Cross.</p>			
SA/SEA summary			
<p>This site has good access to services and transport due to the proximity of Monks Cross. Consequently this site scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. The site scores negatively for land use given that the site is greenfield. Impacts on heritage and landscape are likely to be neutral given the urban location of the site and the surrounding uses. Neutral impacts are identified for flood risk, heritage and landscape.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
2 objections			
<ul style="list-style-type: none"> • Policy EMP2 should be amended to include B1a office use in the range of use that can be accommodated on the site. • Before any further development takes place in the Huntington area the outer ring road needs priority for a dual carriage way and also the A64 to Scarborough as there is already congestion at peak times. 			

Site Ref:	H1	Site Name:	Former Gas Works, Heworth Green
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Consultation boundary:



Site Size	3.54 ha
Indicative Site capacity	336 dwellings
Archetype/ Density	City Centre/City Centre Extension large archetype (95% @ 100dph)
Proposed allocation	Allocated for residential development for 336 dwellings.

Site Ref:	H1	Site Name:	Former Gas Works, Heworth Green
Further Considerations			
Flood Zone	Part Flood Zone 1 and Part Flood Zone 2		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H1) for 283 dwellings. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology). The site is previously developed land.</p> <p>This site had previous approval for a mixed use scheme inclusive of 119 residential dwellings granted through permission 09/02081/FULM on 07/09/2010. The consent is now expired but the site is considered suitable to remain as a residential allocation. Representations received from the landowners through the Further Sites Consultation (Summer 2014) confirmed that the two landowners (Northern Gas Networks and National Grid Property) were agreeing disposal of the site to bring the site to market. They also confirmed a physical engineering solution to rationalise the operational equipment and facilitate site remediation.</p> <p>The site is adjacent to the Foss corridor and cycle path corridor which would need to be taken into account when master planning the site. A Tree survey would also be required along the Heworth Green frontage.</p> <p>Highways matters were agreed through the previous scheme but would need further assessment based on the revised site allocation and yield. A transport assessment would be required.</p>			
SA/SEA summary			
<p>The site may provide 336 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities in the city centre as well as transport routes. The site consequently scores significantly positively in relation to objectives regarding health, transport, education, equality and accessibility. Land use objectives are also positive as this is a reuse of a brownfield site although there may be contamination due to the sites former use. Negative effects against the heritage are identified due to the location of a known roman burial site within the site boundary and the potential for archaeology. Neutral effects are identified for biodiversity, flood risk and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
1 objection			
<ul style="list-style-type: none"> Allocation should cover the entirety of the site and not exclude the north western corner 			

Site Ref:	H3	Site Name:	Burnholme School
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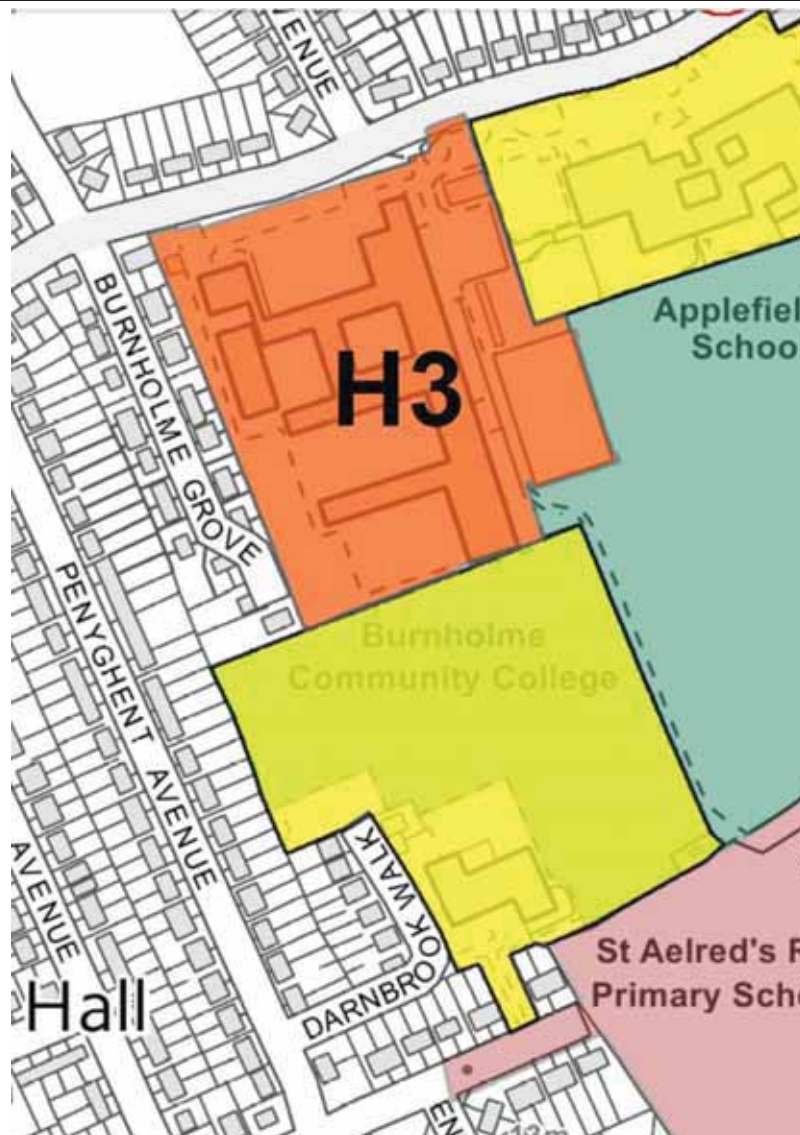
Consultation boundary:



Site Size	1.7 ha (residential component). Total site size 4ha
Indicative Site capacity	81 dwellings
Archetype/ Density	Urban large archetype (95% @ 50dph)
Proposed allocation	Allocated for residential development for 81 dwellings.

Site Ref:	H3	Site Name:	Burnholme School
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H3) for 25 dwellings. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The revised estimated site capacity of 81 dwellings on a 1.7ha element of the site reflects the latest masterplan for the site. The overall site will include provision of a new care home, community health hub, community and library facilities, residential and sports uses. The development of the 1.7ha element of the site for residential is subject to the approval of the Secretary of State for Education for the disposal of the former playing field land.</p> <p>The site has access to bus routes and cycle and pedestrian routes. A full transport assessment would be required to look at access options.</p>			
SA/SEA summary			
<p>The site may provide 80 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Positive effects on land use are also identified given that the site is predominantly brownfield. Neutral impacts are identified on biodiversity, flood risk, heritage and landscape objectives.</p>			
The former boundary of this site which was consulted on at preferred Options and FSC:			

Site Ref:	H3	Site Name:	Burnholme School
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You told us at Preferred Options/ Further Sites consultations ...

2 objections

- Why is this site identified for residential development if it designated for elderly care?
- No consideration seems to have been given to future school needs in the Derwenthorpe area.

Site Ref:	H7	Site Name:	Bootham Crescent
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Consultation boundary:



Site Size	1.72 ha
Indicative Site capacity	86 dwellings
Archetype/ Density	Urban medium archetype (100% @ 50dph)
Proposed allocation	Allocated for residential development for 86 dwellings.

Site Ref:	H7	Site Name:	Bootham Crescent
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H7) for 73 dwellings. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site has limited ecological value and there are no landscape concerns. The site is currently in use as the York City Football Ground but once this use has relocated to the new Community Stadium then the site will be available for re-development.</p> <p>Previous housing scheme has been considered and highway issues were acceptable. The site is close to existing bus routes although some of these are accessed over footbridge.</p>			
SA/SEA summary			
<p>The site may provide 86 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Housing, Health, Transport, Education, Equality and Accessibility. Land use objectives are also positives given that the site is brownfield. The site also score a minor negative for heritage given that there is significant potential for archaeology. Neutral impacts are identified for flood risk and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
0 objections			

Site Ref:	H10	Site Name:	The Barbican
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Consultation boundary:



Site Size	0.96 ha
Indicative Site capacity	187 dwellings
Archetype/ Density	Capacity is based on planning committee approval (04/06/2015) relating to application 13/02135/FULM for 187 residential apartments
Proposed allocation	Capacity is based on planning committee approval

Site Ref:	H10	Site Name:	The Barbican
		(04/06/2015) relating to application 13/02135/FULM for 187 residential apartments	
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a committed development site however although the site has resolution for approval at planning committee it is awaiting legal and condition agreement. For these reasons the site has been included as a potential allocation with the estimated capacity of the site reflecting the current approved scheme for 187 residential units.</p> <p>The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site was approved at planning committee on 04/06/2015 for 187 apartments but is still awaiting legal and conditions approval. The planning approval is for the erection of one part 4/ part 5 storey building comprising 175 apartments and one 3 storey building comprising 12 apartments with associated access, parking and landscaping.</p> <p>Previous housing scheme has been considered and highway issues were acceptable.</p>			
SA/SEA summary			
<p>The site may provide 187 houses and therefore is likely to be significantly positive for meeting housing need. This site has very good access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Land use is also positive given that the site is brownfield. Negative impacts have been identified in relation to air quality and heritage given the site is adjacent an AQMA and there the site is within an Area of Archaeological Importance so there is the possibility of archaeological deposits. Neutral impacts are identified on biodiversity, flood risk and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
No objections received			

Site Ref:	H21	Site Name:	Woolnough House (EPH), Woolnough Avenue (off Hull Road)
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Consultation boundary:



Site Size	0.29 ha
Indicative Site capacity	12 dwellings
Archetype/ Density	Suburban small archetype (100% @ 40dph)
Proposed allocation	Allocated for residential development for 12 dwellings.

Site Ref:	H21	Site Name:	Woolnough House (EPH), Woolnough Avenue (off Hull Road)
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H21) for 11 dwellings. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site has access to public transport routes and is in a sustainable location with access to local facilities. The site can be accessed via Woolnough Avenue (off Hull Road) and there are no transport issues. The site has limited ecological value.</p> <p>The site is currently in use as an Elderly Persons Home (EPH) but has been identified in the Council's Older Persons Accommodation Programme for future closure.</p>			
SA/SEA summary			
<p>The site may provide 12 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. Land use of also scored positively given that the site is brownfield. Neutral impacts are identified for biodiversity, flood risk, heritage and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
0 objections			

Site Ref:	H22	Site Name:	Heworth Lighthouse (EPH), Sixth Avenue
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Consultation boundary:



Site Size	0.29 ha
Indicative Site capacity	15 dwellings
Archetype/ Density	Urban (small) archetype (100% @ 50dph)
Proposed allocation	Allocated for residential development for 15 dwellings.

Site Ref:	H22	Site Name:	Heworth Lighthouse (EPH), Sixth Avenue
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H22) for 13 dwellings. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site has access to public transport routes and is in a sustainable location with access to local facilities. The site can be accessed via Sixth Avenue and there are no transport issues. There are mature trees/hedges on the boundary of the site which should be retained and there may be bat issues which would require further investigation.</p> <p>The site which is adjacent to the Glen Lodge facility was previously occupied by the Heworth Lighthouse project. They have now moved out and the site is available for re-development. The site has been identified in the Council's Older Persons Accommodation Programme to assist and facilitate an extension to the Glen Lodge facilities. This will comprise self contained assisted living units and as such it is considered appropriate to identify as a residential allocation in the plan.</p>			
SA/SEA summary			
<p>The site may provide 15 houses and therefore is likely to be positive for meeting housing need. This site has access to transport services and facilities and consequently scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Land use is also identified as positive given that the site is brownfield. Neutral effects are identified for biodiversity, flood risk, heritage and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
2 objections			
<ul style="list-style-type: none"> • Why is this site identified for residential development if it designated for elderly care? • No consideration seems to have been given to future school needs in the Derwenthorpe area 			

Site Ref:	H51	Site Name:	Morell House (EPH), Burton Green
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Consultation boundary:

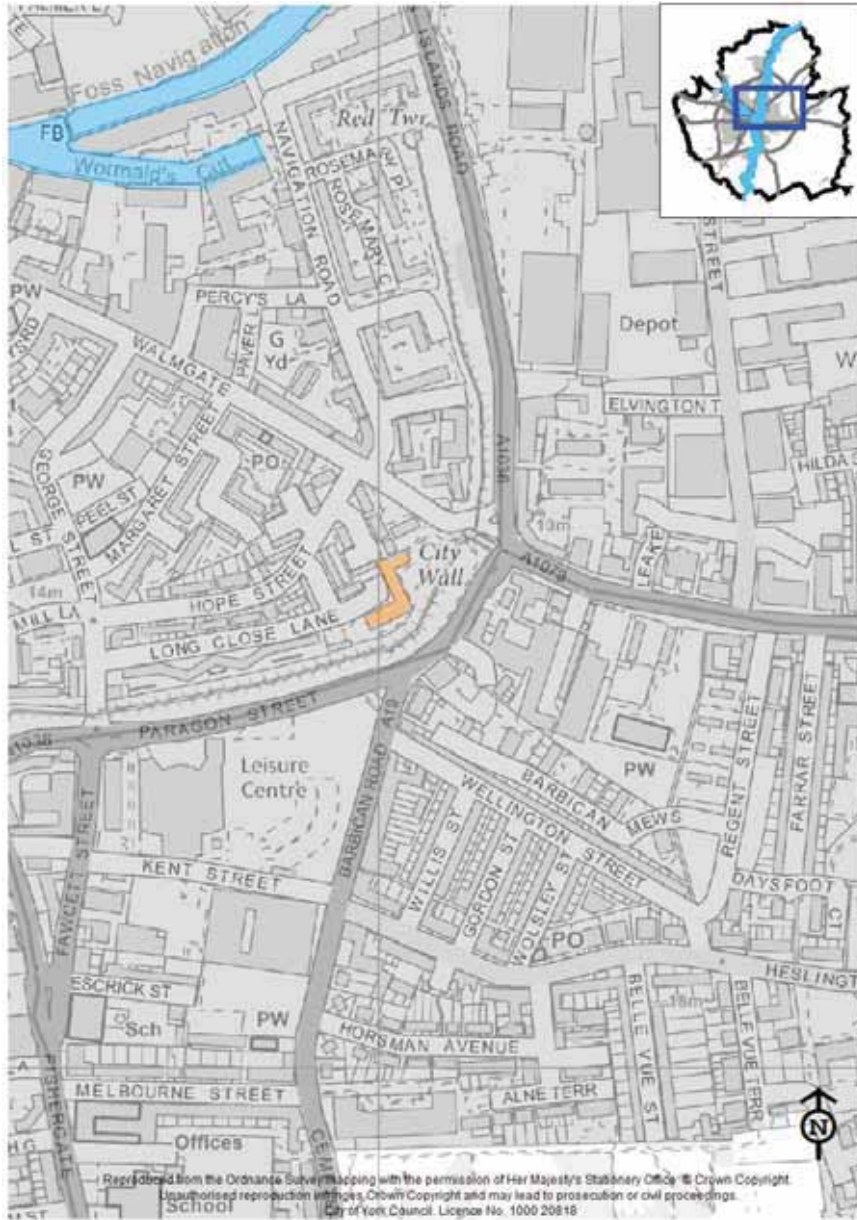


Site Size	0.23ha
Indicative Site capacity	12 dwellings
Archetype/ Density	Urban small archetype (100% @ 50dph)
Proposed allocation	Allocated for residential development for 12 dwellings.
Further Considerations	
Flood Zone	Flood Zone 1
Agricultural Land Zone	York Main Urban area

Site Ref:	H51	Site Name:	Morell House (EPH), Burton Green
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H51) for 10 dwellings. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site has access to public transport routes and is in a sustainable location with access to local facilities. The site can be accessed via Burton Green and there are no transport issues. The site has limited ecological value</p> <p>The site is currently in use as an Elderly Persons Home (EPH) but has been identified in the Council's Older Persons Accommodation Programme for future closure..</p>			
SA/SEA summary			
<p>The site may provide 12 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. Land use of also scored positively given that the site is brownfield. Neutral impacts are identified for flood risk, heritage and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>4 objections</p> <ul style="list-style-type: none"> • Need to be clear about where elderly people will be moved to if this site is developed • There is a lack of care home availability 			

Site Ref:	H52	Site Name:	Willow House EPH, 34 Long Close Lane
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Consultation boundary:

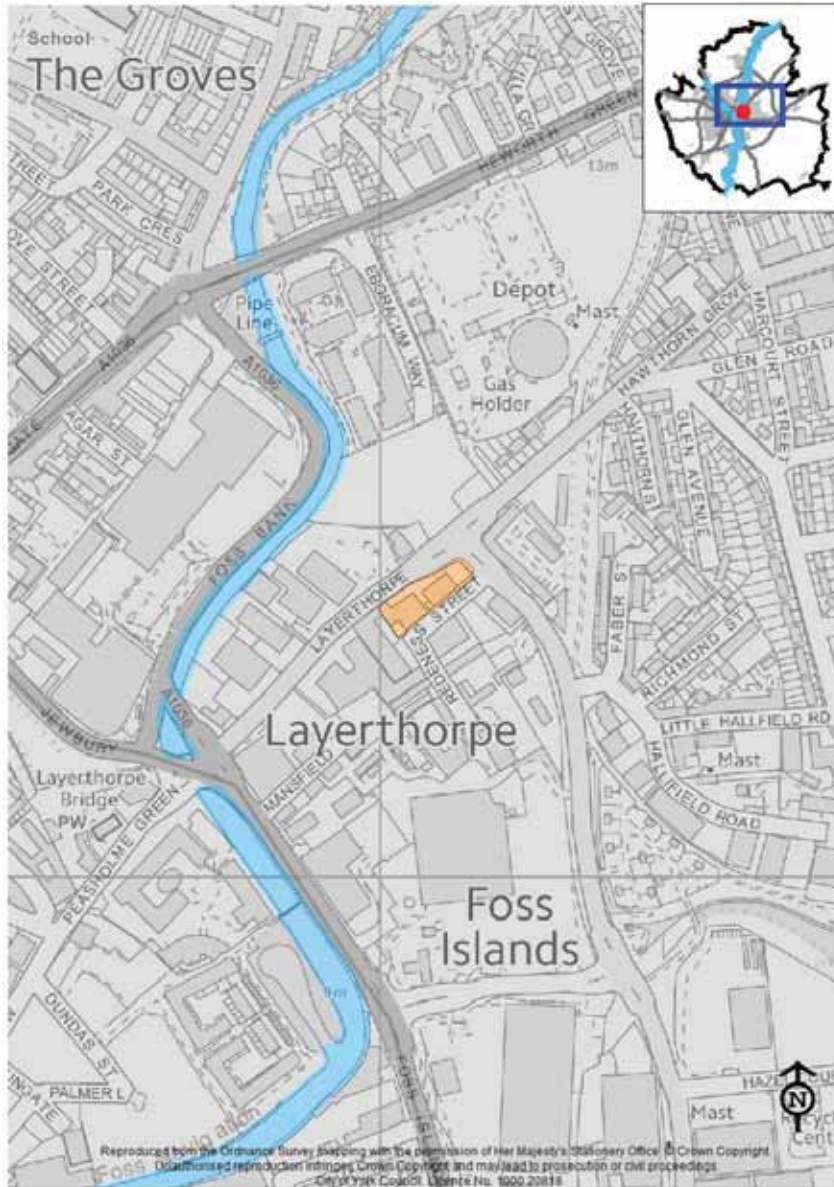


Site Size	0.2 ha
Indicative Site capacity	10 dwellings
Archetype/ Density	Urban small archetype (100% @ 50dph)
Proposed allocation	Allocated for residential development for 10 dwellings.

Site Ref:	H52	Site Name:	Willow House EPH, 34 Long Close Lane
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was not previously included within the Publication Draft Local Plan but has been identified through the Council's Older Persons Accommodation Strategy as a potential site for future re-development. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>The site has access to public transport routes and is in a sustainable location with access to local facilities. Access could be made off Walmgate via Hope Street and Long Close Lane or off Piccadilly via George Street and Long Close Lane</p> <p>The site is currently in use as an Elderly Persons Home (EPH) but has been identified in the Council's Older Persons Accommodation Programme for future closure.</p>			
SA/SEA summary			
<p>The site may provide 10 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities and consequently scores positively in relation to objectives regarding Housing, Health, Transport, Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change. The site scores more negatively in relation to education but has access to a nursery within 800m. The site is also within proximity of an AQMA but given the small scale of development is unlikely to negatively effect this.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
New Site at Publication Draft - no consultation comments previously collected			

Site Ref:	H55	Site Name:	Land at Layerthorpe (Former employment site E4)
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Consultation boundary:



Site Size	0.23
Indicative Site capacity	20 dwellings
Archetype/ Density	City Centre/City Centre extension small archetype (100% @ 100 dph)
Proposed allocation	Allocated for residential development for 20 dwellings.

Site Ref:	H55	Site Name:	Land at Layerthorpe (Former employment site E4)
Further Considerations			
Flood Zone	Predominantly Flood Zone 1 – Low risk, North West Edge in Flood Zone 2		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic employment allocation (E4) for 900 sq.m commercial floorspace (B1c/B2/B8). The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology). The site is previously developed land.</p> <p>The site is no longer required for employment uses following further work on both demand and supply and therefore is proposed as a potential housing allocation for up to 20 dwellings. The site has access to bus routes and cycle and pedestrian routes.</p> <p>The site is accessible from Redness Street via Layerthorpe.</p>			
SA/SEA summary			
<p>The site may provide 20 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport routes and facilities in the city centre as well as layerthorpe. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. Neutral impacts are identified on flood risk, heritage and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
1 objection			
<ul style="list-style-type: none"> This site should be considered for other uses as well, such as retail and residential 			

Site Ref:	H56	Site Name:	Land at Hull Road (Former employment site E15)
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Consultation boundary:



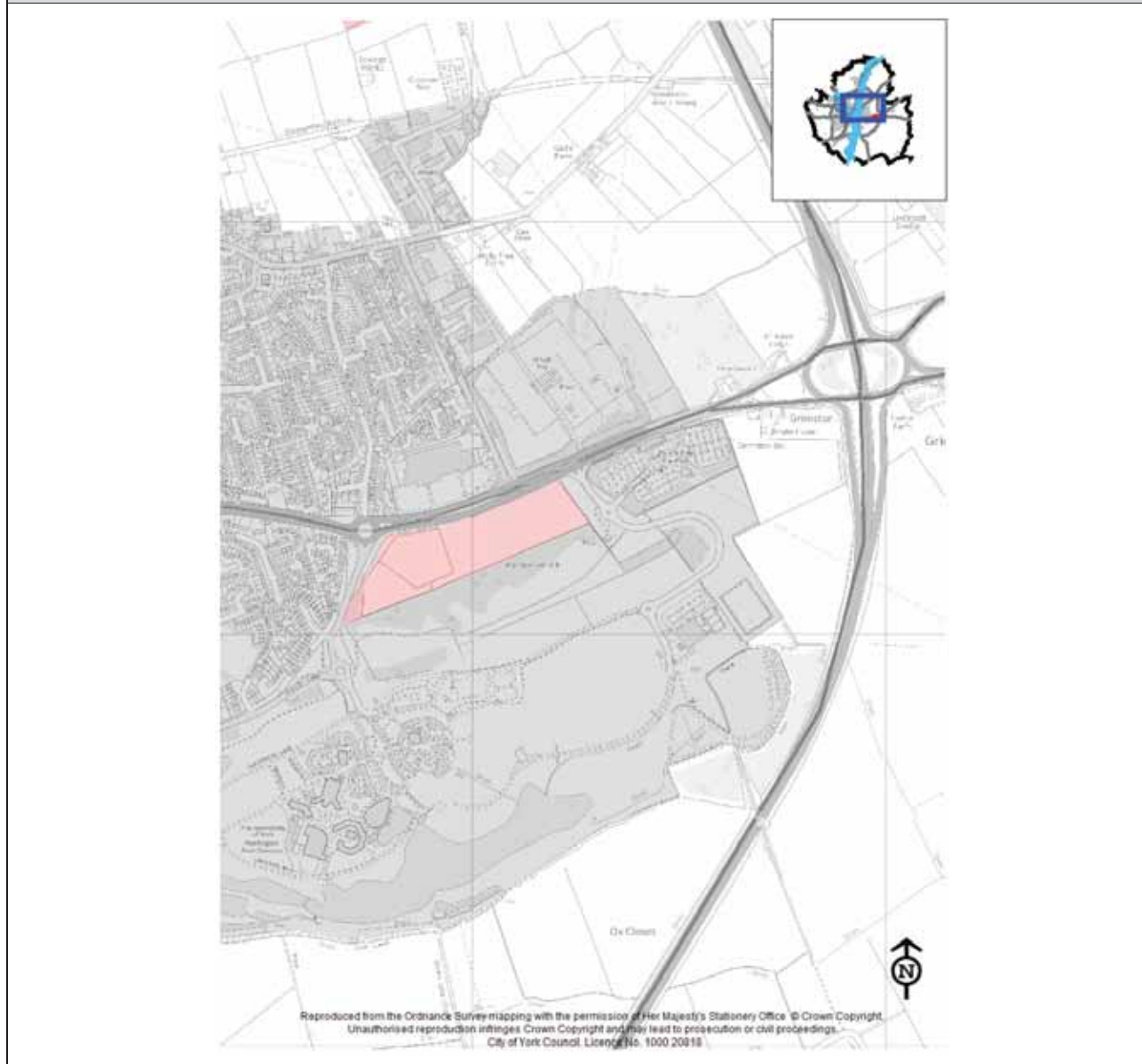
Site Size	4ha
Indicative Site capacity	190 dwellings
Archetype/ Density	Urban large archetype (95% @ 50dph)
Proposed allocation	Allocated for residential development for 190 dwellings.

Site Ref:	H56	Site Name:	Land at Hull Road (Former employment site E15)
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as an employment site given the site offers a unique opportunity to extend the existing adjacent University of York Science Park. The site was submitted for both residential and employment uses. The site is available with a willing landowner.</p> <p>Since the Local Plan Publication Draft (September 2014) the landowners have undertaken further work in relation to site delivery including discussions with the Science Park Board and the University of York. They have confirmed that they are not interested in delivering the site as an extension to the Science Park and the site is therefore undeliverable for the proposed use.</p> <p>The site has therefore been re-assessed for residential use and identified as a potential housing site with an estimated yield of 190 dwellings.</p> <p>The site is existing playing fields owned by the University of York St John (UYSJ) but evidence submitted through the Further Sites consultation (FSC) confirms that no users have taken advantage of the community obligations relating to the S106 agreement since 2011/12 and there have been no requests from external teams. A pitch usage schedule was submitted as part of the FSC representation. UYSJ also indicate that the playing fields are no longer required since the development of the playing fields and facilities at Mile Crux and that there is no further budget to maintain in pitch use.</p> <p>A representation submitted by Sport England through the FSC confirms that the replacement facilities at Mille Crux will meet the quantitative requirements for pitch provision and they have no objections to the re-development of the site.</p> <p>There are Tree Preservation Orders in the site which will need to be excluded from the developable area including appropriate space and context as part of a wider woodland setting for the site, not just the provision of a narrow tree belt. There are no ecological constraints on the site but linkages and enhancements to local green infrastructure corridors should be investigated.</p> <p>An area to the west of the site contains undisturbed ground and should be retained as part of open space. Further desk based archaeological assessment is required.</p>			

Site Ref:	H56	Site Name:	Land at Hull Road (Former employment site E15)
<p>It would need to be demonstrated that the playing pitches can be satisfactorily replaced in a local area of benefit and are equal in terms of quality, quantity and access.</p> <p>Based on the submission site, this would be sharing an entrance with the David Lloyd Centre which would cause an impact on Hull Road junctions. A transport assessment is required to establish the viability of access into site. Access to the David Lloyd Centre will need to be maintained</p>			
SA/SEA summary			
<p>The site may provide 190 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities along Hull Road and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. The site scores negatively in relation to air quality as it is within proximity of an AQMA. cultural heritage due to the potential for archaeological deposits. Neutral impacts are identified on biodiversity, flood risk and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>2 objections:</p> <ul style="list-style-type: none"> • Disagree with the technical officers' assessment of issues relating to the loss of playing fields. Confirm that the loss of the pitches at Hull Road will be more than adequately compensated by the development of the new sport centre at Haxby Road. Request allocation of land at Hull Road as housing or for Science Park uses as an extension to the existing science park. • Disagree that evidence shows that the combination planning approvals and the specification of works give a clear indication of the University's intention to satisfy the qualitative elements of Sport England's assessment. No objection to the site coming forward for development. 			

Site Ref:	ST4	Site Name:	Land adjacent Hull Road
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Consultation boundary:



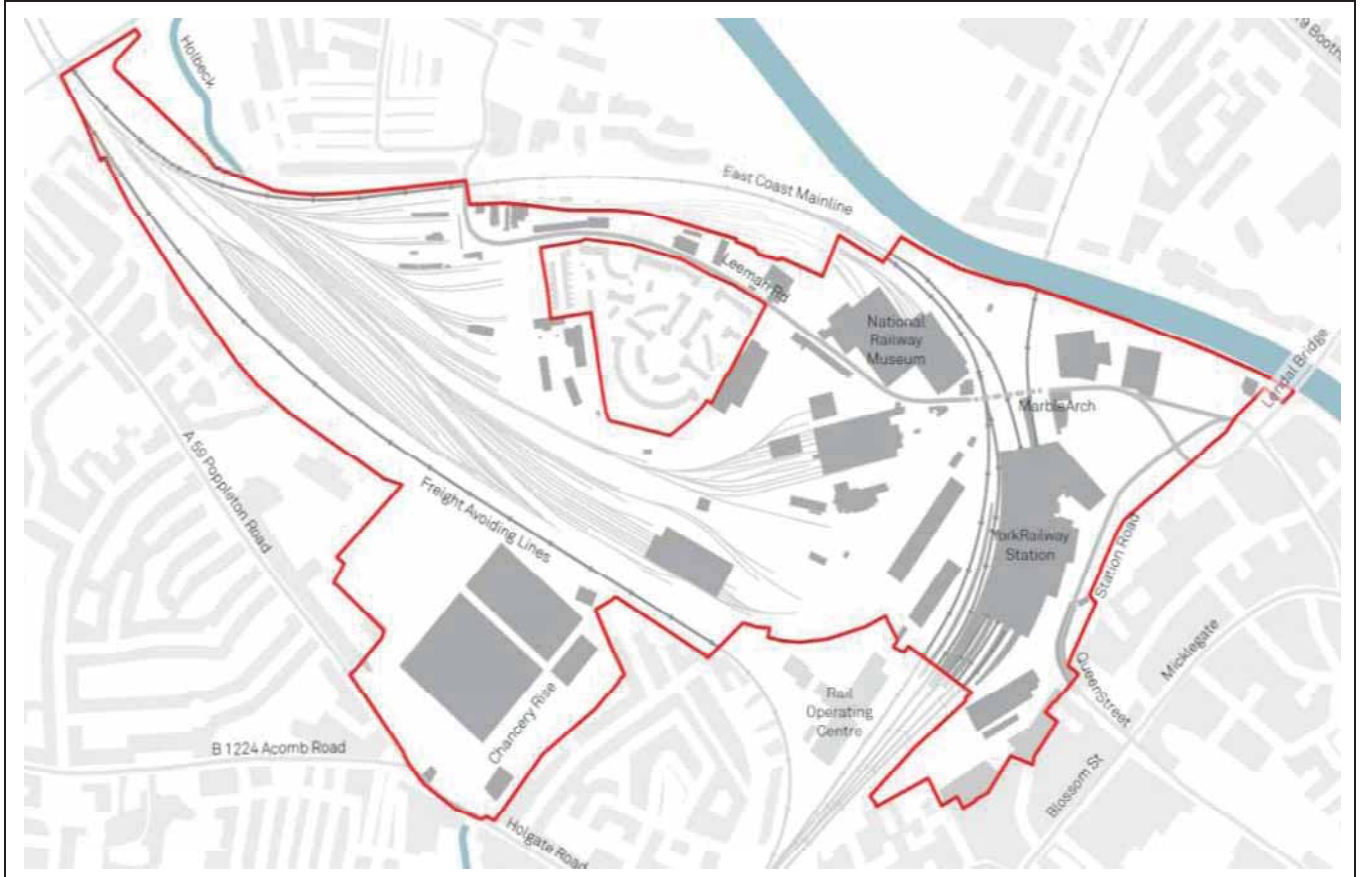
Site Size	8.1 ha
Indicative Site capacity	211 dwellings
Archetype/ Density	Suburban large archetype (70% @ 40dph)
Proposed allocation	Allocated for residential development for 211 dwellings

Site Ref:	ST4	Site Name:	Land adjacent Hull Road
Planning principles	<ul style="list-style-type: none"> • Maximise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to local facilities • Deliver a sustainable housing mix in accordance with the Council's Strategic Housing Market Assessment (SHMA) • The masterplan for the site should ensure important views including to York Minster are protected and that the site is designed appropriately in relation to the gradient of the site • The existing trees and hedgerows should be maintained and enhanced to protect the biodiversity gateway • Primary and secondary school facilities have limited existing capacity to accommodate the projected site yield so appropriate contributions would be required to expand existing facilities 		
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Majority Grade 2, some Grade 3a and 3b		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as Strategic Site ST4 and the boundary remains unchanged. The site is available with a willing landowner and developer.</p> <p>The site is adjacent to the Grimston Bar Park and Ride which provides a high frequency bus service to the city centre and is close to other frequent bus routes. It is important that sufficient good quality pedestrian and cycle path connections are made between the site and these facilities and that the Field Lane roundabout barrier to cycling and walking is addressed. There is an existing neighbourhood parade within 400m with a range of local facilities however; road safety measures would need to be included to ensure safe passage across the dual carriageway to improve access, including to the eastbound bus stops on Hull Road.</p> <p>Highways access onto the site is considered to be relatively straight forward with potential for access from new roundabout created for the Heslington East development via Field Lane. Other access (e.g. via Hull Road) is not preferred. The proximity to the University Campus means there is already frequent bus links to the site.</p> <p>The site forms part of Kimberlow Hill (York Moraine) and provides important views of York. The site masterplan should ensure that these views are protected. The site is visible due to the gradient so the setting and design of the scheme would be important including the provision of appropriate landscaping.</p> <p>There is a mature landscape behind the site which acts as a gateway for biodiversity which</p>			

Site Ref:	ST4	Site Name:	Land adjacent Hull Road
<p>will need to be maintained and enhanced through the development of this site.</p> <p>An air quality assessment would be required as there is potential for increased traffic flows which may present new opportunities for exposure if not designed carefully. The assessment should also consider the impact of the University of York boiler stacks. The site is located close to the A1079 and the Grimston Bar Park and Ride. A noise survey would be required.</p> <p>The site is located within 250m of a closed landfill site so it may be affected by land contamination. Investigation and remediation work (if necessary) will be required to ensure that the land is safe and suitable for its proposed use.</p> <p>There is limited primary school and secondary school capacity to accommodate the projected site yield but expansion of existing facilities would be possible with appropriate contributions.</p>			
SA/SEA summary			
<p>The site may provide 211 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities along Hull Road and consequently scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change. The site scores negatively in relation to cultural heritage and landscape due to the potential for significant archaeological deposits and its topography making the site visually prominent. The site also scores negatively in terms of land use given that the site is greenfield.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>13 objections</p> <ul style="list-style-type: none"> • Land rises north to south and development would destroy views of the City from A64 and A1079 which are elevated • High quality agricultural land and boundary hedges forming green gateway to city • Intrusion into open countryside and in conflict with historic character of the area • A1079 is important green corridor into York • Native wildlife/habitats in the area • Concerns about increase in congestion on A1079 and surrounding network from this site and cumulatively with ST7 & ST15. Will worsen air quality • Drainage and flooding concerns need to be addressed • Should not be used to accommodate students. Land on existing UOY campus should be used for this purpose. 			

Site Ref:	ST5	Site Name:	York Central
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Consultation boundary:



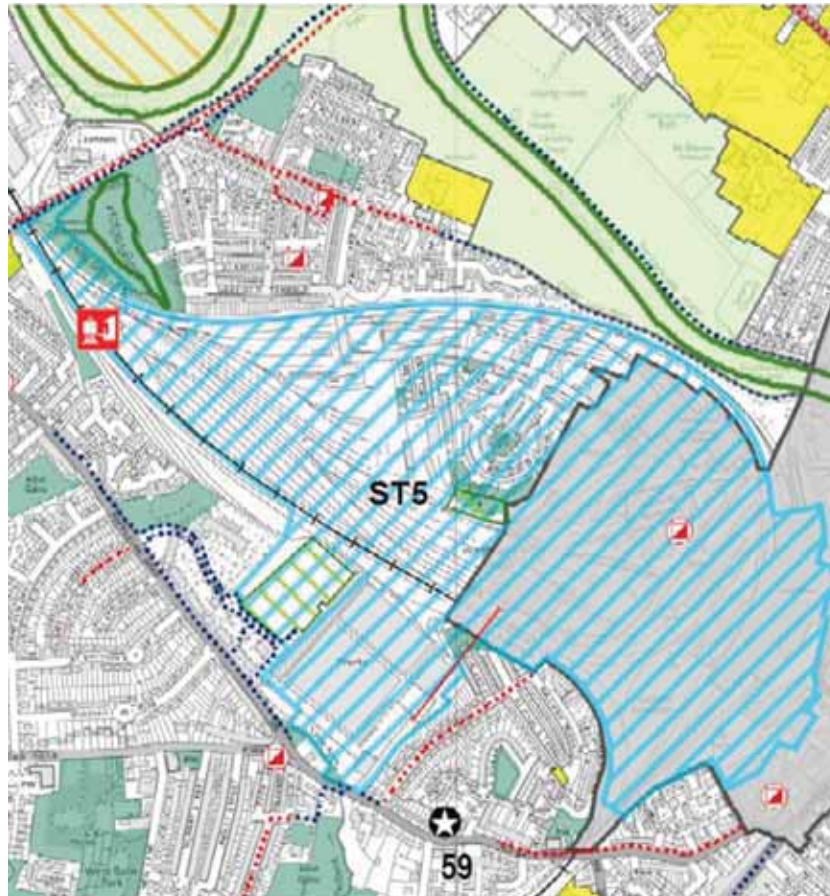
Site Size	Total site 72ha (net developable area 35ha)
Indicative Site Capacity	Total Site capacity assumed at 1,500 dwellings (1,250 within plan period)
Archetype/ Density	Densities would range between 95-125 dph across the residential area of the site for a scheme delivering 1,500 units. These are net densities excluding strategic open space.
Proposed Allocation	Allocated for residential development for up to 1,500 dwellings (1,250 within plan period) and 80,000 sq m of office led commercial space (Use Class B1a)

Site Ref:	ST5	Site Name:	York Central
Planning Principles		<ul style="list-style-type: none"> • Create a high quality sustainable, mixed use urban quarter for York including a range of commercial, residential, cultural and leisure uses; • Provide a new business district with critical mass of high quality offices suitable for modern business requirements; • Enhance the quality of the cultural area around the National Railway Museum through high quality public realm and improved connectivity to the wider city; • Support expansion and improvement of the National Railway Museum as a prime cultural asset; • Create a distinctive new place of outstanding quality and design which complements the existing historic urban fabric of the city and respects those elements which contribute to the distinctive historic character of the city and assimilates into its setting and surrounding communities; • Maximise the benefits of job creation and sustainable economic growth; • Create a sustainable new community with a range of housing types and tenures; • Ensure provision of social infrastructure which meets the needs of York Central and the wider city communities including sports, leisure, health, education and community facilities and open space; • Maximise integration, connections and accessibility to/from the site including inter-modal connectivity improvements at York Railway Station; • Deliver development and maximise connectivity within a green infrastructure network and integrate with wider public realm in the city; • Ensure as many trips as possible are taken by sustainable travel modes and promote and facilitate modal shift from the car; • Minimise the environmental impact of vehicular trips; • Ensure sustainability principles are embedded at all stages of the development; and • Provide high speed fibre broadband across the whole site 	

Site Ref:	ST5	Site Name:	York Central
Further Considerations			
Flood Zone	Majority flood zone 2 with small part in flood zone 3a		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was included with the Publication Draft Local Plan as a key area of opportunity and allocated for 410 residential dwellings within the plan period (to 2031) with up to 80,000 sqm (gross) of office led commercial development based on the limited capacity of existing infrastructure. Therefore, development of only part of the site was possible within the plan period with the remainder to follow post plan period (2032 onwards).</p> <p>Working with key partners including Network Rail, the Council has made significant progress since the publication draft Local Plan to progress and de-risk the project, through identification of public funding routes to deliver key enabling infrastructure, increase site capacity and accelerate development. A greater proportion of the site is now capable of being brought forward for development within the plan period. Key activity has included:</p> <ul style="list-style-type: none"> • Progress to deliver a planning framework (which will ultimately be adopted as a Supplementary Planning Document), including technical assessment and public consultation. Further technical assessment and public consultation is ongoing. • Confirmation of the site as an Enterprise Zone (Department for Communities and Local Government) and Housing Zone (Homes and Communities Agency), providing significant public funding support. • Support the West Yorkshire + Transport scheme to progress to Gateway 2 application stage. • Progression of land assembly, with active negotiations well progressed on the two key outstanding freeholds, and land exchanges between public sector partners completed. • Operational rail release processes continuing. • Progress and accelerate partnership mechanisms and arrangements between landowners and funders to be put in place. <p>The vision for York Central will deliver a high-quality and sustainable new urban quarter. The scale and quality of new development will enhance the city as a contemporary employment, residential, cultural and leisure destination. Close to the historic city centre, this former rail yard will build on the city's existing assets to become an exciting new urban quarter for York residents.</p> <p>A more extensive and comprehensive phased development is now considered viable and deliverable over the plan period and beyond. Work to refine the development quanta to inform the SPD and Local Plan is ongoing. The site is considered to have the capacity to deliver a total of up to 1,500 residential dwellings and 80,000 sqm of commercial space. The figure of 1,500 dwellings has been assumed at this stage in the plan period to reflect complexity of delivery. The site will include a range of uses including offices, residential, cultural, leisure, tourism and niche/ancillary retail (subject to sequential and impact tests), open space, public</p>			

Site Ref:	ST5	Site Name:	York Central
<p>realm, social infrastructure, rail use and car parking.</p> <p>The York Central site offers a unique opportunity to extend the City Centre and provide a critical mass of modern and fit for purpose, high quality grade A commercial development in a location that is less constrained by challenges such as heritage considerations within the historic core. This will help to remedy current shortfalls of City Centre grade A office accommodation in a central, well connected location which is fit for the modern day office occupier market. The scale of development opportunity, largely in a single ownership, and highly accessible to large volumes of people by a range of sustainable transport modes, allows for the development of a new urban extension with sustainability at its core.</p> <p>This is an exceptional site for sustainable transport in terms of links to train/bus network and cycle routes and proximity to the City Centre. However, the majority of the site remains rail locked and the potential capacity to redevelop the site is, therefore, constrained. The provision of new road /bridge infrastructure and reconfiguration of the existing road infrastructure will provide the necessary access into the site to release capacity and facilitate delivery of development. Sustainable travel modes taking full advantage of the site's location will need to be maximised in order to limit impacts on the wider road network, congestion and air quality. Opportunities will be developed around pedestrian and cycle linkages, Park & Ride, and bus service improvements. These will be aligned with the aspiration to improve interchange and arrival at the station, enhance rail capacity and environment, and improve the East Coast Main Line, connection to High Speed 2, and York-Harrogate-Leeds rail line. The SPD will outline a package of infrastructure requirements. The site is well located close to the City Centre and has good access to local services. It is anticipated that new local centre facilities will be provided within the site to meet the needs of the new community.</p>			
SA/SEA summary			
<p>The site may provide 1500 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities in the city centre as well as transport routes ,including the railway and bus hub. The site consequently scores significantly positively in relation to objectives regarding health, transport, education, equality and accessibility. It is anticipated that further local facilities may be required commensurate to the population. Land use objectives are also positive as this is a reuse of a brownfield site. The site scores more negatively in relation to biodiversity due to containing a Non statutory NC designation. It is also located within the city centre Air Quality Management Area and may have an effect on this, depending on transportation to and from the site. The site also has some areas of higher flood risk which would require mitigation. Negative effects against the heritage are identified due to listed buildings being within/adjacent to the site as well as the site being within an area of archaeological importance and close the historic core of the city.</p>			
The former boundary of this site which was consulted on at preferred Options and FSC:			

Site Ref:	ST5	Site Name:	York Central
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You told us at Preferred Options/ Further Sites consultations ...

2 objections

- Surface Water issues
- Sensitive location between City walls and railway line and essential that scale and height does not detrimentally impact on City Centre Historic Core Conservation Area;
- Scope for larger development - up to 2000 dwellings
- Need further assessment of lead in time and phasing for complex brownfield site
- Will reduce car parking for NRM

Site Ref:	ST6	Site Name:	Land North of Grimston Bar (Formerly safeguarded land site SF13)
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Consultation boundary:

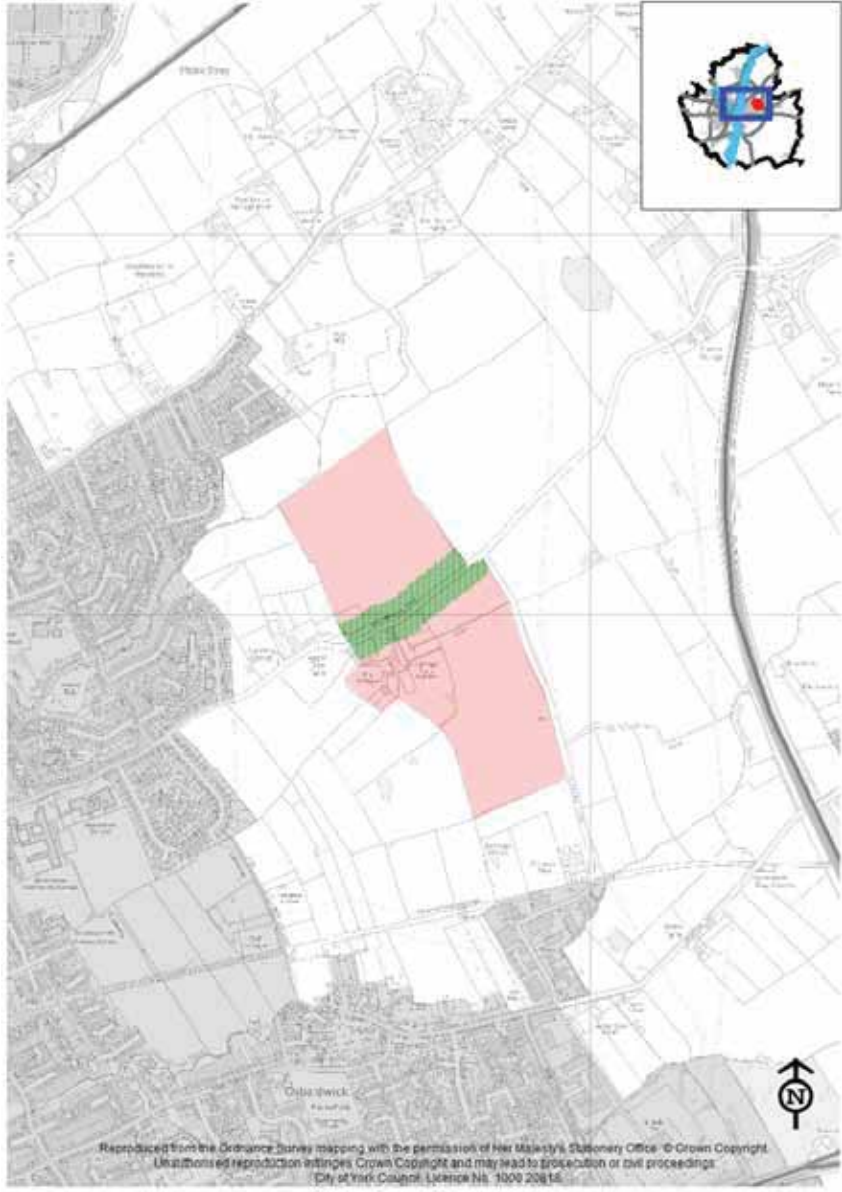


Site Size	5.5 ha
Indicative Site capacity	20,000 sq m light industrial/storage and distribution (B1c/B2/B8)
Archetype/ Density	N/A
Proposed allocation	Allocated for 20,000 sqm B1c/B2/B8 employment uses

Site Ref:	ST6	Site Name:	Land North of Grimston Bar (Formerly safeguarded land site SF13)
Planning principles	<ul style="list-style-type: none"> • Provide site access from A1079 – mitigation will be required on Elvington Lane/A1079 and A1079/A64 junctions • Maximise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the city and surrounding area • Create enhanced pedestrian access to the Grimston Bar Park and Ride site • Preserve the ridge and furrow/historic field patterns within the site and develop masterplan accordingly • Provide appropriate landscape treatment to maintain the setting of the city and views from the A64 • Site masterplan should reflect the topography of the site in terms of building design, massing, height and landscape screening in order to minimise visual impact 		
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 3		
Commentary			
<p>The site was included as a potential housing allocation in the Preferred Options Local Plan (July 2013) for 5.5ha. The landowners/developers of the site then submitted a larger site boundary of 19ha and 25ha through the Further Sites Consultation (July 2014) for a combination of residential and employment uses. Further evidence was submitted through the FSC including a revised masterplan, transport assessment and landscape appraisal. Following technical officer consideration following the Further Sites Consultation it was proposed in the Publication Draft Local Plan (September 2014) that the land should be safeguarded for development beyond the plan period. The site was proposed for safeguarding due to concerns relating to the residential use of the site and its potential impact on the landscape setting. There were also concerns in relation to transport access and generated trips for residential use.</p> <p>Following further consideration of the site by technical officers it is proposed that the site be considered for employment uses (light industrial and storage and distribution) for up to 20,000 sqm based on a site area of 5.5ha.</p> <p>The site currently consists of a Christmas tree plantation business with some areas of open grass particularly on the eastern side. To the west is a large electricity transformer station with electrical equipment and numerous pylons/overhead power lines. The site is partially contained with the southern boundary being the A1079 (with part hedge/part post and rail fence bordering the site) and a short row of cottages and the other three sides being a</p>			

Site Ref:	ST6	Site Name:	Land North of Grimston Bar (Formerly safeguarded land site SF13)
<p>combination of low level hedges, intermittent trees and post and wire fencing offering some containment along existing field boundaries. The site offers opportunities to create defensible greenbelt boundaries on the ground through appropriate landscaping treatments creating an appropriate setting for the site.</p> <p>The site is beyond walking/cycling distance to both local services and the city centre but does have several public transport options, including the Grimston Bar Park & Ride on the opposite side of a dualled (40mph) section of Hull Road, and several low frequency services stopping at the bus stops on Hull Road near to Bingley House. The nearest traffic signal controlled pedestrian crossing across Hull Road is approximately 400m west of the site, with a further 300m to the Park & Ride site on the opposite side of Hull Road. The inbound bus stop on Hull Road at Bingley House can be reached via an unsignalised crossing of the outbound (eastbound) carriageway opposite the site, then a footway in the central reservation of Hull road and then another unsignalised crossing across the in-bound (westbound) carriageway.</p> <p>Reliance on private car for a significant number employee journeys will be the likely outcome and the site is therefore less suitable for B1a (office use). However, the site is adjacent to an existing industrial estate and reasonably close to the A64, so may have some potential for B2/B8 use given the small scale of the site. The preference being for B8 as this would produce fewest trips and be easier to mitigate. Impacts on highway network as a result of developing this site for employment would be material and would require mitigation particularly on Elvington Lane and the Elvington Lane/A1079 and A1079 and A64 Grimston Bar Junctions.</p> <p>There is evidence of ridge and furrow within the site area so the masterplan would need to reflect this and protect the existing field patterns. There is significant evidence of ridge and furrow in the four fields immediately south of the former DVLR railway line, adjacent to Murton Way, as far as (and including the field immediately south east of) Gell's Farm and these should be preserved and not compromised by development. The field immediately south of the former DVLR line and the two linear fields in the middle of the group showed particularly prominent ridge and furrow.</p> <p>The site forms part of the wider setting of views of the City from this section of the A64 between Hopgrove roundabout and Grimston Bar. The land gradually slopes upwards north to south towards the A1079/Grimston Bar roundabout. It is considered that this impact is reduced on the western most fields of the submitted site, closest to Link Road Industrial Estate. The site area of 5.5ha therefore reflects the archaeology and landscape concerns raised as part of the technical officer review. It will be important for the site masterplan to</p>			

Site Ref:	ST6	Site Name:	Land North of Grimston Bar (Formerly safeguarded land site SF13)
reflect the topography of the site in terms of building design, massing, height and landscape screening in order to minimise visual impact			
SA/SEA summary			
<p>This site is likely to create between 280-1000 jobs and is therefore likely to have a significantly positive impact on the economy. This site has predominantly good access to transport, including the park and ride and consequently scores positively in relation to objectives regarding Transport and Equality and Accessibility. The site scores more negatively in relation to biodiversity due to being adjacent to Non statutory NC designation, and water given that it is within proximity of 10m of an existing waterbody. The site score negatively in relation to heritage and landscape due to its visually prominent location and potential to impact on the historic character and setting of York. The site also scores negatively in terms of land use given that the site is greenfield.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
14 objections (based on the residential allocation ST6 at Preferred Options (2013))			
<ul style="list-style-type: none"> • Proposed access to the site is unsafe and is very close to the Grimston Bar interchange which will cause traffic issues and congestion on all surrounding routes. • Regular flooding and drainage issues occur in the low lying fields surrounding ST6 and development of site will exacerbate this contributing to existing flooding issues in the surrounding areas. • Land rises towards the A1079 giving views into the city which would be adversely affected by development and affect the rural setting of York. • Development would substantially reduce the gap between the edge of York and the Ring Road. • Development will reduce the separation of the edge of the city to the south of Murton village further eroding the rural setting. • Site is home to rare wildlife including great crested newts and rare birds. • There is evidence of a Roman road in the site which should be investigated. • Loss of valuable agricultural land. • Site is not in a sustainable location and will encourage private car trips to access services and schools. • Cumulative effects of development on this site in addition to proposed development at ST4, Whinthorpe and University will cause congestion on surrounding routes. 			

Site Ref:	ST7	Site Name:	Land East of Metcalfe Lane
Consultation boundary:			
			
Site Size	34.5 ha		
Indicative Site capacity	Total site yield 845 dwellings (805 within plan period)		
Archetype/ Density	Strategic Site – 70% net site area at 35dph		
Proposed allocation	Allocated for residential development for 845 dwellings		

Site Ref:	ST7	Site Name:	Land East of Metcalfe Lane
Planning principles		<ul style="list-style-type: none"> • Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment (SHMA) and policies on affordable housing. • Creation of a new 'garden' village that reflects the existing urban form of York of the main York urban area as a compact city surrounded by villages • Create a new local centre providing an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development. • Education and community provision should be made early in the scheme's phasing, in order to allow the establishment of a new sustainable community. A new primary facility and secondary provision (potentially in combination with Site ST8 – North of Monks Cross) may be required to serve the development as there is limited capacity available in existing schools. Further detailed assessments and associated viability work will be required • Provide access either from Stockton Lane and/or Murton Way (via Outgang Lane), with a small proportion of development traffic potentially served off Bad Bargain lane. Access between Stockton Lane and Murton Way will be limited to public transport and walking/ cycling links only. • Deliver high quality, frequent and accessible public transport services through the whole site, to provide attractive links to York City Centre. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport. Public transport links through the adjacent site urban area will be sought, as well as public transport upgrades to either the Derwent Valley Light Rail Sustrans route, or bus priority measures on Hull Rd and/or Stockton lane, subject to feasibility and viability. • Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and surrounding area creating well-connected internal streets and walkable neighbourhoods-, to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling). • Create strategic greenspace to protect the setting of the Millenium Way that runs through the site • Minimise impacts of access from Murton Way to the South on SINC site 57 'Osbalwick Meadows' • There are important views of the Minster from this part of the city particularly along Bad Bargain Lane further to the east 	

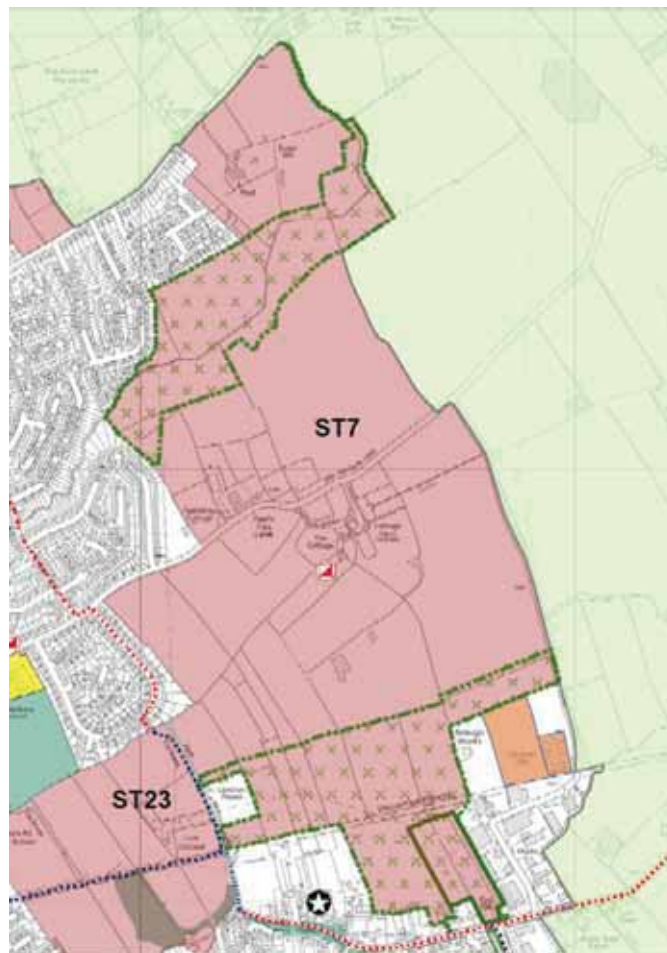
Site Ref:	ST7	Site Name:	Land East of Metcalfe Lane
			of this site. The site masterplan should ensure that key views are protected.
Further Considerations			
Flood Zone	Majority is Flood Zone 1. Some Flood zone 2 and 3a to the north western boundary along Tang Hall Beck.		
Agricultural Land Zone	Some Grade 2, Majority Grade 3a		
Commentary			
<p>The site was previously included within the Publication Draft Local Plan as a strategic site (ST7) with a total site area of 113ha and a total site capacity of 1800 dwellings of which approximately 1205 would be delivered within the plan period. Following further technical work relating to historic character and setting, greenbelt purposes and assessing concerns raised through the previous Local Plan consultations a revised site boundary is now proposed for the site.</p> <p>The site area has been reduced to 34.5ha with a total estimated site capacity of 845 dwellings of which approximately 800 could be delivered within the plan period. The site has been pulled away from the existing urban edge of Heworth Without, Meadlands and Osbaldwick to create a separate new settlement or 'garden village'. The eastern edge of the site has also been pulled further away from the A64 in order to protect key views of the Minster. It is considered that this fits well with the existing urban form of York consisting of the main urban area of York surrounded by smaller villages. It is therefore consistent with the strategic approach taken to York's greenbelt particularly conserving the historic character and setting of the city.</p> <p>Millenium Way is a historic footpath which follows Bad Bargain Lane and is a footpath linking York's strays and should be kept open. A 50m green buffer has been included along the route of the Millenium Way that runs through the site to provide protection to this Public Right of Way and a suitable setting for the new development.</p> <p>The site is partially contained by two strong hedge boundaries and tree boundaries to the west and part of the eastern boundary. Outgang Lane is established and the low level tree boundary to the south is also a recognisable feature. The northern boundary runs along Tang Hall Beck for the most part. This site therefore provides strong greenbelt boundaries.</p> <p>There are important views of the Minster from this part of the city particularly along Bad Bargain Lane further to the east of this site. The site masterplan should ensure that key views are protected.</p> <p>Education and community provision should be made early in the scheme's phasing, in order to allow the establishment of a new sustainable community. A new primary facility and secondary provision may be required to serve the development as there is limited capacity available in existing schools. Contributions towards secondary provision will be</p>			

Site Ref:	ST7	Site Name:	Land East of Metcalfe Lane
<p>sought with a new facility provided in association with site ST8 (Land North of Monks Cross). Further detailed assessments and associated viability work will be required.</p>			
<p>The site is approximately 250m north of Murton Way, 450m south of Stockton Lane and 250m east of the Bad Bargain Lane/Bramley Garth junction (the point at which Bad Bargain Lane narrows to approximately 2.5m width). There are various access point options for the site (to the north, to the south and to the west) which will need to be assessed in more detail between now and Submission. Access off Muton Way could be made via Outgang Lane, an adopted highway that runs through a small industrial estate The width of the existing highway to the west of the site (Bad Bargain Lane) may either limit the amount of development off this access and/or restrict the use of the access as an all-purpose route (i.e restrict use to buses, cyclists and pedestrians).</p>			
<p>Detailed surveys of existing highways together with a detailed Transport Assessment would be required to model the predicted traffic implications and assess what impacts would be generated on the surrounding highway network. This would inform the level of improvements required, including the associated improvements/upgrades to junctions, carriageways and footpath widths etc. For example, Stockton Lane and Murton Way/Outgang Lane (including footways) will need upgrading and/or widening (Bad Bargain Lane may not if it is restricted to pedestrian / cycle access only). Murton Way/Outgang Lane will require major improvements. Significant upgrades to the carriageway / footpath width, condition and streetscape along Outgang Lane will be required to encourage pedestrians and cyclists to use this as an access route to the site.</p>			
<p>Whichever, access option is implemented the surrounding highway network will also need to be upgraded to mitigate the adverse impacts on the safety of cyclists. Any improvements to the footpaths/cyclepaths would need to take into consideration existing green corridors and the importance of preserving these. It will be essential to secure public transport access to and within the site.(all parts of the site to be within 400m of a public transport route). Providing a north-south public transport route through the site could reach a larger population within 400m and would potentially be a commercially attractive option. Travel Planning measures may reduce the motor vehicle trip generation but adequate transport links will need to be put in place to make such measures effective. Providing sufficient access to and mitigating the impacts of the development could require substantial infrastructure to be put in place which will need to be assessed further through the viability assessment work.</p>			
<p>SA/SEA summary</p>			
<p>The site may provide 845 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to existing facilities and transport routes. Consequently it scores positively in relation to objectives regarding transport, education, equality and accessibility. There is a lack of openspace however and has therefore been identified more negatively in relation to the health objective. Mitigation would be necessary to ensure access to commensurate openspace for the population. Potential positives are</p>			


Site Ref:	ST7	Site Name:	Land East of Metcalfe Lane
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also identified in relation to reducing the impact on climate change given the size of the site and potential for district heating. The site scores negatively in terms of land use given that the site is greenfield and good quality agricultural land. Effects on the flood risk objective are identified as mixed given that the majority of the site is at low risk but there is an area of higher risk areas within the site/bordering the northern boundary. Potential negative effects have also been identified in relation to heritage given the potential for significant archaeological deposits and known deposits around the farm stead included in the centre of the site. The landscape objective is also identified as potentially negative given potential views into and out of the site towards the city centre. Potential impacts are also identified in relation to the setting of Osboldwick Conservation Area. Mitigation would be required to minimise impacts on the landscape and should be development of a landscape strategy incorporated into masterplanning..


The former boundary of this site which was consulted on at preferred Options and FSC:



Site Ref:	ST7	Site Name:	Land East of Metcalfe Lane
You told us at Preferred Options/ Further Sites consultations ...			
153 objections (933 signatures on petition)			
<ul style="list-style-type: none"> • Will adversely affect one of the city's key views from A64 towards the Minster • Adverse impact on local road network • Should be no access to the site from Murton Way as the area between Murton Way and Osbaldwick beck is a designated green corridor • Will exacerbate flooding and drainage issues • Will reduce the gap between the edge of the built up area and ring road and affect views towards the city and its rural setting • Will impact on the historic character of Osbaldwick village • Lack of infrastructure to support the site including GP, Schools and public transport • Will reduce air quality • Open space should be protected as amenity space is lacking in Osbaldwick Significant cost in removing high voltage pylons • No clear means of accessing the site, it would either require new access off A64 or impact on Malton Road and Hull Road • Site contains SINC (Osbaldwick Meadow) which would be adversely affected by creation of access route off Osbaldwick Link Road • Site forms part of a distinct green wedge that characterise the city but is not included in the HC&S study • Site is listed in the HCCA study as one of the city's key views • Would impact on numerous PROW's including Millennium Way Walk which provide informal amenity space for residents in an area of identified deficiency 			

Site Ref:	ST17	Site Name:	Nestle South
Consultation boundary:			
			
Site Size	6.8ha		
Indicative Site capacity	315 dwellings		
Archetype/ Density	Estimated yield is based on previously approved mixed use scheme (10/01960/FULM) which has recently expired.		
Proposed allocation	Allocated for residential development for 315 dwellings as part of a wider mixed use scheme		
Planning principles	<ul style="list-style-type: none"> • Suitable for a mixed use scheme incorporating residential along with commercial, ancillary retail, public space and community facilities • Site masterplan should achieve high quality urban design 		

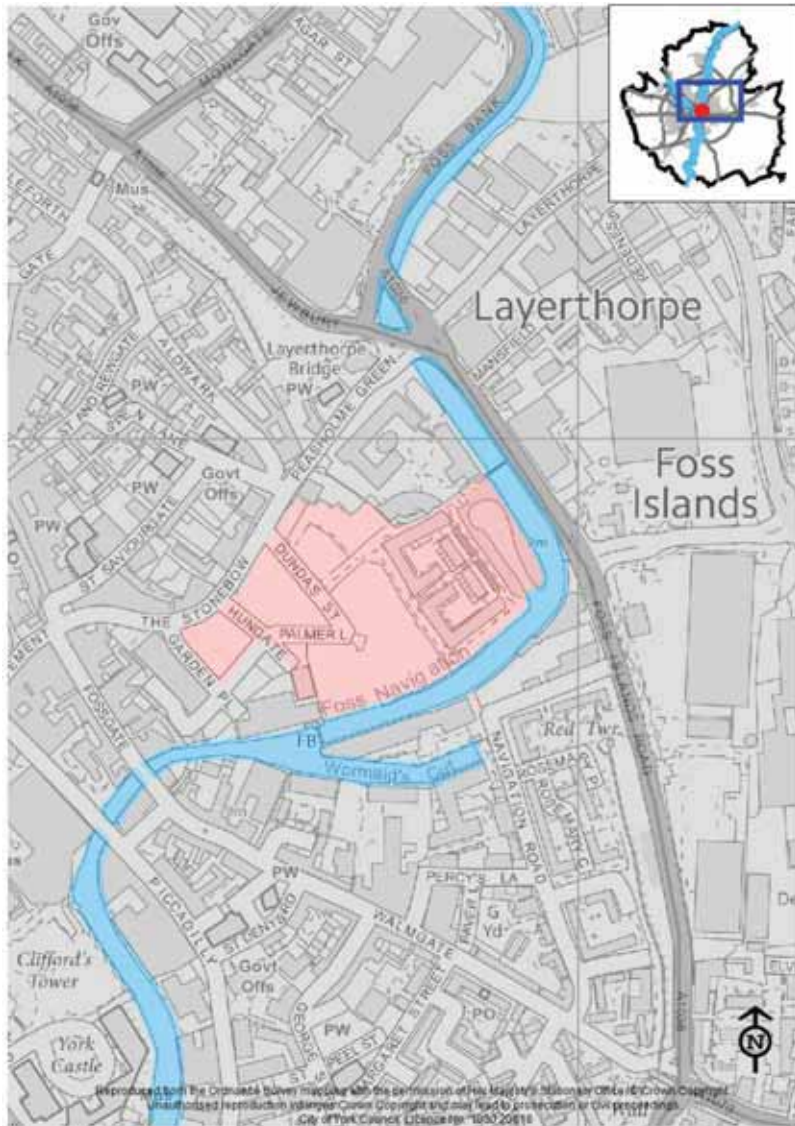
Site Ref:	ST17	Site Name:	Nestle South
		<p>which recognises the distinctive character of this part of the city and respects the character and fabric of the factory buildings of distinction including those on the Haxby Road Frontage including the library</p> <ul style="list-style-type: none"> • Site should provide a mix of housing in line with the Council's Strategic Housing Market Assessment • The site should seek to maximise accessibility and connectivity to the city centre and local area by pedestrian and cycle routes • Site design should retain the mature trees along Haxby Road frontage and protect the setting of the site • Site should maximise connectivity and linkages to surrounding green infrastructure including Bootham Stray • Transport Assessment and Travel Plan required to assess appropriate access from both Haxby and Wigginton Road along with associated junction improvements as necessary 	
Further Considerations			
Flood Zone		Flood Zone 1	
Agricultural Land Zone		Within the urban area of York	
Commentary			
<p>The site was previously included within the Publication Draft Local Plan as site ST17 Nestle South based on the committed site (10/01960/FULM). The site previously had planning consent for the conversion and alternation of the retained buildings within Nestle South for a mix of uses including residential, live/work units, residential student accommodation, office, ancillary retail, cafe and associated landscaping, roads and car parking.</p> <p>The planning permission has recently expired but the landowners/developers are currently working on a revised masterplan for the site and are committed to bring the site forward for re-development.</p> <p>The site is accessible to public transport routes and to local facilities and pedestrian and cycle connections to the City Centre. There are limited ecological constraints and landscape/design issues have previously been successfully dealt with through the development management process so there are no known showstoppers to the development of the site.</p> <p>The site, formerly part of the Joseph Rowntree Cocoa Works is an important part of the historic character and setting of the local area and of the wider City and therefore any masterplan will need to respect this significance. The masterplan will need to incorporate high design standards which recognise the distinctive character of this part of the city and in particular the Haxby Road Frontage. Masterplans for the site should retain the factory buildings of agreed distinction along with other important buildings including the library.</p>			

Site Ref:	ST17	Site Name:	Nestle South
<p>A detailed transport assessment will be required but the previous scheme was acceptable in highways terms. Access to the site will be via Haxby Road and Wigginton Road but the junction at Haxby Road may need re-profiling being sympathetic to the historic character of this part of the site and the Wigginton Road access needs careful consideration. The development should maximise trips by public transport and ensure safe pedestrian links to nearby bus stops along both Haxby and Wigginton Road. The development should also seek to strengthen pedestrian and cycle links to the City Centre and surrounding local area.</p> <p>The mature trees to the frontage should be retained and the site design should maximise connectivity and linkages to surrounding green infrastructure and network of open spaces.</p>			
SA/SEA summary			
<p>The site may provide 315 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. Potential positives are also identified in relation to landscape and land use through re- development of the brownfield site. Potential negative effects are identified in relation to heritage due to listed buildings in/adjacent to the site. Neutral impacts are identified for biodiversity and flood risk.</p>			
The former boundary of this site which was consulted on at preferred Options and FSC:			
			

Site Ref:	ST17	Site Name:	Nestle South
You told us at Preferred Options/ Further Sites consultations ...			
2 objections			
<ul style="list-style-type: none">• Part of the site lies within the Nestle/Rowntree conservation area and would need to ensure that those elements which contribute to the significance of these assets are not harmed.• Site is unsustainable and likely to impose significant demands on infrastructure and transport services			

Site Ref:	ST32	Site Name:	Hungate
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Consultation boundary:



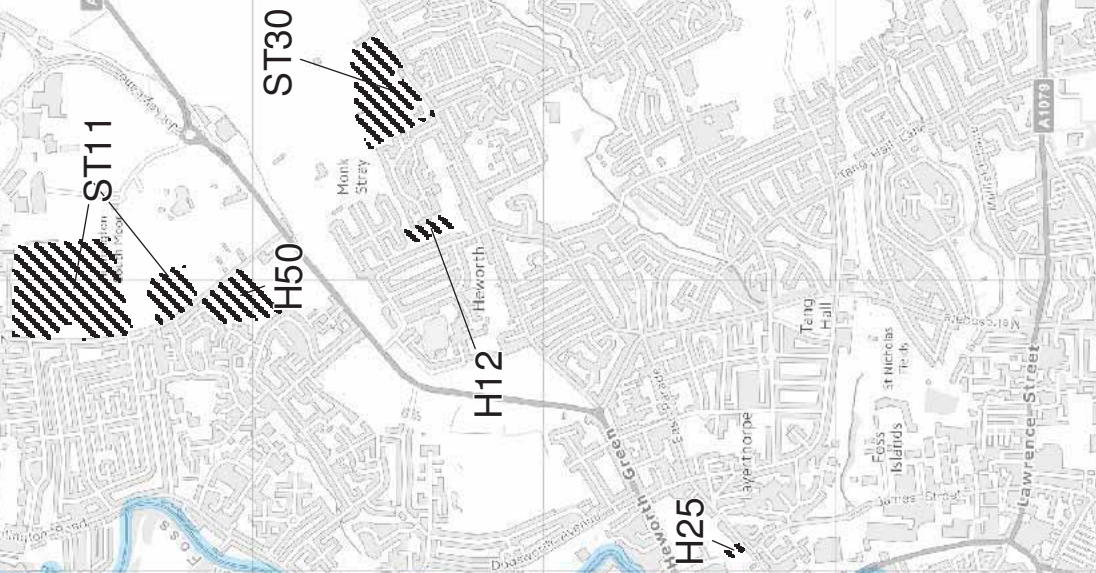
Site Size	4.8ha (Total site area)
Indicative Site capacity	305 dwellings
Archetype/ Density	N/A – Site has existing consent for 720 dwellings and masterplan approved at planning committee for Phase 5+ which will provide up to 305 additional dwellings over and above the original extant scheme giving total site capacity of up to 1025 residential units along with commercial space, community

Site Ref:	ST32	Site Name:	Hungate
			building, public open space and associated car parking
Proposed allocation	Allocated for 305 additional residential dwellings		
Planning principles	<ul style="list-style-type: none"> As per agreed site masterplan through existing outline and full planning consents 		
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk - check		
Agricultural Land Zone	York Main Urban Area		
Commentary			
<p>The site was previously included within the Publication Draft Local Plan (2014) as site MU1 to reflect the extant planning permission for a mixed use scheme to redevelop the 4.1ha site for residential (720 units), Class B1 (12,062 SQM), A1/A3/A4/A5 (6,392 SQM), focal building, public space and associated car parking.</p> <p>Phase 1 of the scheme is now complete for 163 dwellings alongside the Hiscox Scheme which incorporates 10,400 sqm of B1a office floorspace. Phase 2 of the scheme is currently under construction for 195 residential dwellings (13/03015/FULM). This leaves 362 units remaining from the original approval (720 units) of which 287 have full approval (15/01709/OUTM) for Block D (186 residential units) and Block F (101 residential units) plus community centre and associated car parking.</p> <p>In addition to the above which are included as residential commitments (site with planning consent) there is also outline consent (15/01709/OUTM) for phase 5+ of the Hungate Scheme. This proposes that there could be an additional 305 residential units over and above the original 720 total capacity which would increase the total number of units to 1025. This additional capacity (+305) has therefore been included as a strategic housing allocation (ST32). The outline scheme proposes up to 305 additional residential units plus flexible commercial space (1,660 sqm) with the precise quantum and location to be determined at the reserved matters stage.</p>			
SA/SEA summary			
<p>This site is likely to create up to 1000 jobs and is therefore likely to have a significantly positive impact on the economy. Significantly positive effects are also identified for Transport and Equality and Accessibility due to the site's city centre location and its proximity to facilities and transport routes. Land use is also score positively given that the site is brownfield. The site scores more negatively in relation to biodiversity as it is adjacent to a non statutory NC designation site. The site also scores significantly negative given its proximity to the river and location in a high flood risk area. In addition, it also score significantly negatively as it is located within the city's area of archaeological importance and is known to have archaeological importance. The site is also scored with a minor negative given that it is located within the city centre Air Quality Management Area.</p>			

Site Ref:	ST32	Site Name:	Hungate
You told us at Preferred Options/ Further Sites consultations ...			
1 objection			
<ul style="list-style-type: none">• Hungate should be identified as a strategic site for mixed uses including housing, commercial, retail, employment and leisure purposes given the planning permissions that are in place			



Area 4



 Proposed Removed Land

Area 4 Sites removed following further analysis.

Site ref	Site name	Main Reasons											Summary		
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner / Deliverability issues			
H12	Land R/O Stockton Lane/Greenfield Park Drive					✓									<p>The site comprises of backland and existing gardens to the rear of existing properties. It appears that access to the site may be constrained which would limit development capacity of the site. Whilst the site may be suitable for re-development pending further assessment of access and design constraints it is not considered suitable for allocation on the basis of the current evidence.</p>
H19	Land at Mill Mount											✓			<p>There are design/landscape setting constraints within the site which limit its development potential and yield. The existing open space and mature trees (with TPOs) need to be preserved and the site is within the central historic core conservation area and within 50m of listed buildings requiring sensitive design. It would be necessary to retain the existing trees, banking and car parking areas as a barrier to the street scene making conversion of the existing building</p>

Site ref	Site name	Main Reasons												Summary
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / Archaeology	Ecology	Willing Landowner/Deliverability issues		
H25	Heworth Green North			✓								✓		more likely than redevelopment. Whilst the site may be suitable for re-development pending further assessment of access and design constraints it is not considered suitable for allocation on the basis of the current evidence.
														The site is just above the allocation threshold of 0.2ha and contains areas of medium and high flood risk (zones 2 and 3a). Part of the site may be suitable for re-development alongside the adjacent site which has planning consent for a mixed use development but it is considered unlikely to be suitable as a residential allocation on the basis of the current evidence.
H50	Land at Malton Road			✓	✓									Following further technical officer consideration including application of the sequential test for flood risk it is considered that the site should not be included as a residential allocation. The site contains areas of flood zone 3a and 3b and the

Site ref	Site name	Main Reasons											
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / Archaeology	Ecology	Willing Landowner/Deliverability issues	Summary
ST11	Land at New Lane Huntington				√								<p>majority is flood zone 2. There are other suitable sites in lower flood risk zones that are able to meet the housing requirement for the city.</p> <p>In addition it is considered that the site forms part of an important green wedge into the city along Malton Road adjacent to Monk Stray. Maintaining this green wedge is a key characteristic of York and an important role of York's greenbelt. The site contributes to a sense of openness along New Lane which helps to separate the existing built up area of Huntington from the commercial area at Monks Cross.</p> <p>Following further technical officer consideration of the site it is considered that the site performs an important role in preserving the character and setting of Huntington keeping an important gap between the existing residential area of Huntington and the commercial area of Monks Cross. The area has a lack of greenspace and this site has local amenity value as well as</p>

Site ref	Site name	Main Reasons											
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / Archaeology	Ecology	Willing Landowner/Deliverability issues	Summary
ST30	Land North of Stockton Lane				√								providing a green wedge into the city. The site also contains a Scheduled Ancient Monument (Roman Camp) which needs to be preserved along with Huntington Grange and the cemetery which would need room for future expansion. Following further technical officer consideration of the site it is considered that the site performs an important role in maintaining a green wedge into York from Monk Stray which contributes to the setting of York. Maintaining green wedges is a key characteristic of York and an important role of York's Green Belt. The site is not contained to the north and eastern boundaries opening onto open agricultural fields to the northern boundary providing access to open countryside. Pasture Lane to the eastern boundary has intermittent residential properties along a track and does not provide containment to the site.
H23	Grove House										√		At this current time there is no certainty over the future use of this site so it is not considered suitable for allocation at the current time.

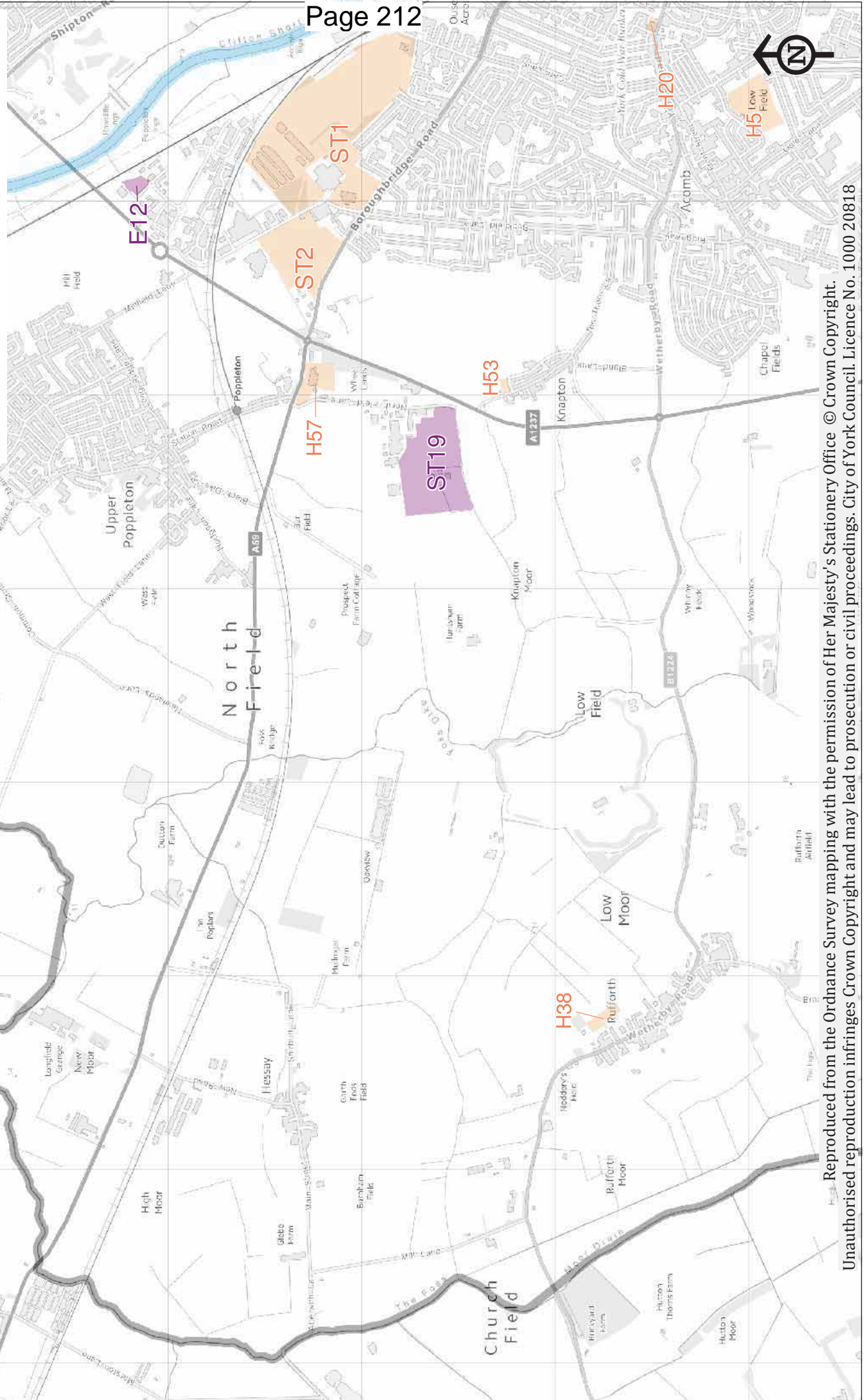
AREA 5 SITES

Area 5

Preferred Housing Allocation

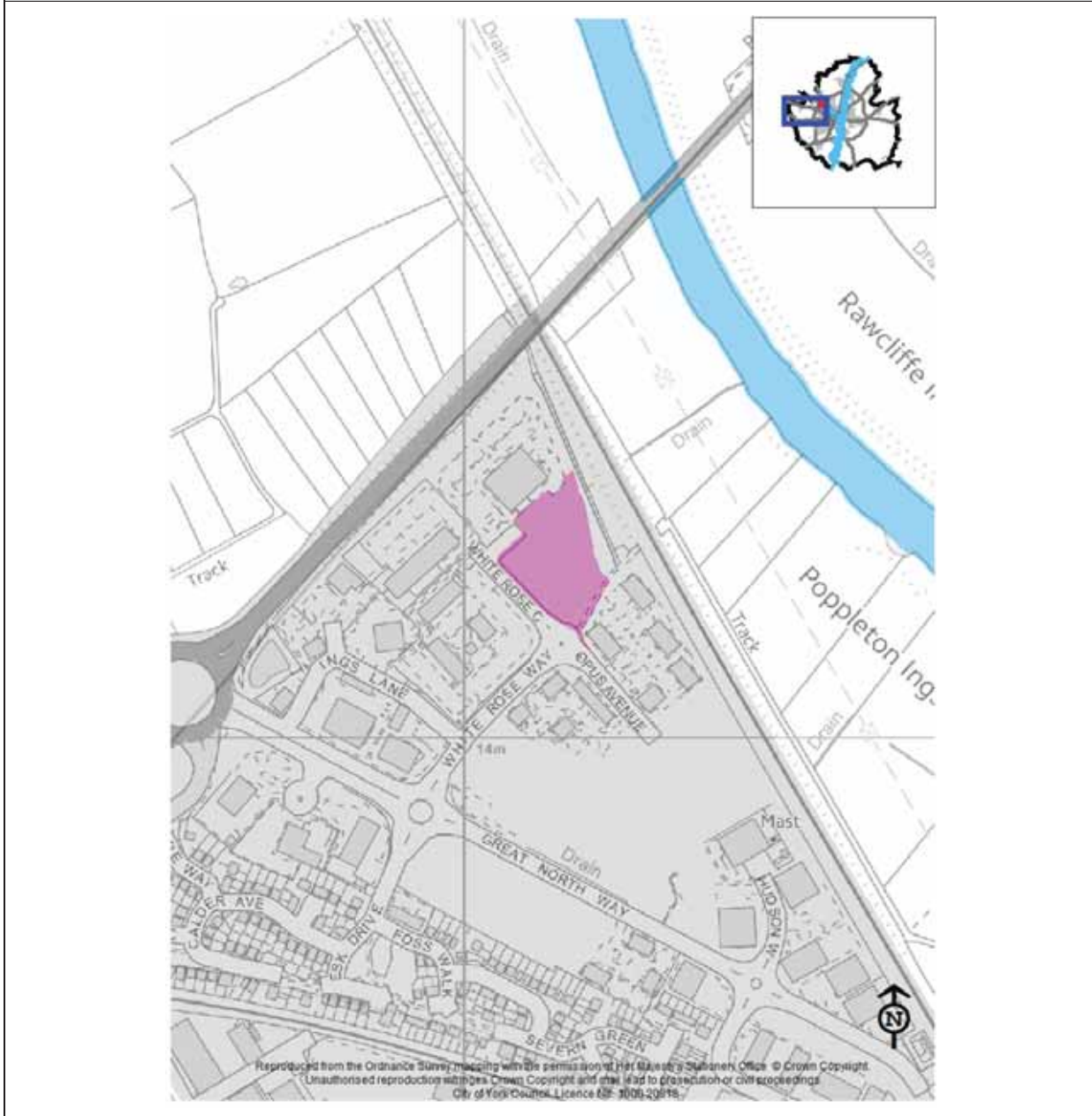


Preferred Employment Allocation



Site Ref:	E12	Site Name:	York Business Park
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Consultation boundary:

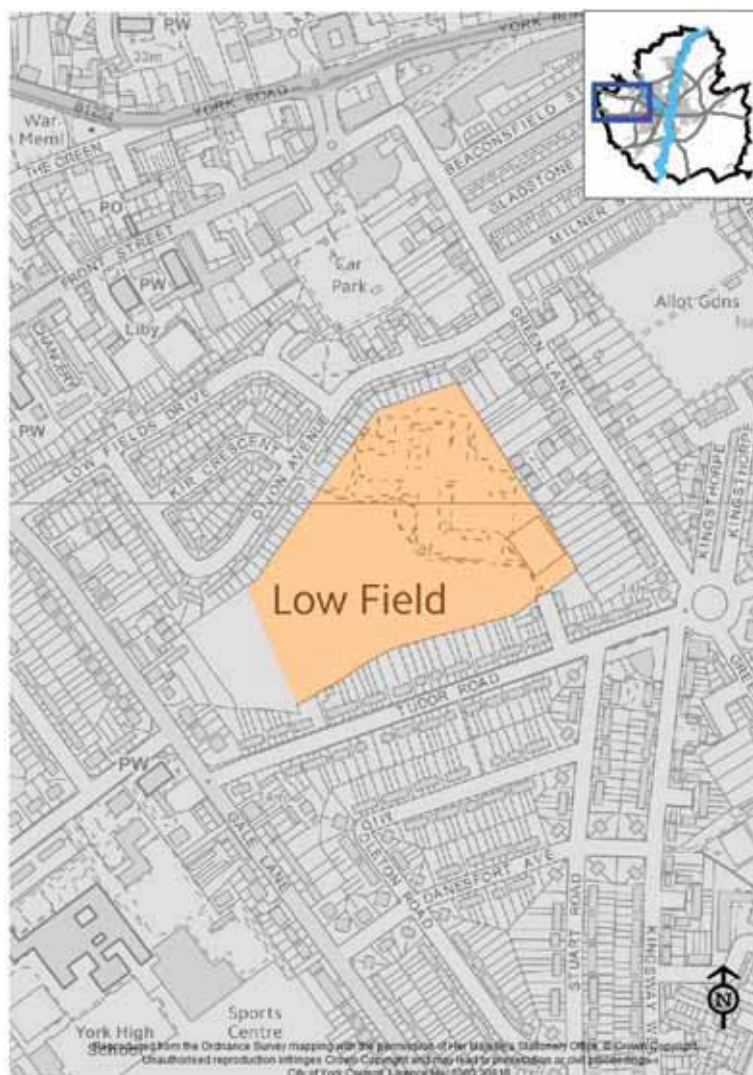


Site Size	0.8ha
Indicative Site capacity	3,300 sq m B1c/B2/B8 (light industrial/Storage and distribution)
Archetype/ Density	N/A

Site Ref:	E12	Site Name:	York Business Park
Proposed allocation	Allocated for employment for 3,300 sq m B1c/B2/B8		
Further Considerations			
Flood Zone	Flood Zone 2		
Agricultural Land Zone	Grade 3		
Commentary			
<p>The site was included within the Publication Draft Local Plan (Site E12) for employment uses. The site is an existing vacant plot within the existing York Business Park which includes a variety of commercial uses along with residential properties. The site is accessible from the A1237 and A59. The site is ranked reasonably highly in the Employment Land Review in terms of market attractiveness and it is therefore considered appropriate to include as an allocation for employment uses.</p> <p>The site is currently being considered for a car dealership but will be retained as an allocation in the plan.</p> <p>The site is outside of environmental constraints (1-3 as detailed in the methodology). Access to the site would be via White Rose Close.</p>			
SA/SEA summary			
<p>This site is likely to create between 47 – 165 jobs and is therefore likely to have a significantly positive/positive impact on the economy. This site has good access to existing services and facilities on the business park and consequently scores positively in objectives for Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. Neutral impacts are likely in relation to landscape and heritage, flood risk and air quality.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
2 objections			
<ul style="list-style-type: none"> • The proposed A1237 Outer ring road proposals represent development sprawl, swallowing up land around Monks Cross, Haxby, Wigginton, Strensall, Skelton and land to the north of Haxby, on land north of Clifton Moor and on land south of Strensall, allowing further urban spread to occur. • Land at Northminster Business Park or York Business Park should be allocated for a freight transshipment centre in connection with the proposed Low Emission Zone for the city centre 			

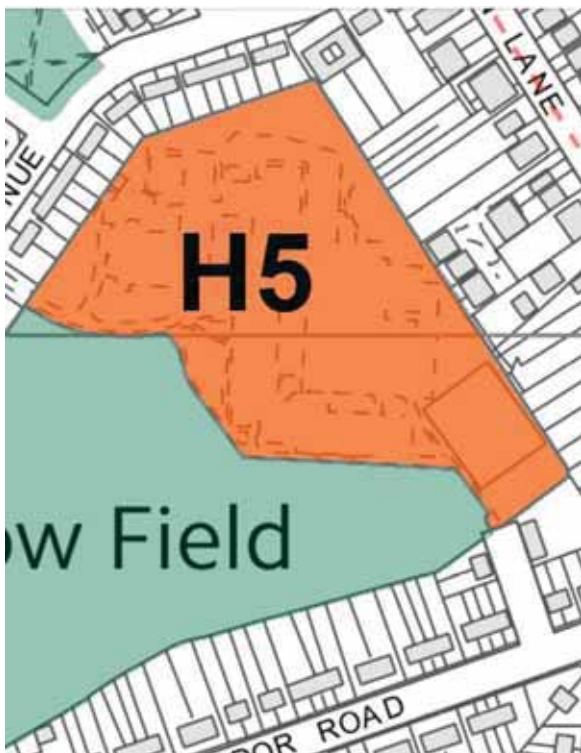
Site Ref:	H5	Site Name:	Lowfield School, Dijon Avenue
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Consultation boundary:



Site Size	Total site size 5.4ha. Area identified for residential (C3) use 3.64ha
Indicative Site capacity	137 dwellings
Archetype/ Density	Suburban medium archetype (95% @ 40dph)
Proposed allocation	Residential (C3) element – 137 dwellings (3.64ha)

Site Ref:	H5	Site Name:	Lowfield School, Dijon Avenue
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	York Main Urban area		
Commentary			
<p>The site was previously included with the Publication Draft Local Plan as a non-strategic housing allocation (H5) for 72 dwellings based on a site area of 2.24ha. Based on the latest information from the Council's Older Persons Accommodation Team the site area for the residential element of the scheme has increased to 3.64ha giving a revised estimated yield of 137 dwellings. The total site area is 5.4ha with 1.21ha indicated for health and well-being including a care home and 0.56ha for public open space. The site is available with a willing landowner. The site is not located within an area of environmental constraint (criteria 1 to 3 as detailed in the methodology).</p> <p>Westfield ward is deficient in almost all open space typologies so future development must achieve an acceptable balance of on-site open space provision. The site currently includes a sports pitch so deficiency must be adequately addressed before this site is developed.</p> <p>The revised estimated site capacity of 137 dwellings on a 3.64 ha element of the site reflects the latest masterplan for the site. The overall site will include provision of a new care home, accommodation for community based domiciliary care staff to provide care and support to residents in age related housing both on site and in the nearby area, public open space, starter homes and homes for 60+ age group and integrated care services.</p> <p>The site has access to bus routes and cycle and pedestrian routes. A full transport assessment would be required to look at access options. Main (single) access for vehicles would be off Dijon Avenue, which is 5.0m wide with a 1.8m verge and 1.8m wide footway each side. Existing access into the site is only 4.0m wide and will need to be widened.</p> <p>The site is in a local green corridor which would need to be enhanced through scheme design to act as a stepping stone for biodiversity and the site would also require a tree survey.</p>			
SA/SEA summary			
The site may provide 137 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives			

Site Ref:	H5	Site Name:	Lowfield School, Dijon Avenue
<p>regarding health, education, transport and equality and accessibility. Positive effects on land use are also identified given that the site is predominantly brownfield. However, some of the playing field is taken for development which will infill currently an openspace in a residential area. Neutral impacts are identified on biodiversity, flood risk and heritage objectives.</p>			
<p>The former boundary of this site which was consulted on at preferred Options and FSC:</p>			
			
<p>You told us at Preferred Options/ Further Sites consultations ...</p>			
<p>3 objections</p> <ul style="list-style-type: none"> • Should develop the whole site as a retirement village. • Support the concept of a retirement village, however delays in implementation raises concerns about the scale of development which will eventually emerge at Lowfields. There is a strong feeling amongst local residents that the green space (former school playing fields) on this site should be put to constructive recreational use. • As a dementia care home is being provided on the site, the area for consideration for housing should be extended to include some or all of the playing field. Any existing sporting use or identified need could be re-provided on the land at the rear of Westfield School with enhanced facilities as agreed with the council's leisure team. 			

Site Ref:	H20	Site Name:	Oakhaven EPH, 114 Acomb Road
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Consultation boundary:

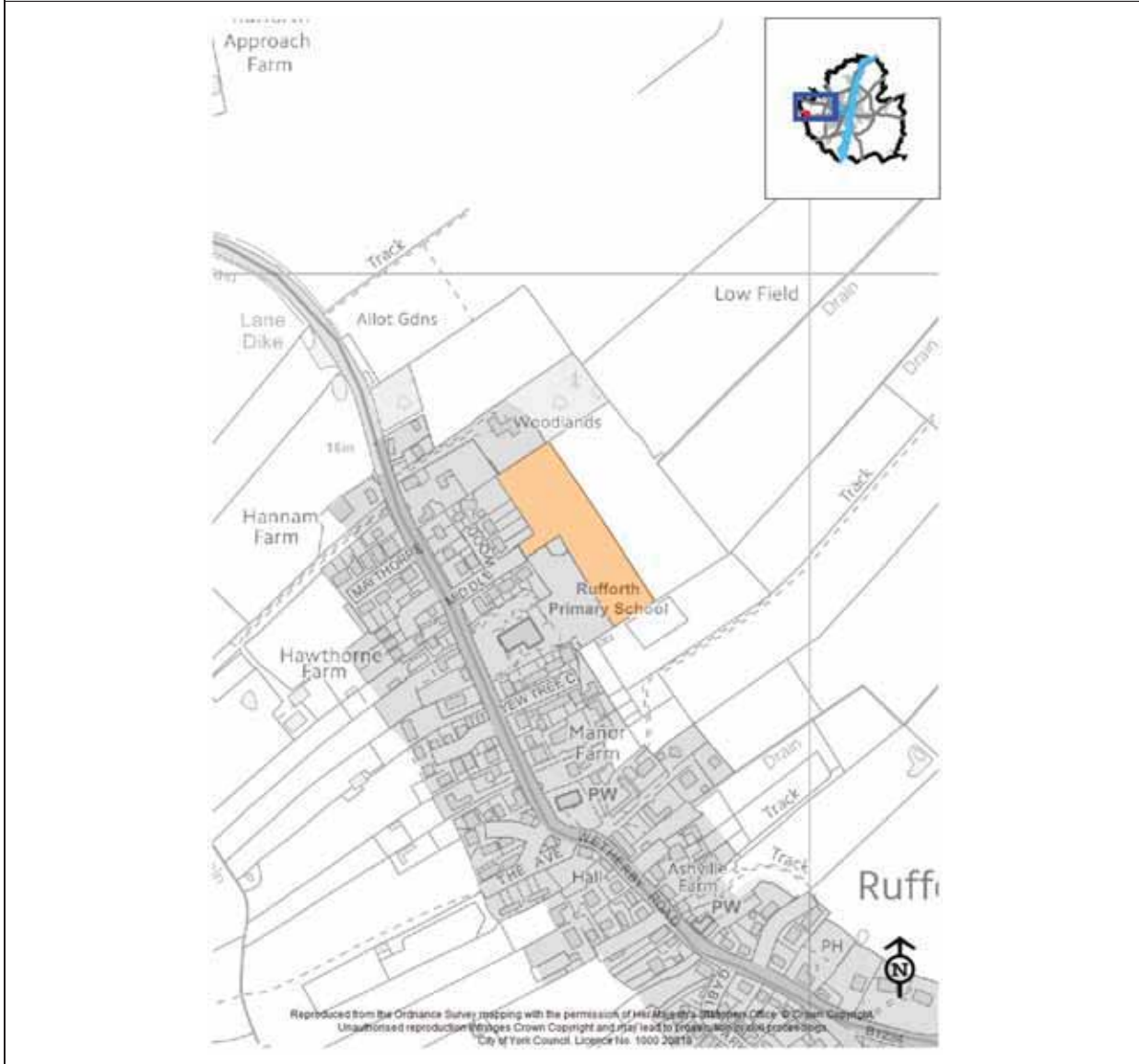


Site Size	0.33ha
Indicative Site capacity	17 dwellings
Archetype/ Density	Urban (small) archetype – 100% of site area at 50 dph
Proposed allocation	Allocated for residential development for 17 dwellings

Site Ref:	H20	Site Name:	Oakhaven EPH, 114 Acomb Road
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	York main urban area		
Commentary			
<p>The site was included in the Publication Draft Local Plan (2014) as site H20. The site is outside of environmental constraints (1-3 as detailed in the methodology) and has a willing landowner.</p> <p>The site has been identified for closure through the Council's Older Persons Accommodation Strategy and its redevelopment has been agreed with a Housing Association partner to fund, build and operate the accommodation. The procurement process is underway and construction is projected to commence in 2017.</p> <p>No major highways issues raised. There are access options including via Acomb Road although Hebdon Rise has limited width.</p> <p>No ecological or design constraints were raised through technical officer group.</p>			
SA/SEA summary			
<p>The site may provide 17 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Positive effects on land use are also identified given that the site is brownfield. Neutral impacts are identified on biodiversity, flood risk, heritage and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
0 objections			

Site Ref:	H38	Site Name:	Land Rear of Rufforth Primary School, Rufforth
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Consultation boundary:

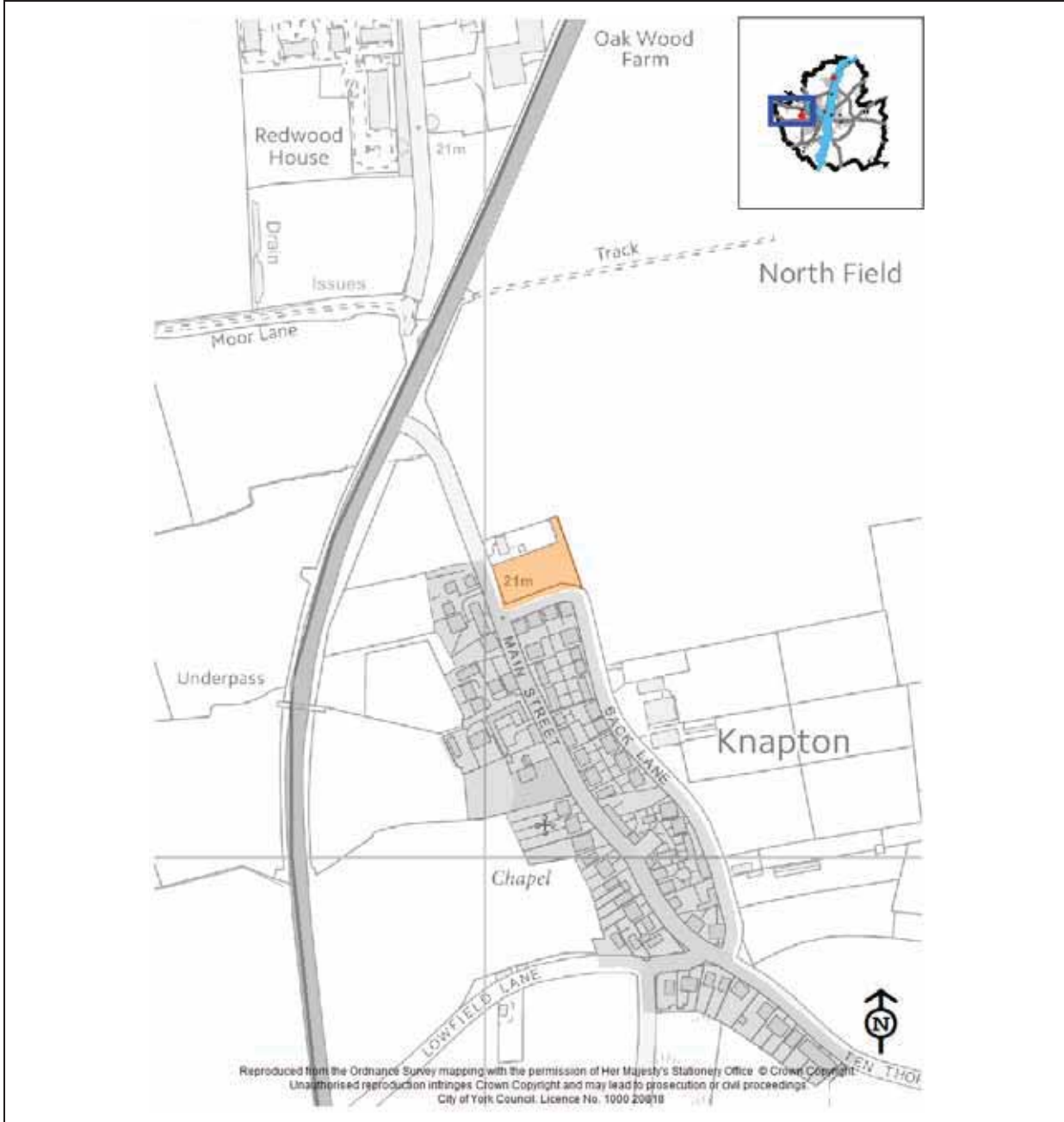


Site Size	0.99ha
Indicative Site capacity	33 dwellings
Archetype/ Density	Village/Rural (large) – 95% net site area @ 50 dph
Proposed allocation	Residential allocation for 33 dwellings

Site Ref:	H38	Site Name:	Land Rear of Rufforth Primary School, Rufforth
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 2		
Commentary			
<p>The site was previously included in the Publication Draft Local Plan as site H38. The site is outside of environmental constraints (1-3 as detailed in the methodology) and has a willing landowner. The site is well contained with clearly defined boundaries including existing residential properties and tall/extensive hedgerows. The site represents a modest infill to the existing settlement limits of Rufforth Village and will allow for clearly defined green belt boundaries relating well to the existing built form of the village.</p> <p>The site has limited access to public transport routes although is within walking distance of the primary school. The site can be accessed from Middlewood Close which is a straight road with turning head at NE end (access to site form here).</p> <p>The site is improved grassland but with limited ecological interest. The mature hedgerows should be retained along with the mature trees around the perimeter of the school.</p>			
SA/SEA summary			
<p>The site may provide 33 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport connections in the centre of the village and consequently scores positively for objectives regarding health, education, transport and equality and accessibility. Negative effects are identified for landuse and flood risk given that it is greenfield and is partly at higher flood risk. Neutral impacts are identified on biodiversity, flood risk, heritage and landscape objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
16 objections			
<ul style="list-style-type: none"> • Serious existing problems with the sewerage system. Full consultation with Yorkshire Water required • Concerns with increases in traffic and difficulties with parking • The school is at full capacity • Will alter the character of the village • The development is 'off the building/settlement line' 			

Site Ref:	H53	Site Name:	Land at Knapton Village
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Consultation boundary:



Site Size	0.33ha
Indicative Site capacity	11 dwellings
Archetype/ Density	Rural/Village (small) – 100% site area at 35 dph
Proposed allocation	Allocated for 11 residential dwellings

Site Ref:	H53	Site Name:	Land at Knapton Village
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 2		
Commentary			
<p>The site was not included within the Publication Draft Local Plan (2014) as it previously failed Criteria 4 of the Site Selection Methodology – Access to services. As part of this new assessment the Access to Services data has been updated from a 2012 base date to a 2016 base date. This update means that the site now passes the criteria 4 assessment.</p> <p>The site is outside of environmental constraints (1-3 as detailed in the methodology) and has a willing landowner. This is a small site in a small village, and the site is well contained. There are established boundaries on 3 of the 4 sides, including Knapton Main Street (and established hedge) to the west, Back Lane (and established hedge) to the east and a residential property (and hedge) to the north. However, the boundary to the eastern side (with the adjacent agricultural field) only consists of a post and wire fence. It is considered that the site will provide defensible greenbelt boundaries and provides limited infill to the existing settlement form.</p> <p>The site is currently rough semi-improved grassland and has defined hedgerows along its boundary with Main Street and Back Lane. The site is not adjacent to any statutory or non statutory nature conservation sites but is part of a local green infrastructure corridor (13. Acomb Corridor). This corridor is important for a series of grassland sites and aligned gardens creating a network of corridors and wildlife habitats. In order to maintain existing habitats it is important that the existing hedgerows be maintained along with the mature trees within and on the perimeter of the site which include an Oak Tree and an Ash Tree. The site will require a bat survey.</p> <p>Access to the site would be served from Back Lane and it would be necessary to maintain and enhance the footway to Back Lane. Further assessment would be required including the need to potentially widen Back Lane at the site frontage given that the existing road is 4 metres in some places.</p>			
SA/SEA summary			
<p>The site may provide 11 houses and therefore is likely to be positive for meeting housing need. This site has access to services and transport routes and consequently scores positively in relation to objectives regarding health, transport, equality and accessibility. The site scores more negatively in relation to education however, as there</p>			

Site Ref:	H53	Site Name:	Land at Knapton Village
<p>are no schools within 800m of the site and few openspaces. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage and landscape as there is the potential are archaeological deposits and this would be development where the openspace may contribute to the setting of the village.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
New Site for this consultation – no previous comments collected			

Site Ref:	H57	Site Name:	Poppleton Garden Centre (Former E16 Employment Allocation)
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Consultation boundary:



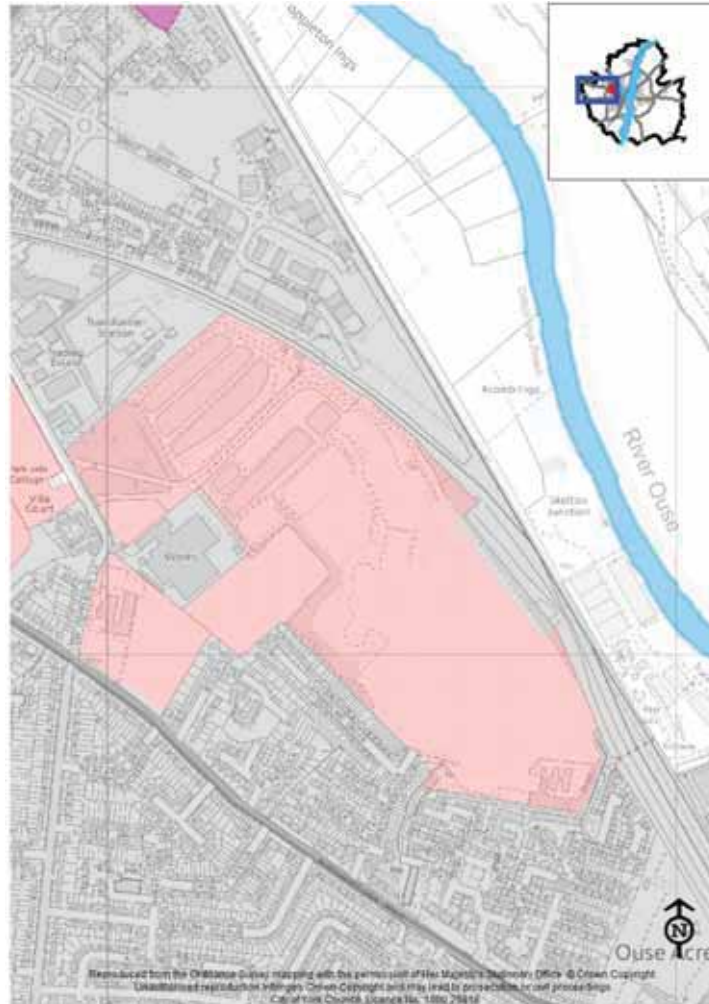
Site Size	2.8ha
Indicative Site capacity	93 dwellings
Archetype/ Density	Village/Rural (Large) – 95% net site area @ 35dph
Proposed allocation	Allocated for residential for 93 dwellings

Site Ref:	H57	Site Name:	Poppleton Garden Centre (Former E16 Employment Allocation)
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	N/A – Site is in existing use as garden centre		
Commentary			
<p>The site was included within the Publication Draft Local Plan (2014) as an employment site (E16) and was allocated for up to 11,200 sqm of light industrial/storage and distribution uses. The site is no longer required for employment uses given the need identified in the Employment Land Review and therefore the site has been re-considered for its potential for residential uses. The site was submitted through the Preferred Options consultation for consideration for re-development over the plan period for either residential, employment or retail use.</p> <p>The site is outside of environmental constraints (1-3 as detailed in the methodology). The site previously failed Criteria 4 of the Site Selection Methodology – Access to services for residential use. As part of this new assessment the Access to Services data has been updated from a 2012 base date to a 2016 base date. This update means that the site now passes the criteria 4 assessment primarily because the site is now adjacent to the Poppleton Bar Park and Ride site offering a frequent bus service to York City Centre.</p> <p>The site has pedestrian access to services in Poppleton village via the signalised crossing on the A59/Northfield Lane junction including Poppleton Railway Station. However some of the facilities including the primary school are more than 800m (10 mins walk) from the site. The masterplan for the site would need to incorporate improved pedestrian and cycle access to Manor School.</p> <p>Given proximity to the A59 the site would require an air quality and noise assessment and it would be important to design the site to minimise noise from the carriage way and consider the orientation of habitable rooms.</p> <p>It would be important to provide an appropriate landscape frontage to A59 given the sites location on the approach to the city and also to maintain the setting of Poppleton Village. The site is bounded by the A59 and residential and commercial uses on three sides and it is therefore not considered to serve greenbelt purposes.</p>			
SA/SEA summary			
The site may provide 93 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport routes given the proximity of the			

Site Ref:	H57	Site Name:	Poppleton Garden Centre (Former E16 Employment Allocation)
<p>park and ride as well as the railway station. Consequently the site scores positively in relation to objectives regarding Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores negatively in relation to education as there is no access to a nursery without crossing the ring road. In addition, biodiversity is scored as minor negative due to being adjacent to non statutory NC designation site. There may also be archaeological deposits of interest on this site. Neutral impacts are anticipated on the landscape in this given the nature of existing development and flood risk objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
27 objections (to previous allocation for employment uses – Site E16)			
<ul style="list-style-type: none"> • Cannot see how further employment is possible unless the garden centre were to close one third of the area of the present garden centre. • Any development should be restricted to the footprint of the existing building. This helps to maintain the green corridor to the city. • Heavy good traffic from wider employment uses could have impact on the Northfield Lane/A59 junction requiring major infrastructure investment. • Located alongside the most congested section of the outer ring road, not attractive to the market/potential employers. • The site should also be allocated for B1a uses, there is no rationale as to why B1a is excluded from the proposals. Also consider that the site is suitable for retail use in the longer term subject to required impact test. • Unnecessary proposal, all new employment should be met by Northminster Business Park before other sites are considered. 			

Site Ref:	ST1	Site Name:	British Sugar
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Consultation boundary:



Site Size	40.7ha
Indicative Site capacity	Total estimated site yield 1140 dwellings (805 in Plan Period)
Archetype/ Density	N/A – Masterplan density taken from Planning Application discussions
Proposed allocation	Allocated for residential for total estimated site yield of 1140 dwellings
Planning principles	<ul style="list-style-type: none"> • Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment (SHMA) • Provision of new social infrastructure to serve the needs of

Site Ref:	ST1	Site Name:	British Sugar
		<p>the new community and surrounding communities including local retail, health, community space, educational facilities and sports provision</p> <ul style="list-style-type: none"> • Provision of a new nursery and primary school and appropriate off –site contributions for secondary school provision • High quality design to give a sense of place and distinctive character reflecting the sites historic use and social heritage • Creation of a framework of public realm/spaces/routes to encourage pedestrian and cycle movements into and through the site • Creation of linked multi-functional green infrastructure including existing landscaped areas to maximise linkages to the wider green infrastructure network • New and improved green infrastructure to meet the needs for formal and informal recreation and leisure use • Optimise integration. Connectivity and access through the provision of new pedestrian, cycle, public transport and vehicular routes to ensure sustainable movement into, out of and through the site 	
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	York Main Urban Area		
Commentary			
<p>The site was included in the Publication Draft Local Plan as Strategic housing allocation (ST1) for 1140 dwellings. The boundary and total estimated site yield remain unchanged although there has been some re-assessment of the yield within the plan period (2012-2032) based on the likely time before construction will commence due to remediation works required. This means that it is estimated that 805 dwellings will be provided within the plan period to 2032 based on a year 5 start date.</p> <p>A comprehensive masterplan approach to the site is being pursued by the site promoters through the planning application process which includes the former Manor School site and the sports facilities associated with the former British Sugar site. Appropriate levels and types of open space will be provided as part of the re-development.</p> <p>Detailed issues including access, ecology and design will be resolved through the planning application process. Previous technical officer comments have highlighted that the site contains a SINC bordering the railway line. The 'British Sugar Sidings' is 500m long and is designated for species of <i>aculeate hymenopter</i> (Bees and wasps). This site may be</p>			

Site Ref:	ST1	Site Name:	British Sugar
<p>impacted through the construction of the site and it would be necessary to ensure the limiting of disturbance to avoid adverse impact on the bees and wasps. This may include phasing development around the site to correspond to the lifecycle of these species. Significant buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the Green Infrastructure scheme on site.</p> <p>The site is part of Acomb/River Ouse green infrastructure corridors. The site will require substantial natural open space. The site would require a tree survey with particular reference to mature trees along Boroughbridge Road frontage.</p> <p>The site has views across the flat landscape toward the Minster and northwest, which need to be incorporated through the design to ensure views are achieved across the flat landscape.</p> <p>The archaeological desktop survey has revealed that onsite archaeology is likely to be low but further investigation may be required.</p>			
SA/SEA summary			
<p>The site may provide 1140 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Further facilities commensurate to population may be required. Positive effects on land use are also identified given that the site is brownfield. The site scores more negatively in relation to biodiversity due to containing a non- statutory NC designation site and being within 250m of a Statutory Nature Conservation site. The site is also within close proximity of the river but has low flood risk. Negative and positive impacts are identified in relation to the water objective given that it is close proximity to the river but remediation of the existing site is also likely to be positive. Mixed effects are also identified for landscape and heritage given an acknowledgement of potential archaeological deposits remaining around the existing industrial use and views towards the city centre.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>84 objections:</p> <ul style="list-style-type: none"> • Site is adjacent to sites of biodiversity importance and will require mitigation. • The boundary of the site should be extended to include the former British Sugar sports ground and the former Manor School playing field. • The location of potential new bridges should be determined through the masterplanning and planning application process and should not be identified on the proposals map. • The location for potential railway station or halt should not be identified at this stage as there is no confirmed funding. • The estimated yield of the sites must be identified as a guideline rather than a maximum 			

Site Ref:	ST1	Site Name:	British Sugar
<p>figure.</p> <ul style="list-style-type: none"> • Will have a significant impact on traffic volumes on the A59, A1237 and Millfield Lane, consideration should be given to the re-opening of Low Poppleton Lane. • Falls within a green corridor, development will adversely affect this designation. • The site is better suited to employment development. • There are too many houses proposed in this area including sites ST1, ST2 and H36. Road capacity and local infrastructure such as schools cannot cope with additional houses proposed. • Will have a significant impact on the area by linking the existing small scale housing on the A59 providing a solid urban landscape up to the A59/A1237 junction. There will be no gap between the edge of the urban area and the village of Poppleton. • Delivery is unlikely in year one given lead in times. More realistic for the site to be identified as delivering from year six onwards. • Should not rely too heavily on complex brownfield sites like ST1 in the five year housing supply. • Development will increase the traffic to Millfield Lane at the junction with the ring road. The existing barrier across the Millfield Lane junction with Lower Poppleton Lane should be relocated to separate the new development from Millfield Lane roundabout. • Retention of the openspace (sports ground) will provide an important amenity area. 			

Site Ref:	ST2	Site Name:	Civil Service Sports Ground
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Consultation boundary:



Site Size	10.43ha
Indicative Site capacity	292 dwellings
Archetype/ Density	Strategic Site (suburban) – 70% net site area at 40 dph
Proposed allocation	Allocated for residential use for 292 dwellings
Planning principles	<ul style="list-style-type: none"> • Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment (SHMA) • High quality design to give a sense of place and distinctive

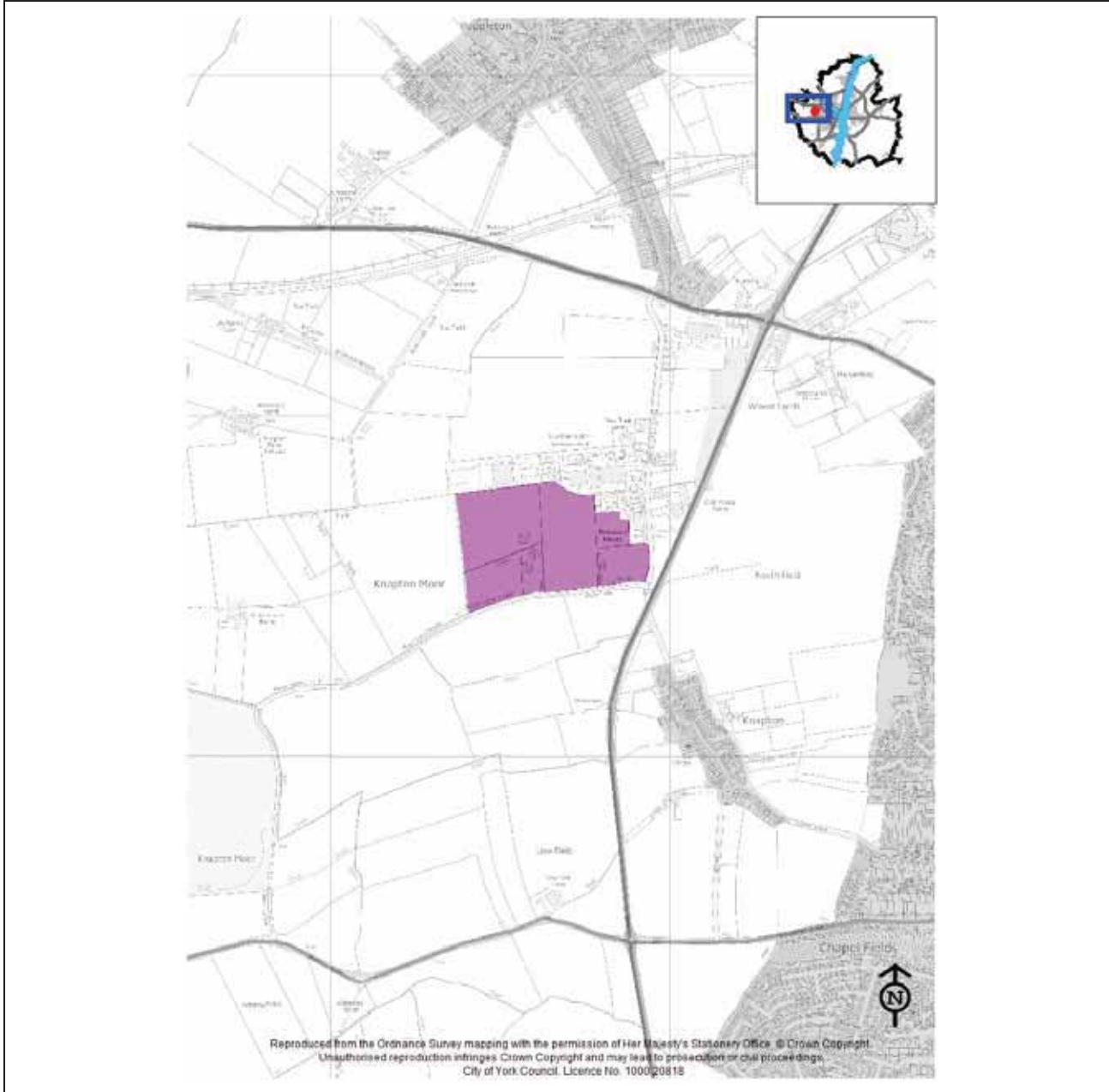
Site Ref:	ST2	Site Name:	Civil Service Sports Ground
			<p>character</p> <ul style="list-style-type: none"> • Appropriate off-site contributions for nursery, primary and secondary education provision • Creation of a framework of public realm/spaces/routes to encourage pedestrian and cycle movements into and through the site • New and improved green infrastructure to meet the needs for formal and informal recreation and leisure use • Optimise integration. Connectivity and access through the provision of new pedestrian, cycle, public transport and vehicular routes to ensure sustainable movement into, out of and through the site • Development should be set back from the A59 frontage and mature trees and landscape feature (with appropriate setting) retained to provide a perception of openness and preserve separation between York and Poppleton
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 2 (part)		
Commentary			
<p>The site was previously included in the Publication Draft Local Plan as a strategic site (ST2). The currently boundary remains as previously consulted on. The site is outside of environmental constraints (1-3 as detailed in the methodology) and has a willing landowner. The site is in a sustainable location with access to public transport routes and local facilities. The site is well contained with strong, permanent boundaries. The area to the north-east of the site, along Millfield Lane is dominated by commercial businesses, 'Tangerine' factory and the former British Sugar Factory. The site is bordered by Boroughbridge Road (A59) to the south, and there is dense vegetation with the boundary of the A59. The eastern boundary is bordered by existing houses at Villa Court and 8 recently built houses on West View Close. The north-western boundary is bordered by Manor School and the western edge of site is located adjacent to houses and the associated gardens on Cinder Lane. Given the level of containment described the site is not considered to serve green belt purposes.</p> <p>The development of the relocated Manor School site has redefined the urban edge in this area – with its brightly coloured buildings and floodlit sports pitches. This development would advance the urban area westwards, filling the larger gap between the Westview Close to the east and the new Manor School site to the west. The site is partly rough grazing land and is partly brownfield following the former Civil Service Sports council sports facility uses which have since been relocated elsewhere within York. However the site is surrounded by significant urbanising influences with the site being well contained within the</p>			

Site Ref:	ST2	Site Name:	Civil Service Sports Ground
<p>urban area.</p> <p>Access to this site could be from the A59 or Millfield Lane, subject to detailed transport analysis. Integrated accessibility with the British Sugar Site (ST1) should be assessed. There are two bus routes (3 services) including the Service 10 with 30 mins frequency. The Poppleton Bar Park and Ride may also provide the opportunity for the site to be connected to an additional higher frequency service dependant on he location of the Park and Ride inbound stops.</p> <p>Currently the site is within 5 minutes cycle of the railway station. The longer term potential for the British Sugar site to have rail links to the York rail station is being investigated and this could also increase the accessibility of this site in the longer term. The site would need to provide new cycle facilities along Poppleton Road and through to Millfield Lane or improve links to existing pedestrian and cycle networks.</p> <p>The location of the site in close proximity to the A1237 northern outer ring-road and A59 will be likely to exacerbate congestion in the area, particularly at peak times. It would be important that sustainable routes for travel are established prior to the sites completion to avoid reliance on the car.</p> <p>This site is a former open space which is no longer in use and its previous facilities and equipment have been removed. The Open space study shows that this area has a deficiency of open space and therefore the development of this site would not enable it to be brought back into use. However, given the site is now vacant of good quality facilities, the development will be required to include open space for recreational purposes which may help to alleviate demand in this location, particularly from the need arising from new development. New open space would need to be provided on site as part of the development in line with policy G15 of the Local Plan. Further detailed assessment would be required.</p> <p>There are no and no immediate air quality issues although the potential for increased congestion in the west of the City, particularly cumulatively with the British Sugar site may have knock on effects on air quality. The site should mitigate these potential impacts using the citywide emissions policy with the incorporation of low emission technologies and promotion of sustainable travel measures.</p> <p>When looked at in isolation there is capacity at both existing primary schools and secondary schools to accommodate the projected yield from this site with the required financial contributions. Cumulatively with the British Sugar Site there would be no or limited primary school capacity so a new site would be required (within the British Sugar Site).</p>			
SA/SEA summary			
<p>The site may provide 292 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health,</p>			

Site Ref:	ST2	Site Name:	Civil Service Sports Ground
<p>education, transport and equality and accessibility. The land is mixed greenfield/brownfield which has positive negative effects for land use objectives. Potential negative effects are identified for heritage and landscape given that the site may have archaeological deposits and has an existing post medieval field boundary across the site. Site forms part of the rural edge of the city but development will only have a minor effect on setting as other developments in the area have already made impact on the area.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>218 objections:</p> <ul style="list-style-type: none"> • The site is visually prominent so should promote York with good design. • Will reduce the green corridor. • Some of the land should be retained for leisure purposes and a sixth form for Manor Academy or infant school. • Historically in the Green Belt and prevents the coalescence of settlements and contributes to the setting of York. The site balances the Green Belt on the opposite side of the A59 preserving a green finger along the urban edge. • Under utilisation of playing pitches should not be considered as an opportunity to dispose of sites. Further detail is required on the justification for this allocation. • An intrusion into the open countryside and represents urban sprawl. • Rural development should be built at less than 30 dwellings per hectare. • There is not sufficient local infrastructure including schools, doctor's surgeries to cope with the proposed new population. • Development will have a significant impact on traffic volumes on the A59, the A1237 and Millfield Lane. Consideration should be given to the re-opening of Low Poppleton Lane to allow residents of Poppleton and the new proposed development to access Boroughbridge Road without having to use the A59 roundabout. • Development will worsen air pollution from the tip at Rufforth and sewage plant at Rawcliffe. • Development will destroy valuable farmland and interrupt key views. • Site would be better suited to employment uses. • Loss of open space which is fundamental to good standard of living and good mental health. 			

Site Ref:	ST19	Site Name:	Land at Northminster Business Park
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Consultation boundary:



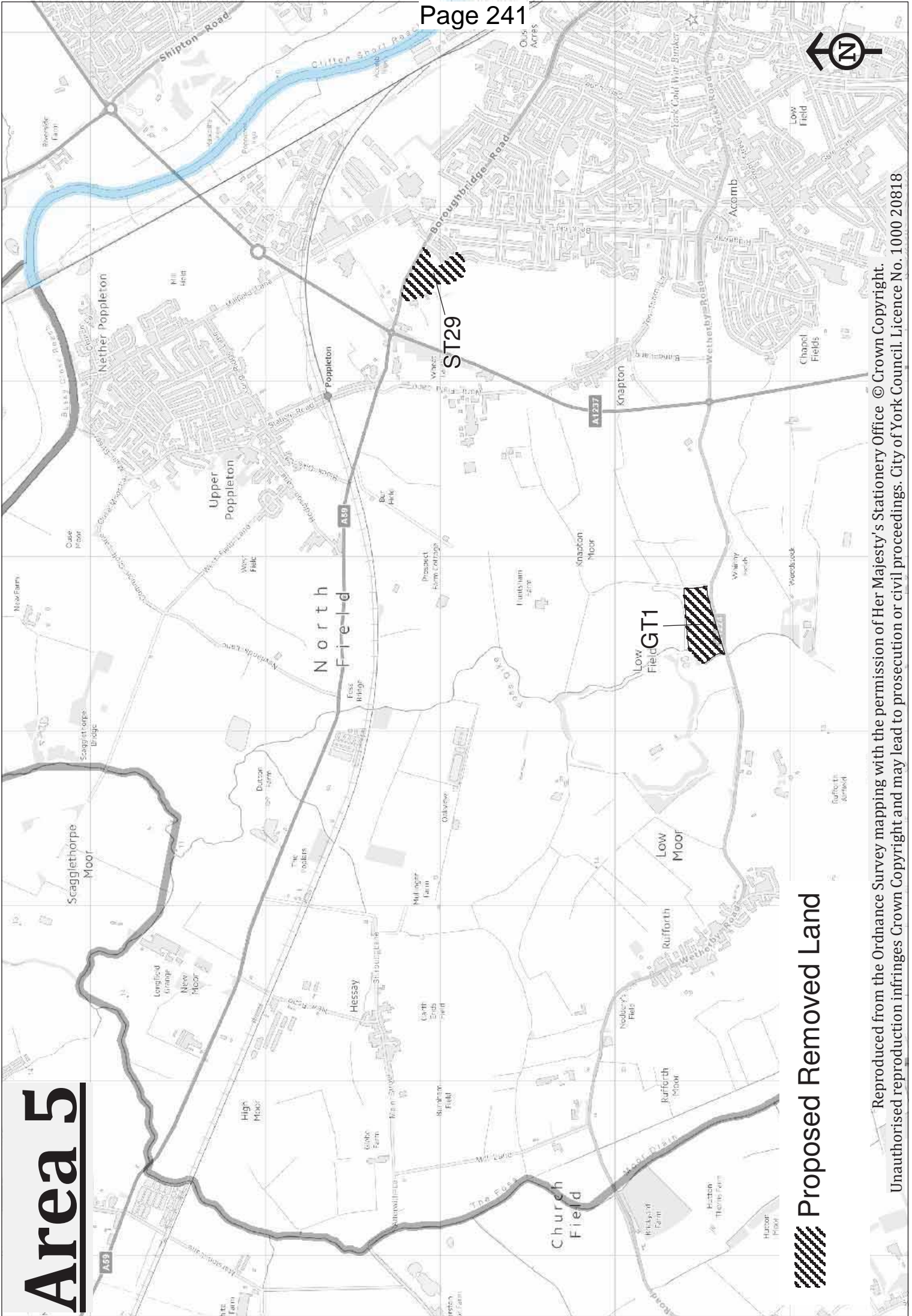
Site Size	15ha
Indicative Site capacity	60,000 sqm B1C/B2/B8 (Light industrial/storage and distribution)
Archetype/ Density	N/A
Proposed allocation	Allocated for employment uses (B1c/B2/B8)

Site Ref:	ST19	Site Name:	Land at Northminster Business Park
Planning principles	<ul style="list-style-type: none"> • To provide for a sustainable business park to help meet the city's employment needs. Ensuring that its composition reflects the economic vision of York • To develop a comprehensive scheme which is linked to the existing business park • Promote sustainable transport solutions linking the proposed site to the Park and Ride • Optimise integration, connectivity and access through the provision of new pedestrian, cycle, public transport and vehicular routes to ensure sustainable movement into, out of and through the site • The site masterplan should include a high quality landscape scheme to ensure an appropriate relationship with its setting particularly the countryside to the west of the site, its relationship to the southern boundary of the site including the relationship with Moor Lane (bridleway) and the village of Knapton • The masterplan will need to ensure that the residential amenity of neighbouring residential properties is maintained 		
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Mix of Grade 1 and Grade 3		
Commentary			
<p>The site was included within the Publication Draft Local Plan (2014) for employment allocation (E17) for 2.5ha/10,000 sq m of employment uses (B1C/B2/B8) with a wider area of land (51ha) included as safeguarded land (SF8). The reasons for safeguarding at that time related to concerns about deliverability due to separate land ownership.</p> <p>Following further technical officer consideration and analysis of employment demand through the Employment Land Review it is proposed that a 15ha site for up to 60,000 sq m of B1C/B2/B8 floorspace be allocated to the south of the existing Northminster Business Park. This land is outside of environmental constraints (criteria 1-3 as detailed in the methodology) and there is a willing landowner/developer. The site is in a sustainable location with access to the Poppleton Bar Park and Ride offering frequent bus routes to the city centre, access to Poppleton Rail Station and vehicular access to the A59.</p> <p>The site is well contained on 3 of its 4 sides, and most of its 4th side. The northern boundary (with the existing business park) consists of very tall hedges, as does the eastern boundary with Northminster Lane. The site is contained by tall hedges and trees, although</p>			

Site Ref:	ST19	Site Name:	Land at Northminster Business Park
<p>one part is more open with a lower hedge. The western boundary is a well established tall hedge / trees and a deep ditch. There is a PROW (Bridleway) which runs along the southern boundary of the site. The site is therefore considered to provide defensible greenbelt boundaries which will be strengthened through the appropriate landscape setting of the site.</p> <p>The allocation is reflective of forecast need for B1C/B2/B8 uses over the plan period and a need for the Local Plan to allocate a range of employment sites to promote choice to the market. The site offers the opportunity for a phased approach to extending the existing Northminster Business Park which has proven to be an attractive choice to the market for these uses. The site scores well in the Employment Land Review in terms of market attractiveness and investment opportunities.</p> <p>Access to the site would be via the existing Northminster Business Park entrance to the A59 and detailed consideration will need to be given through a Transport Assessment and Travel Plan to promoting sustainable transport choices and ensuring good pedestrian and cycle links.</p> <p>It will be important for the site masterplan to adequately consider landscaping of the site particularly to its southern boundary in order to mitigate impacts and screen the development providing an appropriate relationship with the surrounding landscape.</p> <p>The site has limited ecological constraints. A desk based archaeological assessment will be required to inform the site masterplan.</p>			
SA/SEA summary			
<p>This site is likely to create between 850-3000 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to transport routes given the proximity of the park and ride as well as the railway station. Consequently the site scores positively in relation to objectives regarding Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change given the potential for district heating. The site scores negatively in relation to education as there are no nurseries within 800m of the site. The site also scores significantly negatively in terms of land use given that the site is greenfield. The site also scores minor negatives for heritage and landscape due to potential for archaeology and potential adverse effects on the rural setting as viewed from the ring road by bringing development closer to the A1237. This may be mitigated through design and landscaping.</p>			

Site Ref:	ST19	Site Name:	Land at Northminster Business Park
The former boundary of this site which was consulted on at preferred Options and FSC:			
			
You told us at Preferred Options/ Further Sites consultations ...			
210 objections:			
<ul style="list-style-type: none"> • The northern area of SF8 would drastically reduce the gap between the existing development at the Business Park and the settlement of Nether Poppleton. The safeguarding and eventual development of parts of this area seems likely to harm elements which contribute to the special character and setting of York • Removes a large area of Green Belt and will impact on the function of the A59 as a green corridor running up to the urban edge • Size is inappropriate especially in its proximity to Poppleton and Knapton and will impact visually on both villages which are part of the setting of York. • Traffic generated will create congestion problems for the A1237 and A59. ST19 should become the safeguarded land and SF8 remain in the Green Belt. • The phrase 'safeguarded' is misleading. • Concerns about urban sprawl. • Opposed to using Green Belt land. • Loss of grade 2 valuable agricultural land. • The scale of development is too large. 			

Site Ref:	ST19	Site Name:	Land at Northminster Business Park
<ul style="list-style-type: none">• Any further expansion would further erode the Green Belt essential to preserving the identity of Poppleton• The designated gaps between the two areas allocated to the south of Northminster Business Park should be designated as a strategic employment site to provide a more cohesive employment zone• Development is contrary to the Village Design Statement and would alter the character of the area			



Area 5

 Proposed Removed Land

Area 5 Sites removed following further analysis.

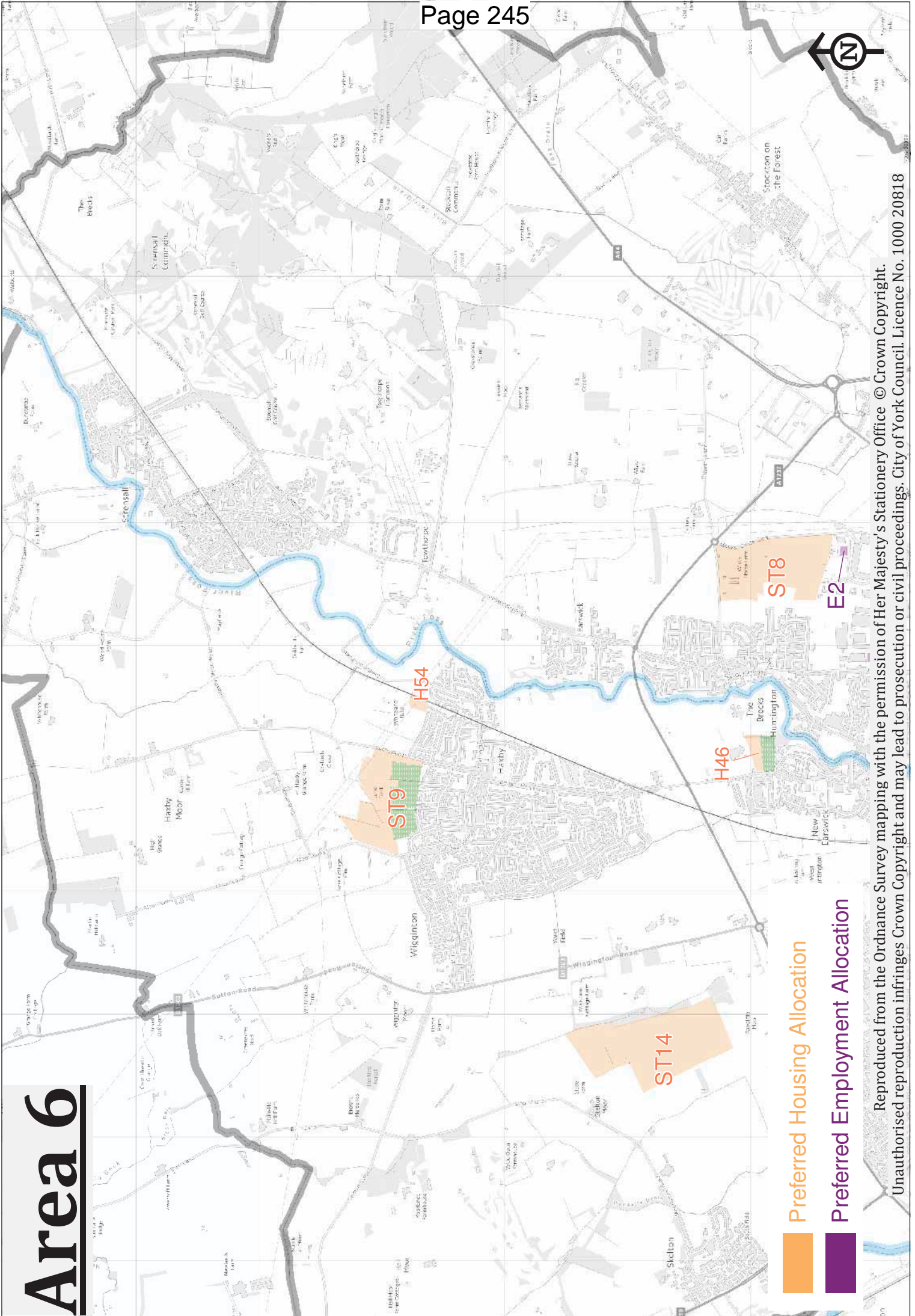
Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/ Deliverability issues		
ST29	Land at Boroughbridge Road				✓									Following further technical officer consideration it is considered that the site provides an important role in the setting of York providing views over open countryside as you travel from York towards the A1237 along the A59. Although the site is partially contained with occasional tree planting and hedgerows along with existing residential properties to the east it has open fields to the southern boundary. The site provides a role in separating the urban edge of York from the village of Poppleton, preventing coalescence which has already been compromised on the opposite side of the road through the Manor School development. For these reasons it is considered to serve greenbelt purposes.
GT1		✓			✓									Following further technical officer consideration it is considered that the site is predominantly

Site ref	Site name	Main Reasons											
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/ Deliverability issues	Summary
													<p>open although it is partially contained by the B1224 and Moor Lane. The site is divorced from the built up areas of Rufforth Village and the main urban area. Also given its relatively small size it is not considered large enough to create a free standing settlement in its own right to reflect the urban form of York. For these reasons it is considered to serve greenbelt purposes .</p> <p>Given its location there are also concerns about access to services and its overall sustainability.</p>

AREA 6 SITES



Area 6

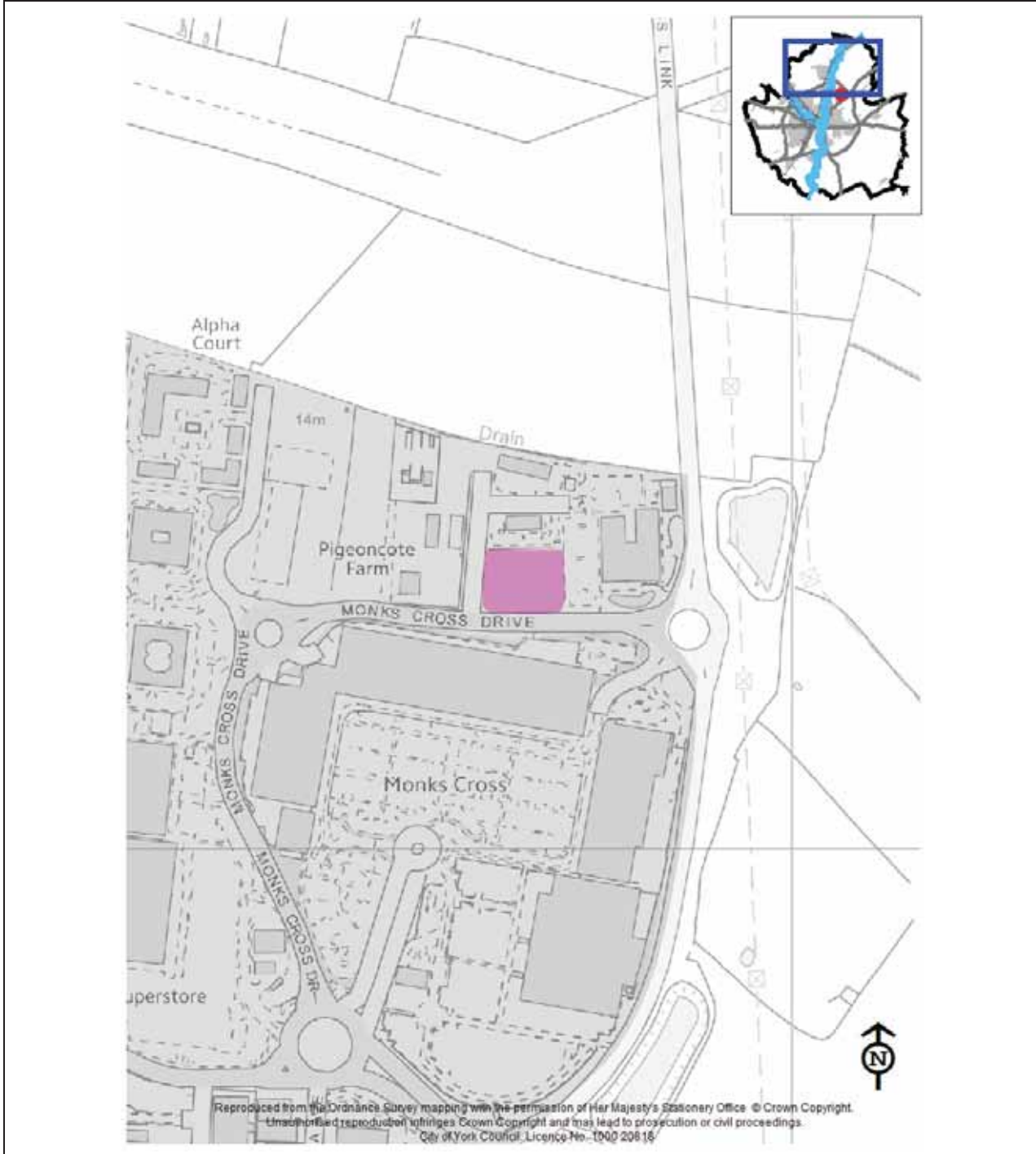


- Preferred Housing Allocation
- Preferred Employment Allocation

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Site Ref:	E2	Site Name:	Land to the North of Monks Cross Drive
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Consultation boundary:



Site Size	0.4ha
Indicative Site capacity	3,000 sq m B1C/B2/B8 (light industrial/storage and distribution)
Archetype/ Density	N/A
Proposed allocation	Allocation for general employment uses including light industrial and storage and distribution

Site Ref:	E2	Site Name:	Land to the North of Monks Cross Drive
Further Considerations			
Flood Zone	Flood Zone 1 – (Low risk)		
Agricultural Land Zone	Grade 3		
Commentary			
<p>The site was included within the Publication Draft Local Plan as a general employment site (E2) for B1C/B2/B8 uses. The proposed site boundary remains the same. The site is outside of environmental constraints (Criteria 1-3 as detailed in the methodology) and is in a sustainable location close to facilities at Monks Cross Shopping Park and the Monks Cross Park and Ride.</p> <p>The site is a remaining plot in an existing commercial area at Pigeoncote Farm. The sites scores relatively poorly in the Employment Land Review in relation to market attractiveness but given it is a vacant plot within an existing employment area it is considered appropriate to retain the site as an allocation within the plan.</p> <p>The site has limited constraints to delivery and there are no ecological or landscape issues raised. The site could either be accessed off the existing service road to the north of Monks Cross Drive or an alternative access could be provided off the eastern branch at the northern end of the spur road which runs to the northern boundary of the site. Opportunities to enhance pedestrian and cycle links to the site should be explored.</p>			
SA/SEA summary			
<p>This site is likely to create up to 150 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to services and facilities and consequently scores significantly positively in relation to objectives for Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change. The site scores more negatively in relation to education as there are no nurseries within 500m of the site. The site scores more negatively in terms of land use given that the site is greenfield, although it is acknowledged that this would be an infill within the existing business uses. Neutral impacts are anticipated in relation to heritage, landscape and flood risk.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
<p>1 objection:</p> <ul style="list-style-type: none"> • There should be no future developments in or around Huntington. Before any further development for shopping centres the outer ring road needs priority for a dual carriage way and also the A64 to Scarborough as there is congestion at peak times 			

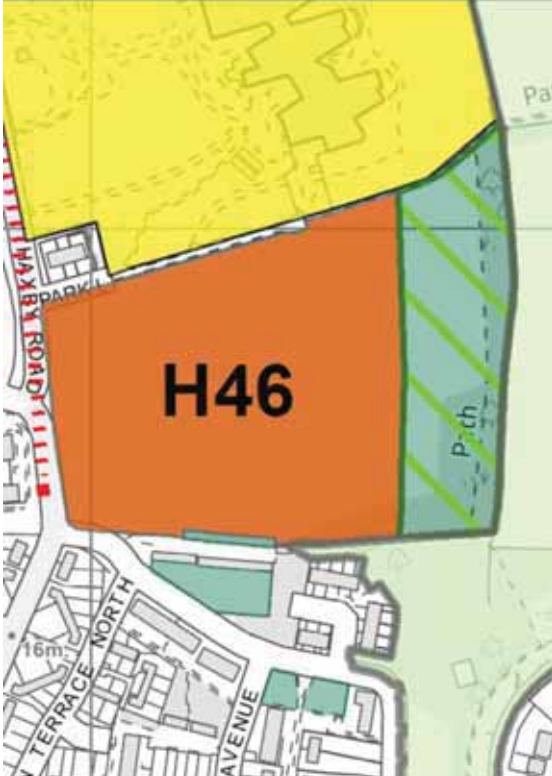
Site Ref:	H46	Site Name:	Land to the North of Willow Bank
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Consultation boundary:



Site Size	Total site size 2.74ha
Indicative Site capacity	104 dwellings
Archetype/ Density	Suburban (medium) – 95% net site area @ 40 dph
Proposed allocation	Allocated for residential for 104 dwellings

Site Ref:	H46	Site Name:	Land to the North of Willow Bank
Further Considerations			
Flood Zone	Flood Zone 1		
Agricultural Land Zone	Grade 3a		
Commentary			
<p>The site was previously included in the Publication Draft Local Plan (2014) as site H46 for 118 dwellings. The site boundary has been re-assessed on the basis of consultation comments received and also the deficiency of open space in the New Earswick area. The site size is proposed to be reduced to 2.74ha with an area of land to the south of the allocation to be allocated as open space.</p> <p>The wider site area has a value of general open space value currently being used for recreational and amenity greenspace and is of value to the local community. The site is also part of the local green infrastructure corridor linking New Earswick and Huntington along the River Foss corridor. For these reasons the site area has been reduced and a 3ha area of land to the south of the site is proposed as an open space allocation.</p> <p>The site is the northern half of a broadly square field between Willow Bank and Joseph Rowntree School, and is contained on 3 of its sides. To the north, the boundary is formed by the school grounds, with a high metal security fence, PROW (Track), post and rail fence and a mature tree line. To the east, is a mature tree belt, separating New Earswick and the fields west of Huntington Old Village. To the west, the boundary is formed by Haxby Road and its hedge and post & rail fence & sporadic tree boundary treatment. However to the south, there is no boundary as it cuts across a large field in an east-west direction. To the west of Haxby Road lies Hartrigg Oaks Retirement Homes. To be contained, it may be necessary to incorporate some integration with open space on the remaining part of the field to ensure an appropriate landscape setting. It is considered for these reasons that the site would perform defensible greenbelt boundaries and does not serve greenbelt purposes. Development of this site would fill in a gap between New Earswick and Joseph Rowntree School and would round off the built up area</p> <p>The site is designated as a Site of Local Interest (109 – Meadow at New Earswick by Joseph Rowntree School). This would not preclude the re-development of the site but this would need to be considered in detail through further assessments and would need to be reflected adequately in the design and layout of any proposal. The site was recorded as having remnants of species rich grassland but the last recorded survey was 2007 so further assessment would be required to check if this interest remains. The site also falls within the River Foss Regional Green Infrastructure Corridor. The woodland on the eastern boundary is listed on the national deciduous woodland Biodiversity Action Plan Priority Habitat inventory. This should be retained and a suitable buffer provided.</p>			

Site Ref:	H46	Site Name:	Land to the North of Willow Bank
<p>An archaeological evaluation has been carried out and no issues have been recorded. There is low quality ridge and furrow on the site but this would not need to be maintained.</p> <p>A Transport Assessment would be required to understand access potential which could be taken from Haxby Road. There is the opportunity to enhance safe pedestrian and cycle routes to Joseph Rowntree School.</p>			
SA/SEA summary			
<p>The site may provide 104 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores significantly positively in relation to objectives regarding health, education, transport and equality and accessibility. Negative effects on land use are identified given that the site is greenfield. Potential negative effects are identified in relation to heritage as there is the potential for archaeological deposits. Negative effects on landscape have also potentially been identified given that this would be infill of an openspace in a residential area leading out to more open countryside. The site is also within proximity of a non-statutory nature conservation designation. Neutral impacts are identified on the flood risk objective.</p>			
The former boundary of this site which was consulted on at preferred Options and FSC:			
			

Site Ref:	H46	Site Name:	Land to the North of Willow Bank
You told us at Preferred Options/ Further Sites consultations ...			
<p>31 objections:</p> <ul style="list-style-type: none"> • This site has a value of general open space particularly for dog walkers and provides GI value Development would be detrimental to open space provision between New Earswick and Huntington • It contributes to the landscape setting of New Earswick, adjoining the edge of a conservation area. Need to evaluate the loss of this area and whether this will harm the elements which contribute to the special character and setting of the city • The fields are needed to soak up water otherwise flooding may be an issue • No evidence provided of the impact on the A1237 and on local transport infrastructure that is already under pressure. Will worsen air quality • The ring road must be duelled before any development takes place 			

Site Ref:	H54	Site Name:	Whiteland Field
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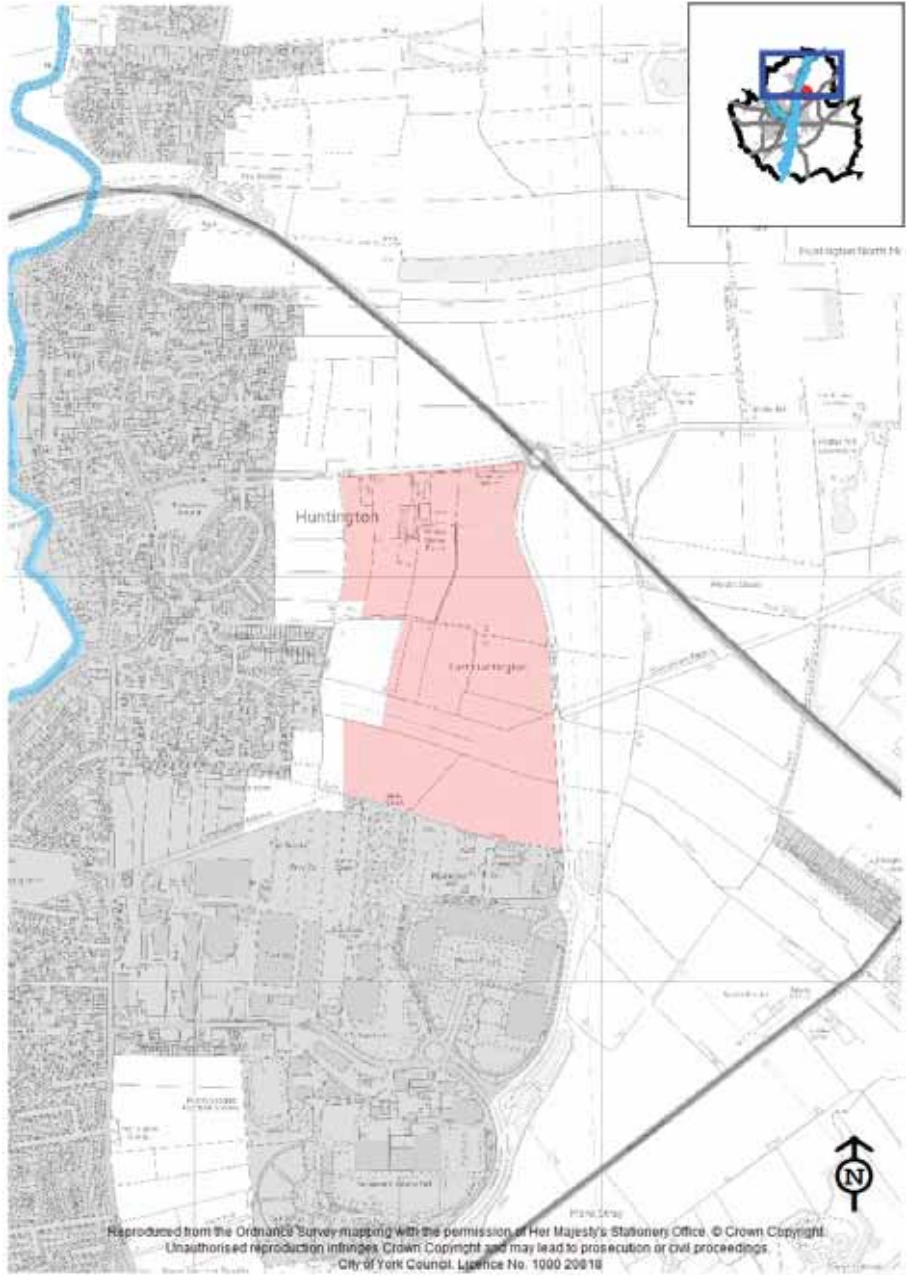
Consultation boundary:



Site Size	1.3ha
Indicative Site capacity	49 dwellings
Archetype/ Density	Suburban (medium) – 95% net site area at 40dph
Proposed allocation	Allocated for residential use for 49 dwellings

Site Ref:	H54	Site Name:	Whiteland Field
Further Considerations			
Flood Zone	Flood zone 1		
Agricultural Land Zone	Grade 3		
Commentary			
<p>The site was not included within the Publication Draft Local Plan (2014) as it previously failed Criteria 4 of the Site Selection Methodology – Access to services. As part of this new assessment the Access to Services data has been updated from a 2012 base date to a 2016 base date. This update means that the site now passes the criteria 4 assessment.</p> <p>The site is outside of environmental constraints (1-3) and has a willing landowner. The site is located on the northern edge of the Haxby built up area and is former agricultural land. The site is well contained on 3 sides – to the east lies the East Coast Railway Line, to the south residential properties off Usher Park Road and Swarthdale, and to the west, domestic gardens to properties on Usher Park Road (with hedge / fence boundaries). To the north east lies open fields with a hedge boundary and to the north west, open fields with a low hedge boundary (possibly a watercourse / ditch). The northern boundary is marked by a large hedgerow which would act as a strong defensible feature creating a strong greenbelt boundary. Also given the containment of the site it is not considered that the site serves greenbelt purposes.</p> <p>The site is not situated in a sensitive landscape and has overhead electricity lines crossing it in an east/west direction. In keeping with national and local character areas any future development would seek to retain and enhance key features, such as the existing large hedgerow to the north of the site. The Masterplan for the site should have regard to the existing landscape characteristics of the site by retaining and enhancing the hedgerow to the north of the site and planting an appropriate landscape buffer to the east of the site. The Masterplan should also consider the existing electricity pylons and overhead wires which may reduce the development capacity of the site below that estimated from the standard density archetype used for the purposes of site selection.</p> <p>The site is not subject to any national or local nature conservation designations covering the site or the immediate surrounding areas, which could constrain its development. A Phase 1 Habitat Survey was undertaken by SLR in July 2013. The Habitat Survey involved a desk study and field survey to obtain ecological features within the site boundary. The Survey demonstrates that there are no ecological constraints that would prevent this site from being developed for residential use.</p> <p>The site could be accessed from Usher Park Road and the site is sustainably located in close proximity to a range of local facilities and services and existing public transport links. There are no reasons on highways or transport grounds why the site could not be developed for residential purposes.</p>			


Site Ref:	H54	Site Name:	Whiteland Field
SA/SEA summary			
<p>The site may provide 49 houses and therefore is likely to be positive for meeting housing need. This site has access to services and transport routes and therefore scores positively in relation to the health and transport objectives. The site scores more negatively in relation to education however, as the primary school is within 800m of the site. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage as there is the potential for archaeological deposits. Neutral impacts are identified on flood risk and biodiversity objectives.</p>			
You told us at Preferred Options/ Further Sites consultations ...			
New site for this consultation – no comments previously collected.			

Site Ref:	ST8	Site Name:	Land to the North of Monks Cross
Consultation boundary:			
 <p>Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of York Council. Licence No. 1000 20618</p>			
Site Size	39.5 ha (13.8ha openspace)		
Indicative Site capacity	968 dwellings		
Archetype/ Density	Village/rural exceptional archetype (70% @ 35dph)		
Proposed allocation	Allocated for residential development for 968 dwellings 875 in the plan period		

Site Ref:	ST8	Site Name:	Land to the North of Monks Cross
Planning principles		<ul style="list-style-type: none"> • Deliver a sustainable housing mix in accordance with the Strategic Housing Market Assessment (SHMA) • Create strategic landscape buffering along the existing road network that will retain key views. • Creation of the Strategic greenspace to the west of the site will have an important role in protecting ecological assets, safeguarding the historic character and setting of the city and conserving on-site heritage assets including Ridge and Furrow, archaeology, hedgerows and trees that contribute to the setting of Huntington. The provision of the new green wedge to the west of the site will also create an appropriate setting for the existing village of Huntington and this should be linked into the adjacent new housing scheme currently under construction at Windy Ridge/Brecks Lane. • Maximise the sites function as a sustainable new development by incorporating an appropriate range of community facilities • Provide enhanced safe and integrated pedestrian and cycle routes to the existing available facilities at Monks Cross to maximise the sites sustainable location • Deliver a new primary school in an accessible location (to be assessed further based on generated needs) as well as providing appropriate contributions for nursery and secondary education • Provide new site access from Monks Cross Link Road with no new direct access to the A1237 • Deliver high quality, frequent and accessible public transport services through the whole site including facilitation of links to local employment centres and York City Centre. It is envisaged such measures will enable 15% of trips to be undertaken using public transport • Maximise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and surrounding areas creating well-connected internal streets and walkable neighbourhoods • 	
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	Grade 3a – High quality		
Commentary			
The site was previously included in the Publication Draft Local Plan as strategic site ST8. The site area at that time was 52ha with an estimated yield of 1400 in total of which 1200			

Site Ref:	ST8	Site Name:	Land to the North of Monks Cross
<p>were to be built within the plan period. To the south of the site there was also a proposed employment allocation (ST8) for 8ha/ 64,000 sqm B1a (office) development.</p> <p>Following further consideration by technical officers it is proposed that the site area be reduced to 39.5ha with an area of 13.8ha proposed for strategic greenspace between the western boundary of the site and the existing built edge of Huntington Village. This will create an important green wedge between the proposed allocation and Huntington providing a significant new area of greenspace/open space for existing and new residents. Huntington and New Earswick ward is currently deficient in a number of open space typologies and this will provide the opportunity to improve facilities in the area. The northern boundary of the site now follows North lane which provides a defensible greenbelt boundary and minimises impact on the historic character and setting of York particularly in relation to preventing coalescence between Huntington and Earswick village and protecting views into York from the A1237.</p> <p>The site is considered as well contained as it has three boundaries with the built up area and permanent recognisable physical boundary (North Lane / hedges (to the north), Monks Cross Link Road /post and rail fence (to the east) and monks cross retail park the current edge of the main urban area to the south). The western boundary follows a hedge line along the north western Side. South of this however there are some areas with no physical boundary. The area of separation between the existing Huntington settlement and the proposed site boundary has been determined in order to allow Huntington to maintain its identity and not sprawl outwards while this proposed site could form a new contained neighbourhood within the main York urban area. The western boundary has been stepped and is generally one or more field boundary away from the existing built up residential boundary of Huntington to allow some separation from the existing built up area and allow a potential green corridor to run between the western edge of the allocation and the eastern built up extent of Huntington.</p> <p>The current Monks Cross commercial area including the retail park is highly urbanised and visible when approaching from the north along the monks cross link road. The horizon is predominantly commercial uses to the South of the site including large cranes at the portakabin works. Monks Cross Link Road (the Eastern Boundary f the site) and the A1237 roundabout to the North East of the site are busy roads and also introduced urbanising features to the agricultural landscape. North lane is less of an urbanising influence.</p> <p>The site is in a sustainable location with access to local services and public transport routes including the Park and Ride and is controlled by willing landowners.</p> <p>In order to secure equality of access through sustainable travel modes and to minimise the use of the car investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and the existing Monks Cross Centre. The site is bordered by existing road infrastructure to enable access onto the site but further strategic connections for pedestrian and cycle routes would be required. The location of the development in close proximity to a centre like Monks Cross which offers employment, leisure and retail should help to reduce the need to travel subject to successful links being made to the new development to fully integrate the site into the existing centre. There is</p>			

Site Ref:	ST8	Site Name:	Land to the North of Monks Cross
<p>also a Park & Ride to the South of Monks Cross which offers opportunities for sustainable travel routes to the City Centre if appropriate linkages are made to this site. The site will exacerbate congestion in the area, particularly at peak times given its scale and the capacity of the existing road network. Further work and assessment is needed to understand the implications of the development and the opportunities to mitigate any identified impacts.</p> <p>The site would require appropriate landscape buffering along the existing road network which borders the site. The important access the site provides to the countryside should be recognised.</p> <p>From across the site there are key strategic views towards the Minster as well as to the north that would need to be preserved. A landscape strategy for the site should include an appropriate landscape treatment adjacent to the link road – with landscaping where appropriate to protect the setting and character of York</p> <p>The site intersects with local green infrastructure corridors and contains some trees with protection orders. There are opportunities for this site to interconnect with existing green infrastructure corridors and to integrate a scheme throughout the site to increase biodiversity and connectivity with the natural environment.</p> <p>There is very limited primary and secondary capacity within existing schools to provide for the estimated capacity of this site. It would be necessary therefore to deliver a new primary school on site in an accessible location as well as providing for nursery and secondary education. Education facilities should be provided with appropriate levels of playing field provision and community access and would be need to serve the earlier phases of development, particularly with regards to primary school provision. Contributions towards secondary provision will be sought with a new facility provided in association with site ST7 (Land East of Metcalfe Lane).</p>			
SA/SEA summary			
<p>The site may provide 968 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities at Monks Cross as well as transport routes, including a park and ride. The site consequently scores significantly positively in relation to objectives regarding health, transport, education, equality and accessibility. Land use objectives are negative as this is a greenfield site. Negative effects against the heritage are also identified due to the potential for significant archaeological deposits and existence of medieval field boundaries/ridge and furrow. Although the development leaves a green space between Huntington and the site boundary, there may be potential impacts on the landscape given that development will potentially have a urbanising effect on the rural character of this area and potentially on the rural setting of the city as experienced from the ring-road. It is acknowledged that moving the site boundary to North Lane lessens this impact on the northern extent closer to the ring</p>			

Site Ref:	ST8	Site Name:	Land to the North of Monks Cross
road. Neutral effects are identified for flood risk and biodiversity.			
The former boundary of this site which was consulted on at preferred Options and FSC:			
			
You told us at Preferred Options/ Further Sites consultations ...			
177 objections (1084 signatures on petition)			
<ul style="list-style-type: none"> • Proposed number of dwellings is excessive and should be reduced to circa 400-500 phased with provision of additional infrastructure • Will leave Huntington with very little green space • Will increase congestion on A1237 particularly in conjunction with proposed ST11 • Existing flooding, drainage and surface water issues which will be exacerbated • Will reduce the gap between edge of built up area and ring road and would affect views of the city and its rural setting • Lack of existing infrastructure to support development including school places, GP'S and community facilities • Development is within 5km of Strensall Common SSSI and SAC • Land at Broome Close is a large expanse of water which is a haven for wildlife incl. birds and GCN • Destruction of hedgerows will destroy wildlife habitats • Remains of ridge and furrow which will be lost 			

Site Ref:	ST8	Site Name:	Land to the North of Monks Cross
<ul style="list-style-type: none">• Will destroy the character of Huntington village and make it a town• Need new community and spiritual provision• Site should be designated as green wedge or stray• A1237 should be dualled before any further development• Pedestrian access to existing facilities at Monks Cross needs to be improved so people can access sustainably			

Site Ref:	ST9	Site Name:	Land North of Haxby
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Consultation boundary:




Site Size	35ha (11.5ha Strategic Openspace)
Indicative Site capacity	735 dwellings
Archetype/ Density	Strategic Site – 60% net site area at 35 dph
Proposed allocation	Allocated for residential for 735 dwellings
Planning principles	<ul style="list-style-type: none"> • Deliver a high quality design which will provide an

Site Ref:	ST9	Site Name:	Land North of Haxby
			<p>appropriate new extension to the settlement of Haxby</p> <ul style="list-style-type: none"> • Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment (SHMA) and policies on affordable housing addressing local need for smaller family homes and bungalows/sheltered housing • Create strategic openspace to the south of the site to reflect the needs of the Haxby and Wigginton ward including formal pitch provisions, informal amenity greensapce, play provision and allotments. The openspace needs of the area should be assessed in detail, liaising with Haxby Town Council and Wigginton Parish Council, the neighbourhood plan group and local residents • Create new local facilities as required to provide an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development. • Provide a suitable drainage strategy to ensure there is no increase to existing agricultural run-off rates and existing drainage ditches are maintained and enhanced. The strategy should be developed in conjunction with the Council and required statutory bodies and should ensure that the development will not exacerbate existing issues with surface water and drainage. • Within the vicinity of the site the public foul sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this site. Connection to the public sewer network will incur additional costs and developers will need to work with Yorkshire Water in developing a suitable scheme. • Provide access from Moor Lane to the west of the site with appropriate improvements to the junction with the Village and secondary access from Usher Lane to the east with associated improvements to the junction with Station Road. • The scheme should seek to minimise the amount of trips using the Usher Lane/Station Road junction due to existing capacity and safety issues. Alternative access should be considered which could include access from the site to the east of Usher Lane to Towthorpe Road. The potential for a rail halt in this location should also be explored • Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the City and surrounding area creating well-connected internal streets and walkable neighbourhoods, to encourage the

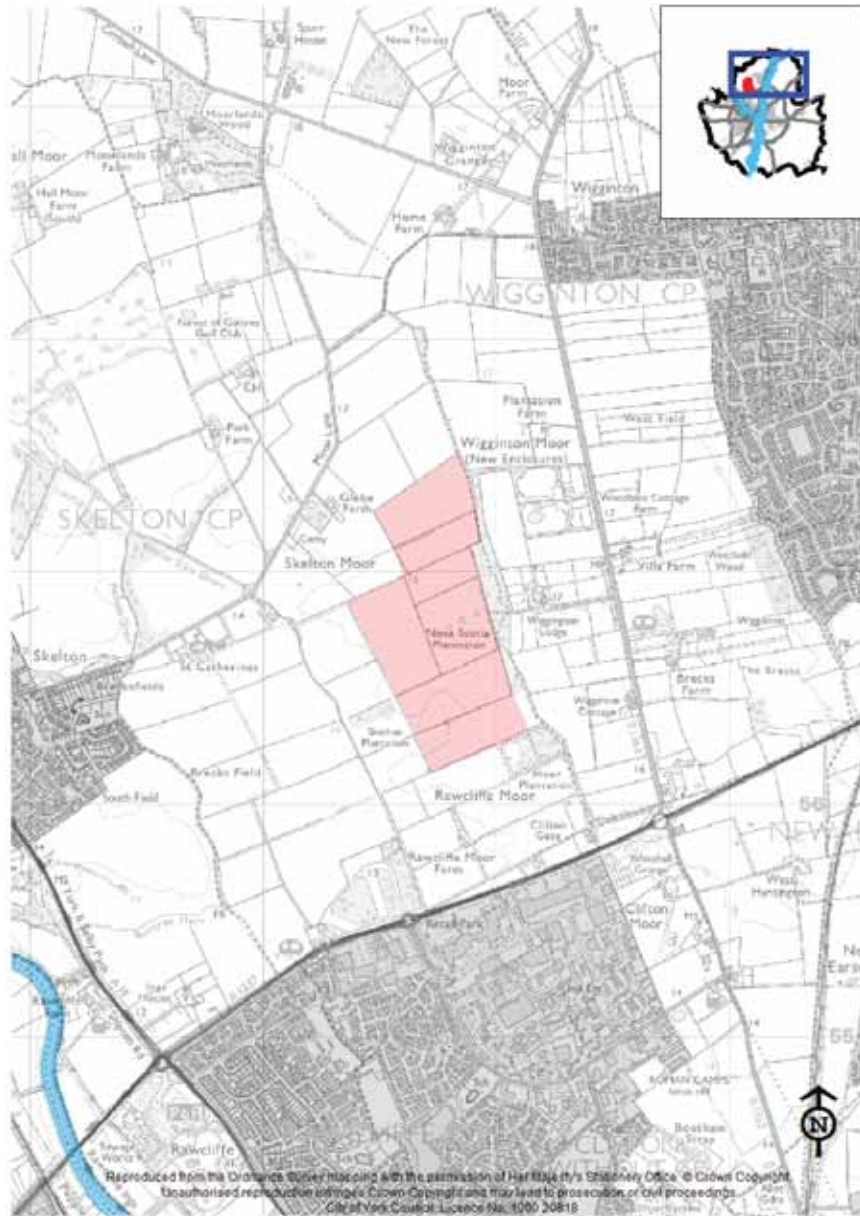
Site Ref:	ST9	Site Name:	Land North of Haxby
			<p>maximum take-up of these more 'active' forms of transport (walking and cycling).</p> <ul style="list-style-type: none"> • Provision of new primary school or required financial contributions to existing local primary and secondary facilities to enable the expansion to accommodate pupil yield. • Site masterplan should protect and enhance existing valuable landscape features including field patterns, mature hedgerows and trees.
Further Considerations			
Flood Zone	Flood Zone 1 – Low risk		
Agricultural Land Zone	Grade 3a – High quality		
Commentary			
<p>The site was included in the Publication Draft Local Plan as site ST9 – Land North of Haxby with a site area of 33.5ha and an indicative yield of 747 dwellings. Following further technical officer consideration the site remains as a suggested strategic residential allocation with an amended boundary which increases the total site area slightly to 35ha but now includes strategic openspace to the south of the allocation totalling 11.5ha. The strategic openspace is required to address the significant shortage of openspace in the Haxby and Wigginton ward which is the most deficient ward in the city with a shortage across all openspace typologies.</p> <p>The site is outside of environmental constraints (1 to 3) and is available with a willing landowner/developer.</p> <p>The site is in a sustainable location with good pedestrian and cycle access to the facilities within Haxby District Centre and access to a number of frequent bus routes connecting the site to the City Centre.</p> <p>It is essential that the site delivers a significant amount of new strategic openspace to improve access and provision for both existing residents of Haxby and also the new residents of the development. The openspace needs of the area should be assessed in detail, liaising with Haxby Town Council and Wigginton Parish Council, the neighbourhood plan group and local residents. Open space provision should include formal pitch provision for football and cricket, equipped children's and young persons playspace, allotments and amenity greenspace/local park.</p> <p>Views into the site are limited as the site itself is mainly enclosed and well screened by mature trees and hedgerows which should be retained. The masterplan for the site should minimise the impact on the landscape and setting of the village and reflect the character and rural setting of the surrounding area. New strong defensible landscape boundaries should be created and the historic field patterns should be protected and the layout of the development and the openspace should be designed to integrate these narrow medieval strip fields.</p>			

Site Ref:	ST9	Site Name:	Land North of Haxby
<p>Highway access would be via Moor Lane to the west, connecting with the B1363 Wigginton Road with secondary access to Usher Lane to the East of the site. Improvements would be required both to the junction of Moor Lane with The Village and Usher Lane/Station Road to improve safety and visibility. The scheme should seek to minimise the amount of trips using the Usher Lane/Station Road junction due to existing capacity and safety issues. Alternative access should be explored which could include access from the site to the east of Usher Lane to Towthorpe Road. A Transport Assessment and subsequent travel plan would need to focus on the potential to readily integrate the site with the surrounding area, particularly for walking and cycling journeys to the local facilities.</p> <p>Improvements to be implemented as part of the new Northern and TransPennine Express rail franchises that came into effect on 1st April 2016 will result in a half hourly rail service between York and Scarborough. A bid has previously been put in to develop Haxby station which would further improve the connectivity of this site if the funding comes forward. The increased level of development at this site could help the funding bid for the station.</p> <p>The site is flat and has a high water table requiring a drainage strategy to be developed in conjunction with the Council and relevant statutory agencies that will ensure existing agricultural run-off rates are maintained. This may include retention and widening of existing drainage ditches, attenuation ponds, new sewers and upgrade to facilities as required. The drainage scheme will need to connect to the Strensall and Towthorpe Waste Water Treatment Works to the north of the site given capacity issues with the Haxby Works to the south of Haxby village. Within the vicinity of the site the public foul sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this site. Connection to the public sewer network will incur additional costs and developers will need to work with Yorkshire Water in developing a suitable scheme.</p> <p>A mix of housing should be provided in line with the Council's Strategic Housing Market Assessment (SHMA) and should address local needs including provision of smaller family homes and bungalows/sheltered housing to create a balanced community. The density of the development should reflect local character and the masterplan should respect the existing framework of field patterns and hedges/trees providing clusters of housing around this framework to preserve valuable landscape features.</p> <p>There is limited capacity to accommodate projected pupil numbers in existing primary and secondary schools but expansion would be possible with the required financial contributions. Primary school provision could be made on site if required through further detailed assessment and further assessment of appropriate secondary school provision will need to be undertaken.</p>			
SA/SEA summary			
The site may provide 735 houses and therefore is likely to be significantly positive for			

Site Ref:	ST9	Site Name:	Land North of Haxby
<p>meeting housing need. This site has access to services and transport routes and therefore scores positively in relation to the health, education and transport objectives. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage given the potential for archaeological deposits and existing medieval strip fields which provide an important setting for the historic village of Haxby. Neutral impacts are identified on flood risk and biodiversity objectives.</p>			
<p>The former boundary of this site which was consulted on at preferred Options and FSC:</p>			
			
<p>You told us at Preferred Options/ Further Sites consultations ...</p>			
<p>1013 objections (416 signature on petition)</p> <ul style="list-style-type: none"> • Should be protecting agricultural land • Any extension to Haxby is unacceptable as the settlement is already overdeveloped • Infrastructure and access to services is already inadequate • Existing draining, sewerage and flooding issues in Haxby are already serious and will be exacerbated • Should be green space along Moor Lane and Usher Lane if development is to be visually acceptable • Haxby has existing congestion issues and increases in congestion could change the character of the main routes into the town • Ring road needs to be dualled before development takes place • Sufficient space for the extension of Haxby burial ground must be allowed • The site is crossed by high transmission power lines which must remain in-situ and buildings must not be located directly beneath. 			

Site Ref:	ST14	Site Name:	Land West of Wigginton Road
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Consultation boundary:

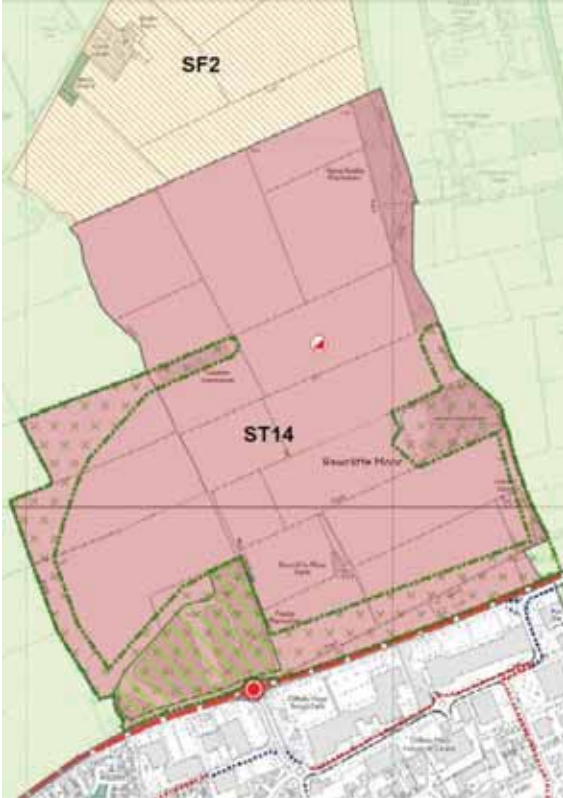


Site Size	55 ha
Indicative Site capacity	Total site yield 1348 dwellings (845 within plan period)
Archetype/ Density	Strategic Site – 70% net site area at 35dph
Proposed allocation	Allocated for residential development for 1348 dwellings

Site Ref:	ST14	Site Name:	Land West of Wigginton Road
Planning principles		<ul style="list-style-type: none"> • Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment (SHMA) and policies on affordable housing. • Creation of a new 'garden' village that reflects the existing urban form of York of the main York urban area as a compact city surrounded by villages • Create a Local Centre incorporating appropriate shops, services and community facilities to meet the needs of future residents. • Deliver on site accessible combined nursery and primary education facilities, which are well connected to housing by dedicated pedestrian/ cycleways. • Secure developer contributions for secondary school places as necessary to meet the need for new places • Ensure provision of new all purpose access roads to the east/south from A1237 Outer Ring Road/Wigginton Road roundabout and off the Wigginton Road/B1363 • Deliver local capacity upgrades to the outer ring road in the vicinity of the site, to include associated infrastructure to protect public transport journey times on junction approaches. Opportunities to provide grade separated, dedicated public transport routes across the A1237 should be explored in feasibility, viability and cost-benefit terms • Deliver high quality, frequent and accessible public transport services throughout the development site, which provide links to other local rural communities where feasible, as well as to main employment centres. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport. • To encourage the maximum take-up of more active forms of transport (walking and cycling), ensure the provision of high quality, safe, direct and accessible pedestrian and cycle links which create well-connected internal streets and walkable neighbourhoods including to: <ul style="list-style-type: none"> a) the community, retail and employment facilities immediately to the south, (likely to take the form of an overbridge); b) the surrounding green infrastructure network (with particular regard to public rights of way immediately west of the site and improvements to A1237 crossing facilities); and c) existing pedestrian and cycle networks across the city. • Maintain landscape buffers around the site to prevent coalescence with adjacent settlements and maintain the 	

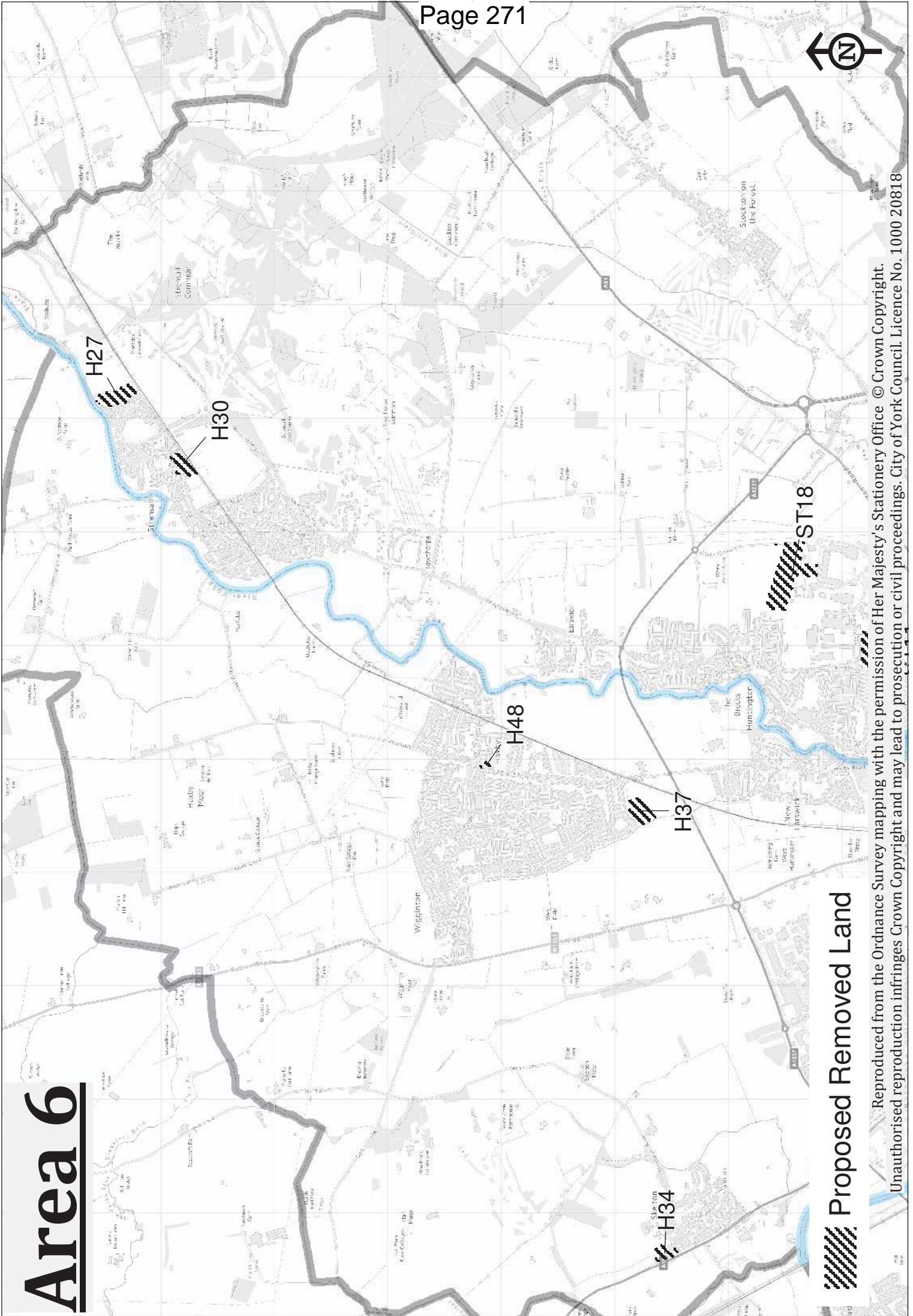
Site Ref:	ST14	Site Name:	Land West of Wigginton Road
			setting of the City and the village of Skelton. Create strategic greenspace to the west of the site to reduce the physical and visual proximity of the development area to Skelton. <ul style="list-style-type: none"> • Protect and enhance local green assets, trees and hedge-lines and enhance existing landscape character.
Further Considerations			
Flood Zone	Flood Zone 1.		
Agricultural Land Zone	Grade 3b		
Commentary			
<p>The site was previously included within the Publication Draft Local Plan as a strategic site (ST14) with a total site area of 157ha and a total site capacity of 2800 dwellings of which approximately 2591 would be delivered within the plan period. Following further technical work relating to historic character and setting, greenbelt purposes and assessing concerns raised through the previous Local Plan consultations a revised site boundary is now proposed for the site.</p> <p>The site area has been reduced to 55ha with a total estimated site capacity of 1348 dwellings of which approximately 850 could be delivered within the plan period. The site has been pulled further away from the A1237 to create a separate new settlement or 'garden village'. The western edge of the site has also been pulled further away from Skelton village in order to protect the setting of the village. The site is now approximately 1km from the western edge of Skelton village which replicates the existing distance from Skelton Village to the A1237 and the edge of the York main urban area allowing its setting to be protected.</p> <p>The site is flat and consists of agricultural land bordered to the east by a significant tree belt/plantation. The site is partially contained. The majority of the eastern side of the site is bordered and contained by a strong tree belt/plantation forming a defensible eastern boundary. The northern boundary is formed by a medium height hedge with some mature trees along the boundary. The western boundary is predominantly formed by medium height hedges with sporadic mature trees. The southern boundary is generally undefined on the ground so will require an appropriate boundary to be incorporated into the site masterplan/design to create its own landscape setting. It is considered that the form of the revised settlement will fit well with the existing urban form of York consisting of the main urban area of York surrounded by smaller villages. It is therefore consistent with the strategic approach taken to York's greenbelt particularly conserving the historic character and setting of the city.</p> <p>The site is approximately 600m north of the A1237, 550m west of the B1363 and 1700m east of the A19. The site is within close proximity to major employment, retail and leisure facilities at Clifton Moor with the potential to walk or cycle between them through the</p>			

Site Ref:	ST14	Site Name:	Land West of Wigginton Road
<p>creation of new pedestrian and cycle routes.</p> <p>New access roads should be provided into the site off Wigginton Road (B1363) and the internal layout of any future development on the site could be such that it creates discrete sectors, each with a specific access.</p> <p>This section of the A1237 is one of the most congested parts of the northern outer ring road between its junction with the B1363 and its junction with Clifton Moor Gate. The likely increase in traffic on the A1237 will require significant capacity enhancements to be made to it, including junctions. A detailed Transport Assessment would be required to model the predicted traffic implications and assess the impacts on the surrounding highway network. This would inform the level of improvements required for the A1237 and the rest of the surrounding highway network. Further detailed transport assessment work will be required to assess the implications of this site and the cumulative impact of sites across the city alongside associated viability work.</p> <p>The masterplan for the site will need to ensure appropriate measures to encourage greater use of public transport and provide links to existing pedestrian and cycling networks to minimise traffic generated by it. A travel plan will be required to set out how this will be achieved.</p> <p>Providing sufficient access to and mitigating the impacts of the development could require substantial infrastructure to be put in place, but the size of the site should potentially make it viable to provide the required transport mitigation measures.</p>			
SA/SEA summary			
<p>The site may provide nearly 1350 houses and therefore is likely to be significantly positive for meeting housing need. This site currently has limited access to services at Clifton Moor (partly within 800m) . However, due to the scale of the potential development commensurate facilities and transport links would need to be provided as part of any development, including pedestrian and cycle links to the existing facilities at Clifton Moor.. The site has the potential for district heating and may therefore have positive impacts on climate change. The site is greenfield which is negative for land use. Potential negative effects are identified for heritage due to the known potential for significant archaeological deposits in this location. Further investigation is required to ensure appropriate mitigation. Although the site has moved away from the village of Skelton and further north from the ring-road, there is still potential impacts on the landscape through development of currently open countryside. Mitigation would be required to minimise impacts on the landscape and an appropriate landscape strategy will be required through site masterplanning. Neutral impacts are identified for flood risk and biodiversity objectives.</p>			

Site Ref:	ST14	Site Name:	Land West of Wigginton Road
The former boundary of this site which was consulted on at preferred Options and FSC:			
			
You told us at Preferred Options/ Further Sites consultations ...			
<p>329 objections (430 signatures on petition)</p> <ul style="list-style-type: none"> • Directly adjacent to highly congested A1237 northern ring road and no explanation given on how the Council will obtain the funding for dualing • Would add an intolerable burden to existing local infrastructure including schools, shops and medical services • Lies in the open countryside, beyond the ring road and will fundamentally change the relationship of York with the settlements of Haxby and Skelton and threaten the separation between these settlements and the main built up area of the city • Will alter perception of the setting of the city within an area of open countryside • Not appropriate for the Nova Scotia Plantation to be included in the boundary of ST14. Land should be designated for ecological purposes • Unacceptable impact on the village of Skelton. Western boundary is too close to the edge of Skelton village. • Constitutes urban sprawl 			



Area 6



Proposed Removed Land

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Area 6 Sites removed following further analysis.

Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner / Deliverability issues		
H27	Land at the Brecks, Strensall				√									<p>The northern boundary of the site is formed by dense vegetation, including some mature trees with the River Foss. The eastern edge of the site is also formed by dense vegetation belt. The western boundary is formed by residential properties which comprise part of Strensall urban area and the southern boundary is formed by Brecks Lane with the Transpennine railway line beyond. The site has recently (March 2015) been refused by the Inspector and Secretary of State at appeal (APP/C2741/V/14/2216946). The decision concludes that the development would impact on 4 of the 5 greenbelt purposes including on openness encroachment and unrestricted sprawl, that its development would cause substantial harm to the greenbelt and that this harm would not be justified by very special circumstances. For these reasons it is recommend that that the site is not included as an allocation.</p>

Site ref	Site name	Main Reasons											Summary	
		Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/Deliverability issues		
H30	Land to the South of Strensall Village					√								The site has been removed following further technical officer consideration primarily due to site access concerns. The site has limited/narrow access with only a single connection available to The Village. There is insufficient space within the site boundary for a 5m wide access plus the required footway widths. There are also concerns raised about the visibility splays for safe access off The Village which would fall into the curtilidge of existing properties (92 and 100) which are not within the submitted site boundary even if distance reduced
H34	Land North of North Lane, Skelton					√								The site has been removed following further technical officer consideration primarily due to site access concerns. There are access constraints via Church Lane which is narrow and would require widening. It is considered that this would have an adverse impact on Skelton Conservation area in relation to the setting of the church.
H37	Land at Greystone			√	√									The site has been removed following further technical officer consideration primarily relating to

		Main Reasons											
Site ref	Site name	Access to services	Agricultural Land Class	Flood risk	Green Belt	Transport Access	Education	Openspace	Landscape	Historic Character / archaeology	Ecology	Willing Landowner/Deliverability issues	Summary
	s Court, Haxby												surface water drainage and flooding issues but also concerns relating to coalescence and cumulative impacts. The site contains areas of flood zone 2 and is adjacent to flood zone 3b (functional flood plain) and is directly adjacent to Westfield Beck. There are significant concerns relating to the capacity of the existing surface water drainage and sewerage system particularly in relation to the capacity of the Haxby Walbutts Waste Water Treatment Works (WWTW). There are also greenbelt concerns relating to the weakening the degree of separation between Haxby and Wigginton and New Earswick and encroachment into open countryside.
H48	Haxby Hall EPH											√	The site was previously included as a site with re-development potential in line with the Older Persons Accommodation Strategy. There is currently uncertainty whether this site may or be retained as an Elderly Persons Home. For these reasons it is considered that the site should be removed as a housing allocation.

Main Reasons	
Site ref	ST18
Site name	Monks Cross North
Access to services	
Agricultural Land Class	
Flood risk	
Green Belt	
Transport Access	
Education	
Openspace	
Landscape	
Historic Character / archaeology	
Ecology	
Willing Landowner/Deliverability issues	√
Summary	<p>The site was previously included as an employment allocation (ST18) within the Publication Draft Local Plan for up to 60,000 sqm office space (B1a). Following further consideration of employment land demand and market attractiveness/investment requirements as highlighted in the Employment Land Review, it is considered that the York Central Site will meet the forecast need for B1a over the Plan period and offers a unique opportunity for the creation of a new central business district to create Grade A offices space in a sustainable location. The ST18 site has therefore been re-assessed and is now included as part of the ST8 residential site North of Monks Cross.</p>

5 ANNEX A: GLOSSARY OF TERMS AND ABBREVIATIONS

Allocated Site	Site identified in the Plan for a specific use.
AQMA / Air Quality Management Area	Air Quality Management Area – where air pollution exceeds national standards, AQMAs are established and Action Plans produced to help to protect vulnerable members of society from the impacts of poor air quality.
CES / City and Environmental Services	City and Environmental Services, a Council Directorate with responsibility for Planning matters.
City	For the purposes of the Plan, where the term ‘City’ is used without definition, this relates to the City of York Authority area, including York and its surrounding villages.
HEA / Habitat Enhancement Area	Habitat Enhancement Area, including the provision of ecological landscaping and habitat creation.
LDF / Local Development Framework	Local Development Framework - the portfolio of Local Development Documents introduced by the Planning and Compulsory Purchase Act (2004), consisting of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. It is now superseded by the Local Plan.
LGNYY / Local Government North Yorkshire and York	Local Government North Yorkshire and York – a meeting of leaders of local authorities in North Yorkshire and York. The political leaders of all nine local authorities in North Yorkshire and York, together with those of the two National Park authorities, meet on a regular basis to discuss, and take action on, issues of mutual interest and importance.
LNR / Local Nature Reserve	Local Nature Reserve, a statutory suite of protected natural areas, including local and national nature reserves and conservation areas. All LNRs are owned or controlled by local authorities and some, but not all, are SSSIs. Local authorities consult English Nature on all new proposals for LNRs in England.
Local Plan	A document which forms part of the Development Plan for a specified area. The Local Plan consists of a Written Statement and a Proposals Map. It sets out detailed policies and proposals for the development and use of the land within the District. Local Plans are prepared by local planning authorities at District level, following statutory procedures, including public consultation exercises and a Local Plan Inquiry.
LPA / Local Planning Authority	Local Planning Authority - The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

LPVS / Local Plan Viability Study	Local Plan Viability Study – an appraisal of how the emerging local plan allocations could perform in the context of general and local economic conditions including through testing the implication of Local Plan policy requirements and CIL overage.
LPWG / Local Plan Working Group	Local Plan Working Group – a member discussion group informing work on the Local Plan. This is not a decision making forum, but provides advice to Executive on related issues.
IDP / Infrastructure Delivery Plan	Infrastructure Delivery Plan – this identifies the critical infrastructure necessary to support the implementation of the Local Plan.
OAHN / Objective Assessment of Housing Need	Objective Assessment of Housing Need, reporting on the levels of need for housing in an authority, which would translate to land provision targets in a Local Plan.
ONS	Office for National Statistics
NPPF/NPPG National Planning Policy Framework/ National Planning Policy Guidance	National Planning Policy Framework/National Planning Policy Guidance - The National Planning Policy Framework sets out the government’s planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. This document sets out the requirement for local planning authorities to complete a Local Plan. Its accompanying guidance further expands on policy in the Framework.
RAMSAR	The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an InterGovernmental Treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 151 Contracting Parties to the Convention, with 1593 wetland sites, totalling 134.7 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.
RSS / Regional Spatial Strategy	Regional Spatial Strategies emerged from the Planning and Compulsory Purchase Act (2004), replacing Regional Planning Guidance. They established a spatial vision and strategy for the region, regionally significant policy and outlined key priorities for transport, infrastructure and waste, amongst other things.
SA / Sustainability Appraisal	Sustainability Appraisal – a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors).
SAC / Special Area of Conservation	Special Area of Conservation. SACs are areas which have been given special protection under the European Union’s Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world’s biodiversity.
SEA / Strategic Environmental	Strategic Environmental Assessment, a generic term used to describe environmental assessment as applied to

Assessment	policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SFRA / Strategic Flood Risk Assessment	Strategic Flood Risk Assessment - a planning tool which is used to assess flood risk within an area. It is designed to inform the spatial planning process of relevant issues of flood risk.
SHMA / Strategic Housing Market Assessment	Strategic Housing Market Assessment – a study which aims to provide a clear understanding of housing needs. It considers housing market areas, the scale and mix of housing, and the range of tenures that the district is likely to need to accommodate over the Plan period.
SINC	Site of Importance for Nature Conservation; regionally important nature conservation sites.
SNHP/SNNP	Sub-National Household Projections and Sub-National Population Projections
SPA	Special Protection Areas. The Government is bound by the European Communities Council Directive of April 1979 on the Conservation of Wild Birds. Under this directive the Government has to designate Special Protection Areas to conserve the habitat of certain rare or vulnerable birds (listed under the directive) and regularly occurring migratory birds. It has to avoid any significant pollution or disturbance to or deterioration of these designated sites.
SPD	Supplementary Planning Documents provide supplementary information in respect of the policies in the Local Plan. They do not form part of the Local Plan and are not subject to independent examination.
SSSI	Site of Special Scientific Interest. Sites of Special Scientific Interest are notified by English Nature because of their plants, animals, or geological or physiographical features. Most SSSIs are privately owned or managed. About 40% are owned or managed by public bodies such as the Forestry Commission, Ministry of Defence and The Crown Estate, or by the voluntary conservation movement.
SUDS	Sustainable Drainage Systems. Sustainable drainage is a concept that includes long term environmental and social factors in decisions about drainage. It takes account of the quantity and quality of run-off, and the amenity value of surface water in the urban environment. Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not proving to be sustainable.
TPO	Tree Preservation Order, made by a Local Authority to protect specific trees or a particular area from deliberate damage and destruction.

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Executive

30 June 2016

Report of the Acting Chief Executive

**Organisation Review
Senior Management Arrangements within City of York Council**

Portfolios of the Executive Leader and Deputy Leader

Recommendations

1. Executive is requested to:
 - Approve structure proposals as set out at paragraph 21 and Annex A of this report.
 - Delegate consultation and implementation of the new structure to the Chief Executive and Corporate Management team.
 - Approve the use of the Local Government Association job evaluation scheme for senior managers and to use this to develop new job descriptions and person specifications.

Reason: To ensure that the organisation structure is aligned with council priorities.

Summary

2. This report presents proposals for the restructuring of senior management roles and responsibilities within City of York Council.
3. The objectives of the proposals are to ensure that the structure of senior management in the organisation will meet our future challenges, is sustainable through a period of significant ongoing change and to ensure we deliver outcomes for customers, residents and communities.

Background

4. At the meeting of Executive on 25th June 2015 approval was given to commence a review of the senior management arrangements in the council, including the Chief Executive, Director and Assistant Director

posts and for a minimum of £150k saving to be achieved from the review.

5. On 1st February 2016 a report was taken to Staffing Matters and Urgency Committee to provide an update on the senior management review. The report described that a new structure should support the delivery of our future operating model and would also need to take into consideration a number of emerging national policy changes, specifically funding arrangements of councils; housing; education and schools; and devolution.
6. The report went on to say we would need to take a phased approach over the next year to move to a new structure when the full implications of a future operating model became clearer and decisions have been made about how the council will respond to them.
7. The report also confirmed that the £150k savings which had been agreed in the 25th June 2015 Executive report had been identified by deleting a fixed term Assistant Director post and on an interim basis holding vacant other Assistant Director posts.
8. On the 29th March 2016 Staffing Matters and Urgency Committee agreed to recruit a permanent Chief Executive.

Creating the Right Structure

9. Organisation and management structure is important but equally important is ensuring we continue to have the right people with the knowledge, skills, abilities and behaviours that fit with the organisational needs. Designing the structure and the jobs correctly increases the chances of getting the right people in the jobs and that the different parts of the organisation to work together coherently.
10. A new structure will enable the delivery of our priorities which are set out in the Council Plan and should respond to the LGA peer challenge feedback and action plan. It will build on the design principles used in previous review processes which are: a focus on council priorities; consolidation and elimination of duplication; focus on front line service delivery and the needs of residents and communities.
11. The structure should also support the development of the council's evolving operating model and a greater focus on commissioning outcomes; more emphasis on engagement with communities and

empowering them to make their own decisions; and greater accountability, flexibility and pace.

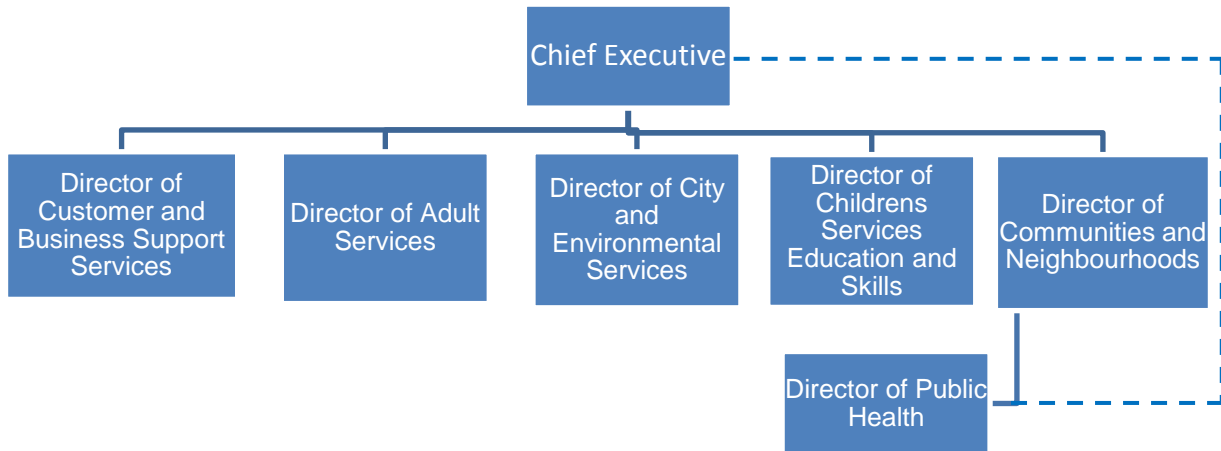
12. To meet our future challenges the council needs to change the way that services are organised and provided. We are already forging new relationships with partners; working in partnership with the third sector to deliver local services effectively; and adopting early intervention approaches to service delivery. We also need to quicken the pace of change and explore creating different service delivery models.
13. A new senior management structure needs to be sustainable through a period of significant ongoing change, and deliver outcomes for customers, residents and communities.
14. Any new structure should be seen as the first phase of a journey towards our eventual future organisational size and shape as decisions are made about how we will respond to national policy changes and ongoing financial constraints.
15. We also need to make better use of staff skills and competencies beyond the potential constraints of a job description and to be able to deploy staff quickly where we need to support the delivery of strategic priorities. Therefore alongside the review of structure there needs to be a review of existing senior manager job descriptions.

Options and Analysis

16. Since the agreement was reached to review the senior management structure there has been detailed research undertaken on the various models used for local authority senior management team structures and responsibilities. Information has been drawn from unitary, metropolitan and borough councils. The Employment Director from the Local Government Yorkshire and Humber (LGYH) also fed information into this review.
17. What can be determined from the structures that are being used is that there is a trend towards widening spans of control and reducing hierarchies. Some councils have merged Children's Services and Adult Social Care, while others have de-merged them. Both areas are very complex, have huge demands, are subject to national policy change, and are constantly in the public eye.
18. There is also increased emphasis on strategic management from a smaller corporate team, increased emphasis on partnership working

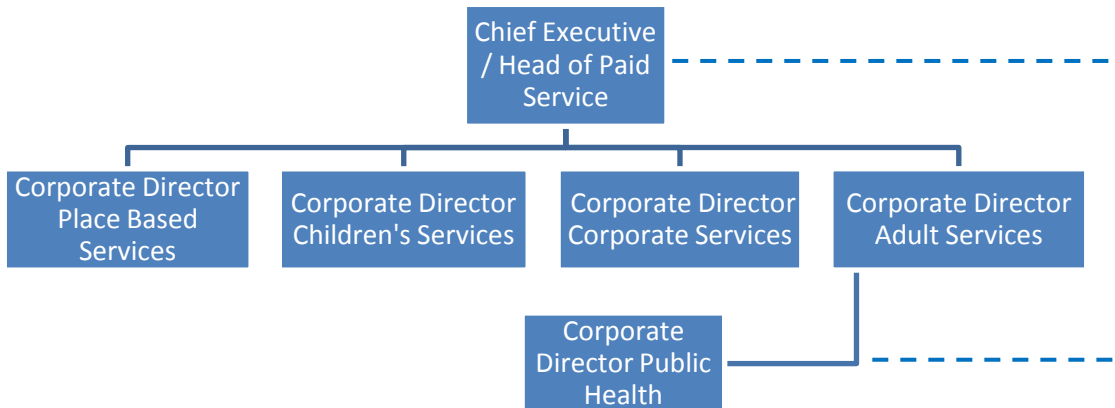
and shared commissioning of services and on moving resources to front line delivery.

19. On the 1st April 2016 the CYC Directorate structure is as follows;



20. Below this Director structure there are 12 FTE x Assistant Directors, two of these posts are currently vacant. One fixed term Assistant Director post was deleted on 31st March 2016.

21. Whilst this structure is currently supporting the delivery of our priorities from the review of structures it is felt that a further reduction could be made to the number of Directors and a move to the structure below;



22. The proposal would reduce the Corporate Management Team by one Director but retains the current number of Assistant Directors at 12 FTE to retain capacity to deliver the Council Plan and our priorities.

23. The proposed structure will also resolve a number of interim changes which have been made to Chief Officer roles as the council has gone through a period of significant change since the last full review in 2012.

24. The proposed structure will require some reorganisation of both Director and Assistant Director roles and the functions which report to them. Although this has the potential to create some disruption it won't require any Assistant Director redundancies and therefore this change can be managed relatively quickly.
25. The proposed detail of the allocation of functions under each Director can be found at Annex A.
26. Within the structure the statutory responsibilities of Chief Officers would be discharged as follows;
 - Chief Executive – Head of Paid Service
 - Corporate Director of Corporate Services – Section 151 Officer
 - Corporate Director of Childrens Service – Childrens (DCS)
 - Corporate Director of Adult Services – Adults (DAS)
 - Director of Public Health – Public Health
 - Assistant Director in Corporate Services – Monitoring Officer
27. Through the staff consultation that has already taken place with the affected staff group, it is envisaged that this reduction of a Director post can be achieved by voluntary redundancy.
28. There is also an option to make some further savings through an Assistant Director flexible retirement.
29. Any redundancy or flexible retirement proposal would be considered separately by Staffing Matters and Urgency Committee.
30. These changes would mean that since 2010 there has been a 35% reduction in Chief Officer posts from 28 to 18 and approximate savings of £1m per year. During this same period additional chief officer posts were transferred to the council as part of the move of Public Health duties to the council.
31. It had previously been agreed that these structural changes needed to achieve £150k savings from 2015/16. These savings will be met by the deletion of one fixed term Assistant Director post which ended 31st March 2016 and the deletion of a Director post. The savings achieved from these two posts, including employer on costs, is £230k.

Creating a new corporate senior management team

32. Following the implementation of a structure we propose that we move from the current Chief Officer job evaluation scheme and use the Local Government Association job evaluation scheme for senior managers. This job evaluation scheme provides a number of benefits;
- Its a scheme which has been developed specifically for senior managers in Local Authorities and reflects more accurately the roles and responsibilities of senior Local Authority officers
 - It can be maintained locally by the HR team to reduce cost of job evaluation and role benchmarking
 - It provides a robust analysis of high quality regional and national comparative pay data, using job evaluation data
33. Each new role in the structure will have developed a job description and person specification which will clearly define the main responsibilities, the corporate responsibilities and the skills and competencies necessary for the role. The Employment Director from Local Government Yorkshire and Humber (LGYH) can provide independent support for this process.
34. The LGYH bring a regional and national perspective on these issues and an independence and impartiality on the review process and any recommendations would be brought back to members. There would be a cost for this external support from LGYH, which will be met from the overall savings achieved from this review.

The Process from Here

35. The process from here is as follows;
- A decision from Executive to progress with the implementation of a new structure as set out at Annex A
 - Formal consultation with directly and indirectly affected staff and Trade Unions
 - Scope the potential impact of the proposals and plan and communicate the arrangements to assimilate from current structure to the new structure
 - Consider the impact on individuals and potential for redundancy, redeployment, outplacement support etc
 - Confirm an implementation date for the new top structure and then for any consequent organisational change to be managed effectively.

Timescales

36. It is suggested that the Organisation Review is undertaken in phases as set out below with indicative timescales as follows;

- Phase one – **June & July 2016**: consult on proposals and make the appointments to the Director positions;
- Phase two – **July & August 2016**: establish management structures below each Director with revised areas of functional responsibility.
- Phase three – **September & October 2016**: develop and implement the new job descriptions.

Council Plan

37. This review is recommended to refocus the organisational structure on the council plan and council priorities.

Implications

38. **Financial** – It was agreed that the organisational review process achieves an overall saving in Chief Officer salary costs of at least £150k from 2016/17. Whilst the achievement of these savings has been identified in this report, there will be exit costs associated with implementing the proposed structure which may mean that the full savings will not be delivered in this financial year. They will however, be achieved in 2017/18. Further financial implications will be considered as part of any redundancy reports to Staffing and Urgency, alongside the regular revenue monitoring report that will be presented to the Executive.

39. **Human Resources (HR)** – The proposals in this paper will have an impact on staff, particularly for Directors and Assistant Directors. The trade unions and those directly affected will be fully consulted on the proposals and the process to be followed. Every effort will be made to balance the need to follow due process whilst minimising the impact of achieving these changes on those affected. Full support will be offered to staff throughout the process. A detailed implementation plan, which will be in line with the councils change management policy, will be developed and shared with staff and the trade unions.

- 40. **Equalities** – This review will comply with all Equalities and Employment legislation. The new job descriptions will include a core competence in relation to equalities.
- 41. **Legal** - Legal Services will be engaged in the review process described above to ensure it is constitutionally appropriate. Should changes be approved to Directors’ portfolios, some changes would be required within the constitution to reflect the new responsibilities.
- 42. **Crime and Disorder** - None
- 43. **Information Technology (IT)** - None
- 44. **Property** – None
- 45. **Other** – None
- 46. **Risk Management** – As with any significant organisational review there is a risk that the energies and focus of services and staff are distracted and that uncertainty can undermine morale. For that reason effective management of the change process is essential with priority given to communication throughout the organisation and support and guidance provided to the staff affected by the change process.

Contact Details

Author: Mark Bennett
Head of Human Resources &
Organisational Development

Chief Officer Responsible for the report:
Steve Stewart
Acting Chief Executive

Report **Date** 17th June 2016
Approved

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

For further information please contact the author of the report

Background papers

Executive – 15th December 2009 More For York – Organisational Review

Cabinet – 6th December 2011 – Organisation Review 2011

Executive – 25th June 2015 – Organisational Review

Staffing Matters and Urgency Committee – 1st February - Senior Management Arrangements within the City of York Council

Annexes

Annex A – Proposed allocation of functional responsibilities

List of abbreviations used in the report:

CCG – Clinical Commissioning Group

CYT – City of York Trading Company

DAS - Director of Childrens Service

DCS - Director of Adult Services

FTE – Full Time Equivalent

GLL – Greenwich Leisure Ltd

LGA – Local Government Association

LGYH - Local Government Yorkshire and Humber

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Proposed allocation of functional responsibilities

Corporate Director - Corporate Services		
Assistant Director	Assistant Director	Reporting to Director
Democratic Services / Civic	Communications	Procurement
Legal Services	Shared Intelligence	Finance
Transparency & Feedback / information governance	ICT Operations and Business Development	Human Resources, Payroll, Workforce Development
Electoral Services	Super connected city	Health & Safety
Business Support and Admin	Customer Services	
Property commissioning and design	Council Tax, Business Rates and Benefits	
Facilities Management	Registrars	
Magistrates, probation and coroners		
Client Management		
		CYT
		Veritau

Corporate Director - Place Services			
Assistant Director	Assistant Director	Assistant Director	Reporting to Director
Public realm / parks & open spaces	Sustainable Development	Economic regeneration	Economy and Place Strategy
Highways	Planning and environment	Estate Commercialisation	Programme management
Transport	Building control and property information	Infrastructure Programme Management	
Waste	Environmental Health and Trading Standards	Assets and property management	
Fleet	Licensing		
Parking	Bereavement Services		
Client Management			
YorWaste			Make it York

Corporate Director - Adult Services			
Assistant Director	Assistant Director	Assistant Director	Reporting to Director
Head of care homes	Commissioning provision	Housing services	People and neighbourhoods strategy
Adult services assessment	Commissioning and contract management	Housing maintenance and repairs	
Hospital service and mental health	Joint commissioning	Housing operations	
Adult safeguarding		Emergency Planning	
		Community Safety	
Client management			
	BeIndependent	Safer York Partnership	

Corporate Director - Public Health
Assistant Director
PH specialist advice to NHS commissioners (CCG)
Wellbeing services – health and lifestyle
Professional and clinical leadership
Joint Strategic Needs Assessment
Health and Wellbeing Strategy
Lifestyle and support
Substance misuse
Health protection

Corporate Director - Children's Services		
Assistant Director	Assistant Director	Assistant Director
Social Care and Child protection	School improvement Services	Communities and Equalities
Safeguarding	School support services (admissions, place planning and transport)	York Learning
Specialist Services	School Governance	Ward Committees
Special Educational Needs	School Assets	Youth Services
Looked after Children	City Skills	
Educational psychology	Early years	
Youth Offending	Childcare strategy	
Troubled families	Children's Centres	
	School traveller and ethnic minority	
	Connexions	
	Healthy Child Service	
Client Management		
	School Improvement	GLL
		Explore
		Museums Trust



Executive

30 June 2016

Report of the Chief Executive

Portfolio of the Executive Member for Finance and Performance

Council Owned Companies: Future operating models and proposals for the City of York Trading Company Board

Summary

1. The Executive has agreed to review the governance of the Council owned companies in light of the Public Interest Report recommendations. The Council is the sole owner of two companies and the joint owner of five others. This report describes their existing governance arrangements. The report also makes reference to other bodies which provide significant services to the Council but which are not Council owned.
2. As the Council develops proposals to deliver its budget over the coming years, it is considering the income generating opportunities presented by trading some of its activities through external trading companies. This report therefore also sets out proposals to create a common governance structure to oversee Council current and future trading activity.
3. The City of York Trading Shareholder Group have made recommendations for Executive approval in respect of appointment of a Managing Director and changes to Board structure which are attached at Annex A and B.

Recommendations

4. Executive is asked to agree:
 - a. To establish a single member decision making committee to act as shareholder and oversee the business of all Council trading companies (The Shareholder Committee) composed of a minimum of 2 Executive Members.

Reason:-To ensure effective governance of trading company activity.

- b. To agree the terms of reference and the roles and responsibilities of The Shareholder Committee as set out in the report.

Reason:-To ensure effective governance of trading company activities.

- c. That the Chief Executive in consultation with the Leader and Deputy Leader determine and publish within the framework approved by the Executive, initial delegations on a company by company basis to The Shareholder Committee if separate from the Executive and subsequent officer delegations. These delegations to be reviewed from time to time with the Council's broader scheme of delegations.

Reason: - To give effect to the Governance principles agreed by Executive.

- d. Subject to approval of the above recommendations, the existing shareholder arrangements cease upon creation of The Shareholder Committee.

Reason: - To remove existing shareholder arrangements.

- e. To note the conflicts of interest that Directors can be subject to as identified in paragraph 9 of the report and that these will continue to be considered in the approach to the selection of Directors.

Reason: - To ensure the principals of good governance principals are reflected in the Council appointments process.

- f. That the practice to provide briefings to newly appointed Directors on their role and, in particular, on managing conflicts of interest is made a formal requirement for all future appointees to attend.

Reason: - To ensure that Directors are conversant with their multiple statutory responsibilities.

- g. To consider and give effect to the recommendations of the existing City of York Trading Shareholder Group in relation to the recruitment proposals for a Managing Director for City of York Trading Ltd and approve the proposed role description and salary, together with the revised structure of the City of York Trading Ltd Board itself.

Reason: - In order to comply with decision making arrangements relating to the business of the shareholder group.

Background

5. Local authorities have established companies over a number of years. Their use may be set to increase as authorities look to deal with the challenging budget situation faced across local government, since a company structure is usually required to enable trading for profit with organisations or individuals outside the public sector.
6. As a shareholder, the Council's role is not to manage the business. That is a matter for the Board and the company's senior staff. As commentators such as Grant Thornton have noted¹ the overriding determinant of a company's success is the drive and ambition of the people running the business. Company Boards must therefore be allowed sufficient freedom to deliver the strategic and operational priorities of the Company. The Board must also have Directors with the right skills to be able to manage the business of the company.
7. However, proper governance arrangements should include safeguards and arrangements for oversight which protect the Council from poor performance and excessive risk taking.
8. Where former local authority in house services are being provided through companies, steps are commonly taken to ensure that, at least at the outset, the Council can take advantage of the Teckal exemption. This is the EU principle which allows public bodies to enter contracts with their own companies without following normal procurement processes. To benefit from the exemption the company must rely on the public authority for at least 80% of its business and the authority must exercise over the company a similar level of control to that which it exercises over its own departments. The governance arrangements must therefore ensure that this level of control can be exercised.
9. Company Directors have a duty to act in the interest of the company. However, where those Directors are Councillors they are still bound by the Members code of conduct and where there are Officers, conditions of their contracts of employment will still apply. The conflicts which may arise have to be managed within the governance and operational arrangements. It is inevitable that there will be some "Potential" conflicts, but through appropriate controls, monitoring and review, such conflicts can be managed.
10. In considering the governance arrangement currently in place the following sections of this report consider the following key issues:

¹ Spreading their wings: Building a successful local authority trading company

Ownership and activities
Board make up
Arrangements for oversight
Arrangements for Managing conflicts

11. The current Shareholder advisory body has considered proposals brought forward by the City of York Trading Ltd and have made recommendations to the Executive for consideration of the appointment and terms for a new Managing Director.

Existing Trading Activities

City of York Trading Limited

12. The Council is the sole shareholder of this company, the main business of which currently is the supply of temporary teaching, care and administrative staff, although other services can be and are traded through the company. The company was established in 2011 with a number of reports on its governance having been taken through the former Cabinet. The governance arrangements were established with the advice of expert external lawyers.
13. The Council is responsible for appointing the Company's Board and selecting the Chair. From its inception the Board has been chaired by a Councillor. Officers currently fill two other positions. There is no payment for these roles. There is provision for external Directors, one of whom is currently in position.
14. A shareholder's agreement sets out decisions which the Directors can only make with the approval of the Council. In particular, the Council is able to control the strategic direction of the Company through having the right to approve substantial changes in its business plan. The Executive reviewed this agreement at its meeting in September 2015.
15. A cross party shareholder's committee (now known as the CYT Shareholder Group) has had oversight of the company from inception and receives a quarterly report. The Group has no decision making powers but, in accordance with the 2015 agreement may advise the Executive on the exercise of its powers as shareholder and may make recommendations to the Board in respect of the appointment of Directors.

16. Decisions required by the Council are executive decisions which may be made in accordance with the scheme of delegations by the Executive, Executive Members or the Officers as appropriate.
17. Separating the monitoring and decision making roles between the City of York Trading Shareholder Group and the Executive are an accepted way of working. Norfolk County Council, although operating a non executive structure, has a similar split between the decision making committee and the shareholder committee which oversees the Norse group. Norse is perhaps the largest local authority trading company in existence.
18. The governance arrangements for City of York Trading Ltd recognise and authorise for company law purposes the potential conflicts which could arise between Council and company roles. Operating practices are in place to control conflicts which may favour the company. In particular these could relate to decisions making around the appointment of agency staff. Accordingly Directors do not authorise the engagement of company workers on Council business. The proposed move to the Company employing its own Managing Director will further reduce the potential for conflict although could reduce the level of direct Council influence over the company.

Make it York Limited

19. The Council is the sole shareholder of this company which was established to deliver marketing, culture, tourism and business development in the City. The company was established in 2015 and the former Cabinet received several reports in respect of its proposed governance. This was also considered by the relevant scrutiny committee. External expert legal advisers were instructed on behalf of both the Council and the new company in agreeing these governance arrangements.
20. The Council has appointed a Board of twelve including two Council representatives. There are no payments for these roles. The Board is independently Chaired and employs a full time Managing Director. At least one Council appointed Director must be present for a Board meeting to be quorate.
21. The Company's Articles set out a range of decisions which can only be made with the approval of the Council. These would require Executive approval. As with City of York Trading Ltd, the Council is able to exercise strategic control though having the power to agree certain reserved matters including the approval of the company's business plan.

22. A cross party shareholders' group meets quarterly. Similar group to the City of York Trading Shareholder Group and monitors the company's performance but has no decision making powers.
23. A potential conflict of interest exists in that the Company is a provider of services to the Council. In recognition of this risk a separation of duties between the client Officer and the Council appointed Directors has recently been put in place. A further risk could arise if the Council were called upon to make decisions affecting the company's business. That risk is managed by following normal protocols relating to the declaration of interest.

Yorwaste Limited and SJB Recycling

24. Yorwaste was established in 1993 by North Yorkshire County Council, as an arms length waste disposal company to meet legislative requirements then in place. Following Local Government Reorganisation a 22.27% shareholding transferred to the City Council. Yorwaste has recently established itself as being Teckal compliant with the support of the former Cabinet through a decision of March 2015. Expert external legal advice was obtained in refreshing the governance arrangements at this time. SJB is a Recycling and waste company purchased by Yorwaste and through the Teckal process this company has now come under the same direct ownership and governance arrangements as Yorwaste.
25. NYCC are entitled to appoint three Directors and CYC two. These may be Officers or Members.
26. Member Directors on Yorwaste are entitled to an allowance established in accordance with NYCC's remuneration arrangements which are paid for by the Company. The Company also employs a full time Managing Director and Non Executive Directors have also been appointed. The distribution of voting rights ensures that together the Council Directors have control.
27. There is an obvious potential for conflicts of interest with Yorwaste. The Council is a purchaser of Yorwaste services. It is also potentially a competitor in that CYC operates a commercial waste collection service as does Yorwaste. So far as the company is concerned this potential conflict is recognised and authorised by the Company's Articles. Until recently issues relating to the purchase of services were controlled through the fact that contracts were won in open competition. As the Company is now Teckal compliant competition is no longer required. Instead a system of open book accounts has been introduced.

28. In relation to the potential conflict arising from Yorwaste being a competitor of the CYC's commercial waste service, this is mitigated by ensuring that the Council Directors do not participate in the pricing of any CYC contracts and would not participate in pricing decisions at Yorwaste.
29. In order to demonstrate the level of control required for Teckal compliance a shareholder's agreement provides for a shareholder's representative to approve reserved matters. These are the approval of the annual business plan and certain transactions which are not contained within the plan. In order to ensure independence the Shareholder representative is the Director of Customer and Business Support Services for York and his equivalent for North Yorkshire.

Yorkshire Purchasing Organisation (YPO)

30. The City of York Council was a founder member of the Yorkshire Purchasing Organisation. This is a local authority joint committee which supplies products and services to the public sector. In 2014 the then Cabinet approved York along with the thirteen other founder members establishing and taking a share in YPO Procurement Holdings Limited. This decision allowed YPO to offer services to organisations with which it would not be permitted to trade as a local authority joint committee.
31. Each shareholder is entitled to appoint one Director to the company who must be either a member or employee of the Council. The Council has appointed a Member to the Board. A strategic officer's advisory group made up of officers of each Council advises the board. This mitigates the risk which may arise if the appointed Directors are themselves inexperienced in the management of the business undertaken by the Company. YPO also employs its own staff including a full time Managing Director who works on company business.
32. A shareholder's agreement sets out a number of matters which require the unanimous agreement of the shareholders.
33. Given that the business of this Company relates to the provision of services outside the public sector the potential for conflicts of interest to arise is relatively limited.

Veritau

34. Veritau is a shared services company established in 2009 providing internal audit services to York and North Yorkshire who own the

company in equal shares. A number of reports were considered by the Executive in 2008 and 2009 approving the company's governance. Those reports demonstrate appropriate legal advice to have been taken.

35. A sister company provides services to the North Yorkshire district councils. That Company is owned by Veritau Limited and the five district councils. Those arrangements were approved by the then Cabinet in 2012.
36. Veritau's Board is made up of the two Section 151 Officers in an unpaid capacity, the Councillor from each Authority with the finance portfolio (also unpaid), the Company's two most senior officers including its full time Managing Director and independent Directors.
37. A shareholder's agreement includes a number of matters which are reserved for shareholder approval including establishing the business plan and undertaking or ceasing to undertake any aspect of the business.
38. It could be argued that there is a potential for a conflict of interest between a Section 151 Officer and the finance portfolio holders being directors and their role as a customer of internal audit. This is partially, mitigated by the fact that the Council has entered a ten year agreement with Veritau for its core services (albeit with the normal change provisions expected in a long term contract).
39. Furthermore, in the context of the services provided by Veritau it is considered to be a strength that the Section 151 Officer performs this role. It is a legal requirement to undertake an efficient internal audit and the internal audit function is integral to the performance of the Section 151 duties in relation to the proper administration of the Council's affairs. Having the Section 151 Officers as Directors helps to ensure that Veritau retains a focus on its core business as the Council's internal audit function.

York Science Park Limited

40. The City Council holds a small minority shareholding in York Science Park Limited with the University of York being the majority shareholder. The company manages York Science Park.
41. The Council has the right to appoint one Director. Currently that is an Officer appointment in an unpaid capacity.

42. The Council has its own commercial property portfolio which could create a conflict of interest. This risk is mitigated by the fact that the Council's Director is not involved in the management of the property portfolio.

Science City York Ltd

43. Science City York is a company limited by Guarantee of £1 and was established on a shared ownership basis with the University of York. The University withdrew from the company in July 2014 and the company is now dormant, undertaking no trading activity. It should be noted that the Science City York brand is currently used by Make It York to deliver its services but there is no relationship with the company. Going forward the Council will need to determine if it wishes to keep this company.

Other Models

44. Local authority trading companies are, of course, only one of a number of alternative service delivery models which exist. In York there are also three examples of services which were formerly provided directly by the Council but which are now provided by charities/social enterprises to which staff transferred from the Council. These are the Library Service provided by Explore, the York Museums Trust (YMT) and the Aids and Adaptations Service provided by Be Independent. These entities are not controlled by the Council and the Council does not appoint to their Boards, although the Council does nominate two trustees to YMT and like Company Directors they are required to act in the interest of the Trust and not the Council. These entities were all established by reports on proposed governance with the Museums Trust recently being the subject of a detailed review by the Executive. In each case the entities and the Council received legal advice in respect of the establishment of the company.
45. While the Council cannot dictate how these entities are run (and would create legal difficulties for itself if it attempted to do so) the Council clearly has significant influence as the major customer of both services.

Future Trading activity

46. There are future opportunities for trading and the Executive has already instructed officers to explore options for the establishment of companies for commercial property partnerships in the Southern Gateway and Off Street Parking. Many other opportunities will arise over time other Councils have examples in areas such as :-

- Commercial Property Development
- Schools Support services
- Consultancy
- Fleet maintenance
- Commercial Waste Collection
- Recycling

Proposals for a common Governance Framework of current and future trading companies

47. In light of the recent increase in trading companies and the exploration of opportunities to create trading companies in the future, there is increasing complexity in the Council's governance arrangements and this in turn brings risks that the Council will not be able to demonstrate that it is clearly managing its differing responsibilities, as both an owner (shareholder) of a number of companies and a client of the businesses. Greater consistency of the governance of these bodies will provide reassurance that :-
- The Council is seen to be acting in an open and transparent manner in respect of its trading activities;
 - the objectives of the companies are being delivered;
 - that performance and risk are being managed;
 - that the extent of any delegation of responsibilities to Shareholders and Directors is clear;
 - that there is transparency around key Council decisions;
 - that commercial confidentiality can be effectively maintained where appropriate.
48. Given the likelihood that there will be significant structural change to the organisation in the coming years and it is envisaged there could be an increase in the number of arms length trading companies even beyond those currently being explored it is recommended that the Council take a proactive approach to governance in response to current complexity and in advance of future change.
49. If the Council were to expand upon trading operations without consolidating governance arrangements, this could lead to a preponderance of stakeholder committees which will be increasingly difficult to resource and manage. It is therefore desirable to establish a consistent approach with The Shareholder Committee overseeing all

shareholder responsibilities to these companies, recognising The Shareholder Committee responsibilities will vary from company to company depending on the specific company constitution. There would be for example, variations in The Shareholder Committee responsibilities between wholly owned companies and jointly owned companies.

50. This complexity of current arrangements is self evident in the current processes that the City of York Trading Ltd has undertaken in respect of the proposed appointment of the new Managing Director. The process is now drawing to a close and the existing shareholder group have recommended the proposed details and terms of appointment which are attached at annexe A and B. The Executive is asked as part of this report's recommendations to confirm those recommendations.

Governance Principles

51. In establishing a governance framework around the operation of trading companies, new arrangements will need to abide by the following principles :-

- Defined role for Executive, Shareholders, and Council appointed Company Directors, Scrutiny Committees, and Client Officers establishing clear lines of responsibility and accountability.
- Clear specification of outcomes from the Council as Client.
- Clearly identified reserved matters that cannot be considered by the Board of Directors and clear schemes of delegation including delegations to The Shareholder Committee if formed, covering the exercise of shareholder powers.
- The Governance structures should actively safeguard the council's interests through effective risk management and oversight of delivery against strategic objectives.
- All companies should develop Strategic Business Plans to which they are held accountable to by The Shareholder Committee and are regularly reviewed and kept up to date.
- Company structures should be streamlined by function and where necessary should use group structures to manage variations of delivery models or where individual company risk profiles necessitate placing limits on liability.
- Deliver the appropriate level of commercial agility around decision making to exploit trading opportunities.

- Comply with legislative requirements as appropriate to their corporate structure and form.
- Engage as necessary external private sector expertise through appropriate engagement of Non Executive Directors.
- Where council staff transfer into a company there must be a clear migration plan to ensure TUPE compliance.
- All Council appointed Directors to Company Boards and The Shareholder Committee Members will be provided with appropriate training in order to effectively discharge their responsibilities.

Governance Structure

52. Consideration has been given to how a potential Governance structure options and the following proposal are intended to provide a clear and focussed option for ensuring clarity and effectiveness of function. The diagram at Annex C illustrates the proposed governance structure.

Roles and Responsibilities

53. The core roles and responsibilities of each level of the proposed governance model are set out below:-

Option A

An Executive Committee would be formed to fulfil the role of (The Shareholder Committee).

54. The Executive would be responsible for :-
- I. Establishing new companies/decommissioning existing companies;
 - II. Determining the Articles of Association;
 - III. Establishing the % share of ownership;
 - IV. Agreeing any investment of funds or assets;
 - V. Agreeing any lending to the company;
 - VI. Establishing the scheme of delegation and identifying reserved matters;
 - VII. Appointing/Dismissing Directors (this may be delegated to Staffing Matters and Urgency Committee or the Shareholder Committee).

55. It is proposed that in order to provide flexibility of roles that The Shareholder Committee be an Executive Committee supplemented at Members' discretion by advisors, partners or cross party representation who will not have voting rights. They will be responsible for :-
- I. Acting as owners/joint owners of the company;
 - II. Sign off Strategic business plans;
 - III. Monitoring performance and financial delivery against strategic business plans;
 - IV. Operating within powers delegated by the Executive and exercise decision making over reserved matters;
 - V. Determining the remuneration of Directors and any senior managers as identified in the specific scheme of delegation and agreeing any performance related bonus payments to staff;
 - VI. Making recommendations to Executive for any investment in/asset transfers to or lending to companies;
 - VII. The Shareholder Committee would determine on an individual company basis whether they wish to delegate functions to Officers of the Council to increase commercial flexibility.
56. Council appointed Company Directors could be constituted from a mix of Elected Members, Officers of the Council or external Non Executive Directors. Where this is a partnership company there will also likely to be Board Members appointed by the partner organisations. Company Boards would typically be responsible for :-
- I. Undertaking the legally defined role of Company Director;
 - II. Strategic operational control of the company;
 - III. Developing and delivering a Strategic Business Plan;
 - IV. Regular reporting on progress and performance against the Strategic Business Plan;
 - V. Agreeing the pay structure and terms and conditions of employment for company staff including any performance related pay schemes (but excluding any generic bonus payments).
57. The Client Officers would be the Council Senior Managers as identified by the Chief Executive who will be responsible for :-

- I. Commissioning outcomes from Companies to fulfil corporate objective through SLA/Contracts as appropriate;
- II. Seeking to ensure that the council requirements are addressed into the Strategic Business Plan;
- III. Monitoring delivery against the agreed outcomes/SLAs;
- IV. Support the activity of scrutiny committees in reviewing performance of companies.

58. Corporate & Scrutiny Management Policy & Scrutiny Committee would :-

- Scrutinise the decision making of The Shareholder Committee and the statutory officers that support it.

59. Other Scrutiny Committees would as appropriate to their remit :-

- Scrutinise the performance of individual companies in delivering the specified outcomes of service level agreements or contracts with the council supported by Client Officers.

Option B

60. Under Option B, it is proposed that no Shareholder Committee of the Executive would be created with the Executive taking full responsibility for the roles and functions identified above of both The Shareholder Committee and the Executive.

61. This option benefits from including more Members of the administration in the shareholder decision making process. However, this option will give rise to the potential for a greater number of conflicts of interest to arise should Executive Members wish to be on the Boards of some of the Companies.

62. The additional disadvantage of Option B is that it has the potential to reduce the speed of decision making for the Companies whose commercial flexibility is an anticipated outcome of their creation. Therefore this in order to deliver additional flexibility this option could lead to greater officer delegation when practically implemented.

63. Option A however reduces these risks as it provides the Council with a three tier approach to decision making. Flexibility increasing and financial significance reducing as the decisions are delegated further down the structure. As only a sub set of the Executive is envisaged on The

Shareholder Committee this should allow greater flexibility in the appointment of Directors.

Conclusion

64. The report demonstrates that each existing company which is controlled by the Council or in which it has a significant stake was established following consideration by then Executive or Cabinet. In each case appropriate legal advice was taken on the company's governance structures. They are all therefore fundamentally sound.
65. For those companies which require the benefit of Teckal compliance the governance arrangements in place require certain matters to have shareholder approval. For Yorwaste the governance arrangements themselves dictate how that approval should be given – through the appointed shareholder representative. For other companies currently normal Council decisions making protocols apply.
66. Historically differing approaches have been taken to the appointment of Directors and the role of shareholder. In some cases the governance arrangements dictate who should be appointed. In others there is flexibility.
67. As we create more trading companies this has the potential to increase the governance complexity and this in turn brings risks that the Council will not be able to demonstrate that it is clearly managing its differing responsibilities as both an owner (shareholder) of a number of companies and a client of the businesses.
68. This report brings forward proposals to place the governance of all current and future companies where the Council has a shareholding within a common framework. As local authority owned companies it is clearly appropriate that elected Member oversight is provided. However, commercial enterprises do need to be able to operate quickly in a commercial environment and ensure that the right skills are available to their Boards to enable them to operate effectively.
69. The Council has issued guidance in the past to its appointed Directors. The Council should ensure that it is standard practice to issue such guidance whenever new appointments are made and not rely simply on the companies providing appropriate training.

Council Plan

70. The establishment of a new Governance framework for all traded activity will contribute to the objective to:-

- i. We are entrepreneurial, by making the most of commercial activities.

Implications

71.

- **Financial** - There are no direct financial implications to the council regarding the proposed governance arrangements. However the companies owned by the council provide the opportunity to deliver future financial savings.
- **Human Resources (HR)** – There are no HR implications associated with this report
- **Equalities** – The proposals within this report are related to internal governance arrangements and exploration of options and therefore have no community impact other than increasing transparency of decision making.
- **Legal** – The review of existing Governance arrangements has been undertaken by the Monitoring Officer and found to be sound.
- **Information Technology (IT)** - There are no IT implications.
- **Crime and Disorder** – N/a
- **Property** – There are no property implications associated with this report. However the governance arrangements in respect of company structures will assist in preparing the Council to be in a position to maximise the potential of its assets in the future.

Risk Management

72. The review of existing governance structures for the Council's arms length companies concludes that the arrangements where individually fit for purpose upon creation and received appropriate legal advice at the time.
73. However no structure will remain fit for purpose for ever and there is a degree of confusion and a lack of transparency with the multiple models currently in use.
74. In light of the Public Interest Report and the increasing number of companies now in existence this report proposes that the above risks are mitigated by rationalising the governance arrangements of existing companies into a single governance framework. This approach is intended to make the structure fit for purpose now and in the future should the Council choose to establish additional companies.

75. To guard against obsolescence of these proposals it is proposed that these arrangements are reviewed alongside the scheme of delegation.

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**Report
Approved**

v

Date 20 June 2016

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Wards Affected: List wards or tick box to indicate all

All

Background Papers: None.

Annexes

Annex A – CYT Shareholder Group Recommendations

Annex B – CYT Job Description

Annex C – Illustrative Company Governance Arrangement

Glossary of abbreviations used in the report:

CYT – City of York Trading Ltd

CEO – Chief Executive Officer

EU – European Union

MD – Managing Director

MIY – Make it York

NYCC – North Yorkshire County Council

PRP – Performance Related Pay

SLA – Service Level Agreement

TUPE – Transfer of Undertakings (Protection of Employment) Regulations 2006

YMT - York Museums Trust YPO- Yorkshire Purchasing Organisation

Annex A

CYT Shareholder Group

Report of the Chair of CYT Ltd

Recruitment of Managing Director and Changes to Board Structure

Background

This report sets out the proposals for the proposed recruitment of a Managing Director for CYT. This follows consideration and review of the current position where the Managing Director (MD) is a Council Director, and mutual recognition between the MD, the CYT board, and leading Council Members, that going forward there was a need to recruit a dedicated MD for the company. The current MD has offered to stay in the post until such time as a replacement can be in the role.

The MD will be one of the Company Directors. Following Executive approval for increased elected members, and external Director representation, the revised company board going forward will consist of ;- two elected Members, two external appointments, a Council nominated chief officer, and the Managing Director. The Shareholder Group is asked to formally confirm this board structure and recommend to the CYT Board.

Proposal for Managing Director

The proposal set out in the attached draft Job Description/Advert recommends that a part time MD (working 2 days per week) is recruited.

This follows discussion at the CYT board about the requirements, and nature of the role. The role is not considered at this stage to require a permanent MD.

It is proposed that the role will be for an initial term of 2 years, with an option to review 6 months before the end of the period.

The remuneration for the role and performance related pay proposal is set out on the attached paper. This consists of a basic payment of £20,000 per annum (for 2 days) and performance related pay of 5% of non Council profits, above £100,000, capped at a maximum of £25,000 per annum.

The key skills and requirements of the role are also set out. The focus for the role will be to expand the external business of the company.

Consideration will be given to allow for a flexible approach to the fulfilment of the 2 days per week, for example being spread over 4 half days.

Recruitment Process

Adverts will be placed in local press, and via social media for the role. Consideration will also be given to a wider more regional advertisement, and the use of relevant websites.

It is suggested that the appointment panel consists of the Chair of CYT, and a Liberal Democrat and Labour representative from the Shareholder Group. This will ensure full cross party representation from the three main groups.

Recommendations

1. The Shareholder Group is asked to consider the proposal for the Managing Director, and to make a recommendation to the CYT board, and also through to a formal Council decision making process.
2. The Shareholder Group is asked to approve (and recommend to CYT Board) the following structure of the CYT Board :- two elected Members from City of York Council, two external appointments, one Council nominated officer, and the Managing Director of CYT.

Annex B

City of York Trading Limited – Managing Director

Overview

CYT Ltd is owned by City of York Council and provides interim/casual staff to a range of organisations, including the Council. The company is looking to grow in terms of the range of organisations it provides casual staff to, and to consider other product offerings.

We are seeking a part time MD to oversee the development of the company, and to take forward growth opportunities in the medium term.

The role is part time, and is envisaged to consist of two days per week. Remuneration on a pro rata basis will be £20,000 (i.e. for 2 days), plus performance related pay. The term of engagement will be for a fixed term of 2 years. This may be extended subject to renegotiation and review of the business at the time.

Responsibilities

You'll be responsible for the performance of the company, dictated by the board's overall strategy. You'll report to the chairman of the Board.

Key responsibilities will include:

- Successfully implementing company policy and business plans
- Developing strategic plans for the business
- Growing the company through increased turnover and profit, both for existing services provided, and development of new trading opportunities
- Maintaining relationships and effective working between the Shareholder Group and the board
- Maintaining effective relationships with the Council
- Assisting the Council in the development of new services to be traded through the company
- Overseeing the financial planning for all aspects of the business, supported by finance
- Managing any staff employed by the company
- Assuming full accountability for the board for all company operations
- Representing the company in public at events or with the press.

- Working alongside other board members to identify operational performance measures and will require an understanding of finance related issues in order to analyse company performance.

Skills and Experience Required

- **Visionary leadership, with experience of developing a business and growing turnover and profit**
- **Experience in an HR related business, such as provision of casual staff, or a related field**
- **Ability to motivate a workforce, with experience of staff management**
- **Effective management and delegation skills**
- **Communication and negotiation, with experience of developing successful branding and marketing strategies**
- **PR and presentation skills**
- **Strong financial planning skills**
- **Planning and forecasting skills, with experience of developing business plans**
- **Complex problem solving skills, with experience of developing solutions to difficult issues**
- **Effective decision making and experience of managing the governance issues related to companies**

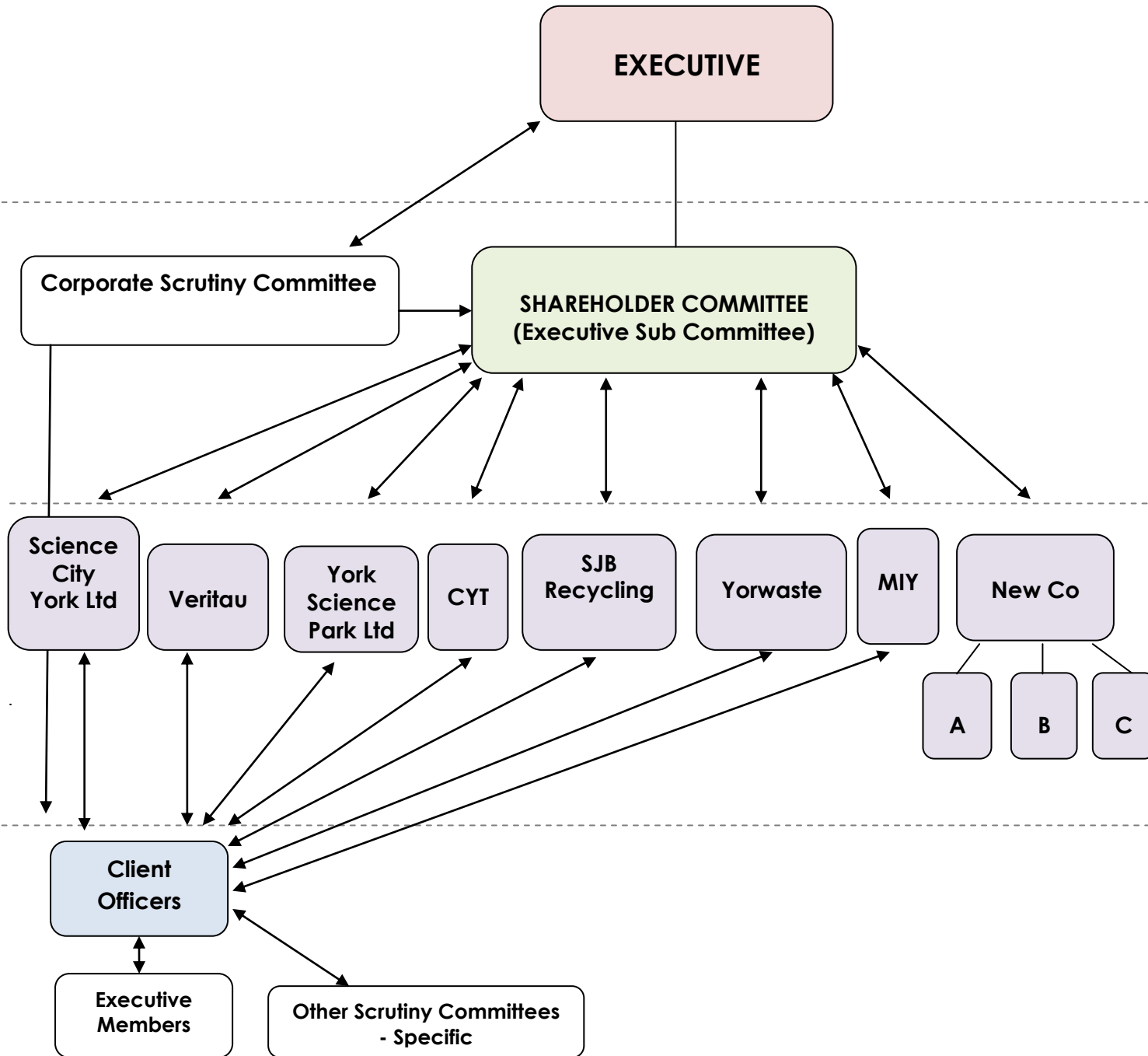
Performance related pay (PRP)

The PRP scheme will be set out in detail as part of the contract terms. However the general scheme will consist of PRP that consists of the following

- On profits from Non Council business above £100,000 pre tax profit – payment of 5% (e.g. £200,000 profit would generate a payment of £5,000)

Note - Schools are assumed as Non Council activity. The calculation of the PRP will be done as part of the final accounts preparation and the external audit of the accounts, and subject to board approval. Any PRP would be pro rata to the period of employment in the relevant financial year.

Annex C



Membership:
Executive Members plus observers as Executive sees fit.

Function:
To give strategic direction to the Shareholder Committee and execute control over strategic company decisions.

Activities:

- Director Appointments/Dismissal (*Staffing and Urgency could be an alternative*)
- Establishment of Companies
- Determining Articles of Association or similar
- Council asset transfer investments/loans etc

Membership:
Sub set of Executive plus observers as Executive sees fit.

Function:
To protect the Council's investments and ensure the companies comply with statutory restrictions imposed by their public sector ownership.

Activities:

- All Reserved Matters as determined by the Executive through Shareholder agreement of similar.
- Delegation to Council Officers.
- Strategic Business Plan approval.
- Director/Senior Manager remuneration/staff bonuses.

Membership:
Directors or appointments determined by entity legal status/ownership structure and appointed as Executive where CYC representation required.

Function:
To operate the company and comply with company law

Activities:

- Delivery of the Strategic Business Plan and day to day management of the company.
- Provision of strategic proposals for Shareholder consideration
- Company Policy

Membership:
As appointed by Head of the Paid Service – CEO

Function:
To commission work from Companies to fulfil corporate objective through SLA/Contracts as appropriate.

Activities:

- Manage/Monitor/Contract SLA
- Act as Intelligent Client
- Accountable to Executive Members for service outcomes
- Payments/Deductions

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Executive

30 June 2016

Report of Director for City and Environmental Services

Portfolio of the Executive Member for Transport and Planning

Implementation of budget savings on Council funded local bus services

Summary

1. City of York Council procures local bus services to operate at times of the day (or week), or in parts of the Authority area, where no commercially viable bus service exists. Where commercial services do exist (i.e. those that are operated by private companies but are neither contracted nor funded by the local authority), the Council engages with the operators with the aim of enhancing service.
2. As part of the budget process for financial years 2016/17 and 2017/18, the Council determined in February 2016 that a full year saving of £350,000 was required to be made in the subsidy provided for local bus services. This would be applied to the 2017/18 budget, with the 2016/17 budget being reduced by £200,000 as, due to contractual and legal obligations, it would not be possible to sensibly realise any service reductions before August 2016.
3. As part of its amendment to the 2016/17 Budget the Executive agreed an additional investment of £50,000 for one year to support the remodelling of bus subsidies. This was on top of the £75,000 a year investment agreed as part of the July 2015 Emergency Budget to provide extra support for local and rural bus travel and subsidies, covering the financial years 2015/16 and 2016/17. The £75,000 additional investment is now part of the overall budget used for bus subsidies and therefore £425,000 full year savings are required against the current budget of £850,000.
4. Service reductions or alterations were identified through the budget setting process which could be made whilst still ensuring, as far as possible, that all areas currently enjoying bus service provision are not left without any bus service. The funding used to support all evening and

Sunday services as well as for route 20 were identified for withdrawal. The general public was consulted on a proposed list of services identified either for withdrawal or modification.

5. A previous version of this report was considered at a pre-decision call in of the Economic Development and Transport (EDAT) Policy and Scrutiny Committee on 18th May.
6. This report provides detail of the outcome of the consultation, relevant usage statistics concerning each service and a response to the recommendations of the EDAT Committee for the consideration of the Executive.
7. Should the Executive decide not to reduce local bus service expenditure, equivalent savings will need to be found from elsewhere within the Council's budget.

Recommendation

8. The Executive is recommended to approve option A, to reduce the supported bus budget by £350,000 in light of the February 2016 approved budget and to implement the resulting reductions in service.

Reason: The Council has agreed to this level of saving. Withdrawal of the services outlined in this report will enable the agreed budget savings to be achieved.

Background

9. The City of York and surrounds benefit from a comprehensive network of bus services, of which more than 80% are operated without subsidy from the Council. All of the bus routes in York are operated by private sector companies who are free to decide how they will run any services not requiring financial support. Amongst other things, this includes the freedom to determine the bus route, where the bus will stop, the timetable and fares charged.
10. The Council has powers, contained in the 1985 and 2008 Transport Acts, to provide subsidies for bus services where, in its view, there is a transport need that is currently not being met through commercially operated services. For the services it procures, the Council defines the route, stopping points, frequency and operating hours of the service. The Council also monitors the performance of each service. It should be noted that the provision of financial support to local bus services is not a statutory requirement.

11. From January 2009 the Council adopted two criteria to assist it to consider whether or not to subsidise a particular bus route which also helps the Council to demonstrate it is achieving value for money. These are that:
 - a. Each tendered service should have a subsidy of not more than £2 per passenger carried; and
 - b. A minimum number of 9 passengers carried per bus hour operated.
12. In October 2015, the Council adopted a new 'Council Plan' which included a commitment to 'Support rural bus services and others where there is most need'. Whilst not revoking the Council's previous criteria for determining which bus services to support, the new Council Plan also commits the Council to supporting bus services connecting to rural areas, some of which are not as well used as the wholly urban services currently subsidised by the Council.
13. In common with all local authority areas, budgetary pressures and ongoing value for money obligations require that City of York Council carefully scrutinises services it provides on a discretionary basis.
14. In 2013/14, 26% of UK local transport authorities cut their levels of subsidy to local bus services (Price, Expenditure and Competition Survey 2013, Association of Transport Coordinating Officers, January 2014). As budgetary pressures on local authorities have increased, this trend has continued in subsequent financial years. In York's neighbouring county of North Yorkshire, the level of subsidy provided for local bus services has reduced from £6m in 2011/12 to £1.5m in 2016/17.
15. Over the past months, the Council has talked with the City's bus operators to establish whether there might be any cost reductions, or indeed opportunities to provide services without subsidy (i.e. on a 'commercial' basis). The Council has also had discussions with a number of stakeholders to understand how third parties might be able to provide funding support which would reduce the impact of subsidy withdrawals. This dialogue has delivered some positive outcomes which are described later in this report. Unfortunately, however, the scale of savings required will only be found through service withdrawals or reductions.
16. Table 1 below lists bus services currently subsidised by the Council.

Table 1 – Bus services currently subsidised by City of York Council and current contract costs

Route	Origin	Via	Destination	Time/day	Frequency	2015/16 cost (£)	Passengers per bus hr	Subsidy per pax
10	Stamford Bridge	York	Poppleton	Evenings (Sun – Thu)	60 mins	36,000	11.8	£1.73
11	Bishopthorpe	South Bank	Stonebow	Evenings (Mon – Sat)	60 mins	17,000	16.6	£1.04
11	Bishopthorpe	South Bank	Stonebow	Sunday (daytime)	60 mins	10,500	14.8	£1.44
12	York	Elmfield Ave	Monks Cross	Daytime (Mon – Sat)	30 mins	45,000	14.3	£0.73
13	York	Tadcaster Road	Copmanthorpe	Sunday (daytime)	60 mins	11,500	11.1	£1.92
14	Foxwood	York	Haxby	Evenings (Mon-Sat), Daytime (Sun)	60 mins	48,000	19.6	£0.70
16a	Acomb	Hamilton Drive, Stonebow	Elmfield Avenue, Heworth	Sunday (daytime)	60 mins	11,000	12.3	£1.69
18	Holme on Spalding Moor	Wheldrake	York (Merch'gate)	Certain daytime journeys, (Mon-Sat), evenings (Fri-Sat)	Mon-Thu: 4 journeys per day; Fri: 8 journeys; Sat: 7 journeys	29,000 (16,000 ^{NYER})	14.1	£1.65
19	Skelton	Rawcliffe	York (Exh.Square)	Daytime (7 day)	60 mins	79,000	22.5	£0.97
20	Acomb	Poppleton, C' Moor, Haxby, Monks X, Heworth	Uni of York	Daytime (Mon – Sat)	60 mins	200,000 (190,000 ^{UY})	12.3	£1.69
21	Colton	Acaster Malbis, Bishop'pe, South Bank, Stonebow	Foss Islands	Daytime (Mon – Sat)	120 mins	73,000 (44,500 ^{NY})	12.5	£1.90
24	Foxwood	Lindsey Ave	York	Daytime (Mon – Sat)	60 mins	184,500	19.7	£0.75*
26	Fordlands Road (every 30 mins)	Fulford, York Station	South Bank (every hour)	Daytime (Mon – Sat)	30/60 mins		19.5	£0.81*
27	University of York	Heslington Lane	York (Merch'gate)	Daytime (Mon – Sat)	60 mins		12.8	£1.92*
13a / 44	Acomb	Hamilton Drive	York (Merch'gate)	Daytime (Mon – Sat)	30 mins	47,000	19.1	£0.58

Table 1 – Bus services currently subsidised by City of York Council and current contract costs

627	York	Heworth	Arch. Holgate & Fulford Schs.	School days only	One round trip		146.1	£1.61*
647	York	Boroughbridge Rd (for Manor School)	Acomb	School days only	One round trip		10.2	£2.11*
637	York	Heworth	Archbishop Holgate's School	School days only	One round trip	34,125	146.1	£1.61
36 X36	Elvington	Wheldrake, Fulford	York (Merch'gate)	Daytime (Mon – Sat)	120 mins	56,244 (48,744 ^{ER})	7.1	£3.63
142	York	Hessay	Ripon	Daytime (Mon – Sat)	120 mins	5,453	Contribution to NYCC contract	
181	York	Woodlands Grove, Heworth	Castle Howard	Daytime (Mon – Sat)	Four round trips	2,000	Contribution to NYCC contract	
412	York	Acomb, Rufforth	Wetherby	Daytime (Mon – Sat)	60 mins	7,568	Contribution to NYCC contract	

Key

*services 24/26/27/627/647 are part of a single contract; subsidy per passenger figures shown are estimated from the relative mileage of each of these routes.

Costs shown represent total amount paid to bus operators. Annualised costs shown in brackets represent net cost to CYC once contributions from partners have been accounted for:

^{ER} East Riding of Yorkshire Council contributes toward the cost of this service.

^{NY} North Yorkshire County Council contributes toward the cost of this service.

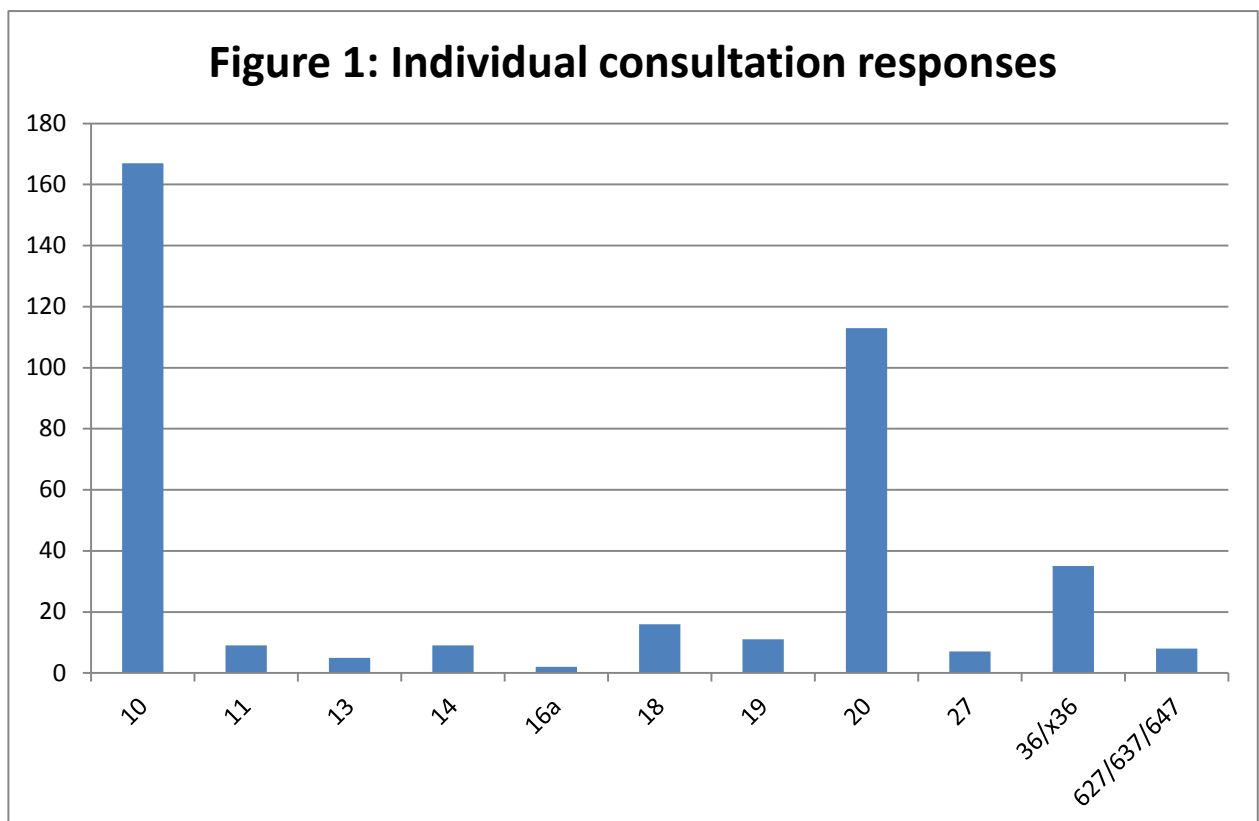
^{UY} University of York contribute toward the cost of this service.

Consultation – General public and stakeholders

17. Following confirmation of the budgetary proposal for 2016/17, the Council took steps to identify options which would achieve the agreed saving of £350,000. These were based on the specific routes identified in the budgetary process, highlighted at paragraph 3 in this report. Because of the scale of savings required, previous adopted strategies for example to reduce the number of journeys on a particular route or to seek reductions in contract prices from operators, etc, were not going to be sufficient on their own.
18. The Council moved as swiftly as possible to prepare consultation documents on a proposal which would deliver the required savings. The consultation, which ran from Monday 11th April to Friday 6th May, included:
 - a. The opportunity for the public to respond by email with web-links to the consultation documents on both the front pages of both the Council's website and York's online travel website (www.iTravelYork.info).
 - b. Two drop in sessions held at the Council's West Offices. The first was held on Friday 15th April (10am – 2pm), the second on Tuesday 26th April (3pm – 7pm). Approximately 60 people attended the first session and 130 people the second.
 - c. The Council issued press releases concerning the consultation on three occasions. Two of the releases were carried in the York Press with details of the drop in sessions and provided information regarding how to respond.
 - d. Bus stop Real Time displays carried an advertisement concerning the consultation for the duration it was live. These displays are located at over 50 well used bus stops across the City.
 - e. The Council contacted the operators of the bus services which could be impacted by the proposals and asked for them to make information about the consultation known to bus users. The Council is aware that some operators were more proactive than others in this regard, but also that a range of media was used to share the information (including on-bus publicity, Twitter feeds and the operators' websites).
 - f. All of the City Council's members were alerted to the consultation, as were all of the City's parish councils as well as the

neighbouring local transport authorities (East Riding of Yorkshire and North Yorkshire County councils).

19. The consultation proposed complete or partial reductions and changes to a number of routes and is included at Annex A to this report. A considerable number of responses were received, with a proportion of these being received in multi-signatory petition form. Figure 1 below summarises the number of individual responses received to the consultation:



20. The table above shows that, overwhelmingly, users of route 10 (evening) and route 20 (Monday – Saturday daytimes) were most concerned about the potential loss of service. A number of users of route 36/x36 also contacted the Council about the proposals.
21. Particular points of note from the individual responses are as follows:

Route 10 (evenings after 8pm)

- a. Over fifty percent of the route 10 respondents were Stamford Bridge residents. Stamford Bridge is situated in the East Riding of Yorkshire Council (ERYC) administrative area. It should be noted that ERYC does not and has previously declined to contribute to the ongoing operation of this service. Many of the respondents felt that ERYC should be making a contribution. City of York Council

has recently written again to ERYC to request their view on this issue.

- b. A number of respondents felt that the operator of the evening service, Transdev, could charge higher fares for the service as these would still be significantly lower than the cost of a taxi. Some respondents felt that a lower frequency service would be preferable to no service.

Route 19 (removal of school time diversion to St Wilfrid's primary school)

Two respondents wrote to express their concern about the proposed removal of these journeys.

Route 20 (Monday – Saturday daytime service)

- a. Responses concerning this route were spread across the whole route
- b. 49 responses concerned the removal of a bus link to the user's primary shopping destination
- c. 24 responses concerned the removal of a bus link to schools. This included a letter authored jointly by Joseph Rowntree and Huntington secondary schools.

Route 36 / x36

Responses were split evenly between Sutton on Derwent (ERYC), Elvington and Wheldrake. A response was also received from the Yorkshire Air Museum, for whom the 36 is the only public transport link.

Route 627 / 637

Responses were received from five parents and from Archbishop Holgate's School.

22. In addition to the above, the Council also received four petitions concerning the proposed changes as follows:

- a. Petition (a) called for the retention of services 19 and 20. It was submitted in three separate parts. The main proportion of the petition was submitted with a cover letter and was presented to the Council by Ms D. Boyle (596 signatories). Two subsequent petition responses with the same title were received by the Council. The total number of signatories to all three submissions

of this petition was 835. The postcodes given for the signatories indicated a wide spread of respondents. This may, in part, have been the result of a number of petitions having been signed at a meeting of the 'York Bus Forum', coordinated by pressure group 'Unjam York'. The vast majority of signatories, however, gave York area postcodes. A copy of the full title of this petition is contained at annex B to this report.

- b. Petition (b) called for the preservation, in its present or a revised form, of route 20 to provide access by bus 'to the areas of Clifton Moor, Monks Cross (and) all points in between and beyond'. This petition was submitted to the Council by Linda Nelson. A total of 49 people signed this petition, almost all of whom supplied postcodes in the Wigginton/ Haxby / New Earswick / Huntington areas. A copy of the full title of this petition is contained at annex B to this report.
- c. Petition (c) called for the Council to rescind its proposal to withdraw the route 20 service. This petition was submitted by Mrs J. Bardy. A total of 83 people signed this petition, most of whom supplied postcodes in the Haxby / Huntington and Heworth areas. A copy of the full title of this petition is contained at annex B to this report.
- d. Petition (d) called on the Council to 'save the 20 bus route'. This petition was submitted by Mrs Mizon. A total of 20 people signed this petition, almost all of whom supplied addresses near route 20. A copy of the full title of this petition is contained at annex B to this report.
- e. It should be noted that a very small number of signatories appear on more than one of the petitions.

23. Responses to the consultation were also received from:

- a. York Teaching Hospital NHS Foundation Trust
- b. York Older People's Assembly
- c. York Bus Forum
- d. Poppleton Community Railway Nursery
- e. Dunnington, Elvington and Stamford Bridge Parish Councils and from a number of City of York Councillors
- f. York Green Party

- g. City of York Councillors: Aspden, Cullwick, Orrell, Runciman.

Consultation – bus operators

24. In addition to the public consultation, significant detailed consultation has been undertaken with York's bus operators with the following aims:
- a. To alert operators to the agreed budgetary reductions;
 - b. To understand whether operators perceive any commercial opportunity to introduce services currently subsidised by the Council;
 - c. To establish whether there are opportunities to reduce current tender costs, through increasing fares or by altering routes/schedules; and
 - d. To identify, as far as is possible, whether operators have plans to reduce their own commercially provided services during the same time period. This would be an issue as it could mean that the Council would have to consider the proposed cuts within the context of greater service withdrawals and would have to decide whether or not it wished to provide subsidy for those services.
25. The bus operators were happy to engage with the Council on this matter and offered suggestions on alterations which could be made.
26. None of the operators shared plans to withdraw or reduce their commercially operated services. There is, as ever, a risk that the Council may be asked to consider providing support for services which are currently operated without public funding.
27. The Council has also held dialogue with 'York Wheels', provider of York's Dial & Ride service. Dial & Ride provides door to door links to a range of shopping and amenity opportunities across the York area. The service is available for the elderly, disabled, or those who have no alternative form of public transport. Should the bus service reductions take place, Dial & Ride could provide an alternative solution for many of the people who would previously used local bus services to access their local amenities.

Consultation – school services

28. In addition to the bus operators, consultation has also been undertaken with the Council's School services team to ensure that consideration is given to the need for children to be able to get to their place of education. Some concern was expressed at the proposed withdrawal of the St Wilfrid's primary school diversion from route 19. An average of 6 pupils use this service per journey. The Council has established that these

pupils can be accommodated by Home to School route W3 on purchase of an annual pass for the academic year 2016/17.

Options

29. **Option A** – to withdraw subsidy from the services outlined at Table 2 below, as per the public consultation:

Table 2

Route no.	Estimated saving per year to the Council of proposed reductions (to nearest £1,000)	Estimated part year saving by implementing proposed reductions from 28/8/16
10 (Sun – Thurs evenings)	£36,000	£21,000
11 (Mon-Sat evenings)	£17,000	£10,000
11 (Sundays)	£11,000	£5,000
13 (Sundays)	£12,000	£6,000
14	£48,000	£28,000
16A	£11,000	£6,000
18 (evenings)(*)	£8,000	£5,000
19 (Sundays)	£14,000	£8,000
19 (School-day variation)	£12,000	£6,000
20	£200,000	£118,000
21 (Fri-Sat evening)	£1,000	£600
26 (Fri-Sat late evening)	£4,000	£2,000
27(~)	£32,000	£18,500
X36	£0 (Due to an expected price increase for route 36)	£0
142 (service reduction)	£2,000	£1,800 (effective from 30 th May)
627 / 637 (#)	£20,500	£20,500
647	£1,300	£700
TOTAL	£429,800	£257,100

(*) East Yorkshire Motor Services have agreed to continue to operate the late evening Friday & Saturday journeys on a commercial basis. These services (operating via Fulford and Wheldrake) will therefore not be withdrawn.

(~) Route 27 would cease and be replaced by a new route '25', providing an hourly link between Derwenthorpe and York City Centre funded through developer contributions.

(#) Route 627 / 637 would be retained but would be 50% funded by Archbishop Holgate's School.

Option B – Retain reduced subsidy for evening services and a scaled back level of service on a proportion of route 20. This would deliver an estimated financial impact as per table 3 below:

Table 3

Route no.	Estimated saving per year to the Council of proposed reductions (to nearest £1,000)	Estimated part year saving by implementing proposed reductions from 28/8/16
10 (Mon – Thurs evenings)	£15,000	£8,750
11 (Sundays)	£11,000	£5,000
13 (Sundays)	£12,000	£6,000
14	£13,000	£8,000
16A	£11,000	£6,000
18 (evenings)(*)	£8,000	£5,000
19 (Sundays)	£14,000	£8,000
19 (School-day variation)	£12,000	£6,000
20	£100,000	£59,000
21 (Fri-Sat evening)	£1,000	£600
27(~)	£32,000	£18,500
X36	£0 (projected price increase for the remnant route 36)	£0
142 (service reduction)	£2,000	£1,800 (effective from 30 th May)
627 / 637	£20,500	£20,500
647	£1,300	£700
TOTAL	£254,500	£154,850

(*) East Yorkshire Motor Services have agreed to continue to operate the late evening Friday & Saturday journeys on a commercial basis. These services (operating via Fulford and Wheldrake) will therefore not be withdrawn.

(~) Route 27 would cease and be replaced by a new route '25', providing an hourly link between Derwenthorpe and York City Centre funded through developer contributions.

(#) Route 627 / 637 would be retained but would be 50% funded by Archbishop Holgate's School.

30. **Option C** – Reverse or modify the February 2016 budgetary decision and identify savings in whole or in part from elsewhere in the Council's budget.

Analysis

31. The following section of the report considers each of the service reduction/revision proposals and associated savings.

Option A

32. This option will retain local bus services during the Monday – Saturday daytime for almost all parts of the City of York administrative area currently receiving a service. The exceptions to this are:

- a. Station Road, Poppleton. Withdrawal of route 20 would mean no service was provided to this area. It should be noted, however, that Station Road is a relatively short walk from both Poppleton Bar Park & Ride and Poppleton railway station, both of which provide connections to the City Centre.
- b. New Lane, Huntington. Withdrawal of route 20 would mean that residents of this area would have to walk to either Monks Cross or to the southern end of New Lane to catch route 12, or through to Huntington Road to catch route 5. Both of these services provide connections to the City Centre.
- c. Clifton Moor Business Park. While route 6 serves the western end of Clifton Moor, the eastern end of the business park is only served by route 20. There is no nearby alternative service, but bus usage in this area is very low.

33. The following section highlights the level of service which would be lost and which would still remain on each of the routes identified for amendment.

34. **Route 10 – POPPLETON to STAMFORD BRIDGE via city centre (EVENINGS)**

Sunday to Thursday evening services after 20:20 will be withdrawn. The daytime service is operated commercially and will remain. The Friday

and Saturday evening service is operated commercially but the current operator may decide to withdraw this service when the Sunday to Thursday evening is withdrawn.

Boroughbridge Road residents from York as far as the junction with Beckfield Lane will benefit from the evening route 5 which will continue to operate. Poppleton village benefits from a rail service throughout the evening. Dunnington will still retain a single journey from York city centre at 2305 provided by EYMS.

35. Route 11 – BISHOPTHORPE and SOUTH BANK to city centre (SUNDAYS)

This service will be withdrawn.

36. Route 11 - BISHOPTHORPE and SOUTH BANK to city centre (MON-SAT EVENINGS)

Journeys after 19:00 will be withdrawn. The weekday and Saturday daytime service is operated commercially and will remain.

37. Route 13 – COPMANTHORPE to city centre (Sundays)

This service will be withdrawn. The Monday-Saturday service is operated commercially and will remain. An alternative, commercially operated, hourly service is provided throughout Sunday by Yorkshire Coastliner. This service calls at the stops on Top Lane and Hallcroft Lane.

38. Route 14 – FOXWOOD to HAXBY (West Nooks) via city centre (Evenings & Sundays)

This service will be withdrawn. An alternative, commercially operated, route provides a regular link to New Earswick and Haxby in the evening and on Sundays (route 1).

39. Route 16A – HEWORTH (ELMFIELD AVE) to ACOMB via city centre and Hamilton Drive (Sundays)

This service will be withdrawn. The Acomb leg of this route is mainly in close proximity to Holgate and Acomb Road which receive a regular, commercially operated, Sunday service (route 1). The Heworth end of the route is in close proximity to alternative commercially operated services or the Monks Cross Park & Ride operating on Huntington Road and Heworth Green (routes 5 & 9).

40. **Route 18 – YORK – HOLME-on-SPALDING MOOR (MON-SAT)**

The current operator has advised that they are willing to operate evening journeys without continued financial support. No changes will therefore be made to this service.

41. **Route 19 – SKELTON – RAWCLIFFE – YORK (MON-SUN)**

All Sunday journeys will be withdrawn. The lightly-used schoolday variant (serving St Wilfrids RC Primary school) will be withdrawn, with the current non-school day journey operating instead. The current operator estimates that potential usage of route 19 is suppressed as a result of the school day diversion. It is hoped that the provision of a consistent route throughout the operating day will, over time, decrease reliance on public subsidy for the delivery of this service.

42. **Route 20 – HESLINGTON HALL – MONKS CROSS – CLIFTON MOOR – ACOMB (MON-SAT)**

This service will be withdrawn.

For the majority of route 20 users, alternative bus services are available. However, many journeys currently possible on service 20 will require a change of buses in the city centre, with increased journey times to be expected. The withdrawal of service 20 will affect approximately 40 school children; Huntington and Joseph Rowntree school pupils in particular. Alternative routes do exist, but require a change of service in the city centre or an increased walk.

43. **Route 21 – COLTON-YORK (FRI-SAT evening)**

The Friday/Saturday evening journey (1855 from Colton) will be withdrawn.

44. **Route 26 – YORK-FORDLANDS ROAD (FRI-SAT evening)**

The Friday/Saturday evening journey (2330 from York) will be withdrawn. All other journeys on this service will remain. Journeys made on the Fulford Road using this service can be made using an alternative commercial service (route 415)

45. **Route 27 – HESLINGTON HALL to city centre via Broadway**

This service will be withdrawn. Most passengers would be able to make the journey between Broadway and Piccadilly on route 26. Heslington Hall is very well served by existing bus services from the city centre.

The bus providing this route will be re-allocated to serve Foss Islands Retail Park and Derwenthorpe, currently un-served, on an hourly basis.

The operation of this service to Derwenthorpe will unlock a £32,000 developer contribution and will provide a new journey destination for Fulford residents to The Stonebow and Foss Islands Retail Park areas (and vice-versa).

46. Route 36 – SUTTON-on-DERWENT to YORK / Route X36 – POCKLINGTON-ELVINGTON-YORK

The contract for this service is due to expire in August 2016. Service X36 previously received funding from a number of Parish Councils, which has now ceased. The continuous provision of route X36 beyond the York boundary is subject to ERYC funding decisions which are yet to be made.

School time services

47. Route 627 – YORK to ARCHBISHOP HOLGATE's CE SCHOOL AND FULFORD SCHOOL via Heworth / Route 637 – YORK to ARCHBISHOP HOLGATE's CE SCHOOL via Heworth

The Council has been in dialogue with Archbishop Holgate's School about the continued provision of these routes. Although they are both well used the Council is not required to provide them as they are used by students who live within 3 miles of the school, or who have other secondary schools which they could access elsewhere in the City.

Archbishop Holgate's School has agreed to make a fifty percent contribution towards the continued operation of these services for the current financial year.

48. Route 647 – ACOMB to LOW POPPLETON LANE

This lightly-used school day variant of route 24 (serving Manor CE School) will be withdrawn, with the current non-school day 24 journey operating instead. First's commercial route 5 / 5a now provides an alternative option for almost all passengers who have been using route 647.

Option B

This option would not achieve the savings target agreed through the Council's budget process. It would, however, potentially meet many of the needs identified through the public consultation. The following paragraphs highlight the services which would be retained under this option.

Evening journeys

49. At least two return evening journeys will be provided on:
- Route 10 - POPPLETON to DUNNINGTON (with an extension to STAMFORD BRIDGE subject to a financial solution being secured from East Riding of Yorkshire Council) via city centre
 - Route 11 - BISHOPTHORPE and SOUTH BANK to city centre
 - Route 14 - FOXWOOD to HAXBY (West Nooks) via city centre
50. One late evening Friday and Saturday journey will be provided on:
- Route 18 – CITY CENTRE to WHELDRAKE
 - Route 26 – CITY CENTRE TO FORDLANDS ROAD via Broadway / Heslington Lane

Daytime services

51. **Route 20 – ACOMB – HESLINGTON HALL VIA HAXBY**
The overwhelming majority of passengers on route 20 are either:
- a. Travelling to access employment / shops / amenities between Rawcliffe and Monks Cross; or
 - b. School children travelling to access either Joseph Rowntree or Huntington schools
52. This option will provide an approximately hourly service between Rawcliffe, Clifton Moor, Haxby, Huntington and Monks Cross. In addition, provision will be made to deliver a school time service from Osbaldwick via Heworth to link to Joseph Rowntree and Huntington secondary schools.
53. No service will operate between Acomb – Poppleton – Rawcliffe or between New Lane – Heworth – Heslington, other than for the school journeys detailed above.
54. The actual saving for this option will be subject to the prices secured through an open tendering process. While the Council cannot be entirely confident as to the final figure, a failure to deliver the budgetary savings from this source would require an alternative contribution to be identified.
55. **Route 27 – HESLINGTON HALL to city centre via Broadway**
This service will be withdrawn. Most passengers would be able to make the journey between Broadway and Piccadilly on route 26. Heslington Hall is very well served by existing bus services from the city centre.

The bus providing this route will be re-allocated to serve Foss Islands Retail Park and Derwenthorpe, currently un-served, on an hourly basis. The new route will be numbered '25'.

The operation of route 25 to Derwenthorpe will unlock a £32,000 developer contribution and will provide a new journey destination for Fulford residents to The Stonebow and Foss Islands Retail Park areas (and vice-versa).

Sunday services

56. Route 11 – BISHOPTHORPE and SOUTH BANK to city centre (Sundays)

This service will be withdrawn.

57. Route 13 – COPMANTHORPE to city centre (Sundays)

This service will be withdrawn. The Monday-Saturday service is operated commercially and will remain. An alternative, commercially operated, hourly service is provided throughout Sunday by Yorkshire Coastliner. This service calls at the stops on Top Lane and Hallcroft Lane.

58. Route 14 – FOXWOOD to HAXBY (West Nooks) via city centre (Sundays)

This service will be withdrawn. An alternative, commercially operated, route provides a regular link to New Earswick and Haxby on Sundays (route 1).

59. Route 16A – HEWORTH (ELMFIELD AVE) to ACOMB via city centre and Hamilton Drive (Sundays)

This service will be withdrawn. The Acomb leg of this route is mainly in close proximity to Holgate and Acomb Road which receive a regular, commercially operated, Sunday service (route 1). The Heworth end of the route is in close proximity to alternative commercially operated services or the Monks Cross Park & Ride operating on Huntington Road and Heworth Green (routes 5 & 9).

60. Route 19 – SKELTON – RAWCLIFFE – YORK (MON-SUN)

All Sunday journeys will be withdrawn. The lightly-used school day variant (serving St Wilfrids RC Primary school) will be withdrawn, with the current non-school day journey operating instead. The current operator estimates that potential usage of route 19 is suppressed as a result of the school day diversion. It is hoped that the provision of a consistent route throughout the operating day will, over time, decrease reliance on public subsidy for the delivery of this service.

School time services

61. **Route 627 – YORK to ARCHBISHOP HOLGATE’s CE SCHOOL AND FULFORD SCHOOL via Heworth / Route 637 – YORK to ARCHBISHOP HOLGATE’s CE SCHOOL via Heworth**

The Council has been in dialogue with Archbishop Holgate’s School about the continued provision of these routes. Although they are both well used the Council is not required to provide them as they are used by students who live within 3 miles of the school, or who have other secondary schools which they could access elsewhere in the City.

Archbishop Holgate’s School has agreed to make a fifty percent contribution towards the continued operation of these services for the current financial year.

62. **Route 647 – ACOMB to LOW POPPLETON LANE**

This lightly-used school day variant of route 24 (serving Manor CE School) will be withdrawn, with the current non-school day 24 journey operating instead. First’s commercial route 5 / 5a now provides an alternative option for almost all passengers who have been using route 647.

Option C

63. This option, subject to an open tendering exercise for those contracts which are due to expire, would see the retention of the current Council supported bus network.
64. A decision to accept this option would, however, require that the budgetary savings agreed by the Council in February 2016 would need to be found elsewhere.

Council Plan

65. The provision of financial support for local bus services which are not commercially viable is in line with the Council Plan 2015-2019. Specifically, the Council Plan commits the Council to ‘Support rural bus services and others where there is most need’.
66. One of the Council’s three key priorities is to maintain a ‘Focus on frontline services’ with a commitment ‘To ensure all residents, particularly the least advantaged, can access reliable services and community facilities’. The provision of local bus services enables vulnerable residents, who may otherwise be unable to access key services, to do so.

Implications

67. This report has the following implications:

Financial –

The current budget for bus subsidies is shown as follows (net of contributions)

Table 4 Bus Subsidies Budget

	2016/17 £'000	2017/18 £'000
Base Budget	774	774
Funding agreed in July 2015 amendment (Year 2 of 2)	75	
Additional funding agreed Feb 2016 budget (Year 1 of 1)	50	
Total Budget	899	774
Savings agreed at Feb 2016 Budget Council	-200	-350
Revised Budget	699	424

The impact on the budget of option A is as follows

Table 5 Savings from Option A

	2016/17 £'000	2017/18 £'000
Total Expenditure pre Reductions as per Table 1	838	838
Anticipated Savings as per Table 2	-257	-430
Anticipated Expenditure	581	408
Total Budget	699	424
Overachieved Savings (underachieved)	118	16

As can be seen from the above the savings resulting from Option A (subject to tender prices and ongoing negotiation with bus operators and

stakeholders) will meet the required budget savings for both 2016/17 and 2017/18.

The impact on the budget of option B is as follows

Table 6 Savings from Option B

	2016/17 £'000	2017/18 £'000
Total Expenditure pre Reductions as per Table 1	838	838
Anticipated Savings as per Table 3	-155	-255
Anticipated Expenditure	683	583
Total Budget	699	424
Overachieved Savings (underachieved)	16	(159)

As can be seen from the above the savings resulting from Option B (subject to tender prices and ongoing negotiation with bus operators and stakeholders) will meet the required budget savings for both 2016/17 however there is likely to be a shortfall in 2017/18 totalling £159k. Should Members choose this option there will be a requirement to take this into consideration as part of the process of determining future years budgets.

Human Resources (HR) - None

Equalities – A Community Impact Assessment was completed as part of the Council's budget process and accompanies this report at Annex D.

Legal – The City of York Council as Local Transport Authority of the area, has a responsibility under the Transport Act 1985 to provide bus services it deems 'socially necessary'. It is at the discretion of the Local Transport Authority to determine how it implements this responsibility and the level of service provided.

Crime and Disorder - None

Information Technology (IT) – None

Property - None

Other - None

Risk Management

68. In compliance with the Council's risk management strategy, no significant risks associated with the recommendations in this report have been identified.
69. The financial values assigned to each of the bus services in this report have been reached following assessment of the current subsidised bus portfolio, informal dialogue with local bus operators and analysis of UK bus industry costs. While every effort has been made to ensure that the values are accurate, the final prices will be subject to a competitive tendering exercise and might vary significantly from the indicative prices listed.
70. It should also be noted that the Council provides subsidy for bus services. The bus services themselves are provided by private sector operators who, having assessed the financial viability, are free to decide which bus routes they wish to operate and which they do not

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Neil Ferris
Director
City & Environmental Services

Report
Approved



Date 21 June 2016

Specialist Implications Officer(s)

Patrick Looker, Finance Manager

Wards Affected:

All



For further information please contact the author of the report

Annexes – online only, copies available on request

Annex A Public consultation document

- Annex B Consultation response summary
- Annex C Public consultation petition titles
- Annex D Community Impact Assessment
- Annex E Economic Development and Transport (EDAT) Policy and Scrutiny Committee recommendations

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Executive**30 June 2016**

Report of the Director of City and Environmental Services

Portfolio of the Executive Member for Transport and Planning

Coppergate Traffic Regulation Order (TRO)**Summary**

1. To report progress and gain approval for a revised proposal for the reintroduction of a camera enforced traffic restriction on Coppergate following a more detailed investigation and receipt of legal advice.
2. A re-drafted Traffic Regulation Order (TRO) is proposed to simplify the wording of the Order and enable the restriction to be more effectively signed. The principles of the restriction are in accordance with the previous decision taken by the Executive in October 2015.

Recommendation

3. It is recommended that the Executive approve for advertising a revised Traffic Regulation Order (Option 2). The revised TRO seeks to:
 - change the exemption to the Coppergate (Local Bus Priority) TRO from “except taxis and Private Hire vehicles” to “except permit holders”, and to define taxi and private hire vehicle operators as “permit holders”
 - change the hours of operation to 8am to 6pm (as approved previously)
 - to tidy drafting to resolve previous criticisms from the Traffic Penalty Tribunal.

Reason: To enable the introduction of the scheme in a manner that is compliant with the traffic signing regulations and accurately conveys the meaning of the TRO.

4. It is also recommended that the Executive approves an extended consultation process as outlined in the section on consultation.

Reason: To facilitate greater participation in the consultation process for this scheme in response to the previous significant interest and provide for wider understanding of the proposal for key stakeholders.

Background

5. The Executive resolved in October 2015 to proceed with making an amended TRO for Coppergate, to change the hours of operation, and to allow camera enforcement of the revised Order to commence. Officers were also asked to reconsider signage. Since then the Highway Regulation team have been examining options with the Department for Transport (DfT) and legal counsel to ensure the most appropriate TRO and signing is provided to meet the requirements of the Executive. The recommended option is considered to achieve the same outcome as that already resolved by the Executive but in order to carry out the statutory order making process robustly, a further Executive resolution is sought confirming that an alternative draft order can be advertised through a more extensive consultation process.
6. To enable the TRO to be enforced it has to be signed using standard or specially authorised traffic signs and correctly convey the meaning of the TRO. One of the previous criticisms of the signs from the Traffic Penalty Tribunal (TPT) was that the signs did not include the Private Hire Vehicle exemption. This issue has been investigated and whilst in theory an application for special approval could be submitted to the DfT for a sign including Private Hire Vehicles there would be no guarantee of a successful approval and it would take a significant time to progress. In addition the resulting sign would be at risk of failing to adequately convey the meaning of the TRO by being considered overly complex for a driver to comprehend. This may then result in drivers making errors followed up by appeals against the issue of a penalty charge notice. Annex A summarises the various signing options that have been considered by your Officers as ways of conveying the meaning of the TRO and gives brief pros and cons for each one.
7. With the above in mind the revised proposal is to amend the TRO so that taxis and private hire vehicles will be "Permit Holders". Thus a standard traffic sign can be used without special authorisation and the sign appearance simplified aiding clarity to drivers. To sum up, this proposal achieves the same traffic management aim already approved by the Executive but uses a different legal / signing mechanism.
8. The existing TRO was thoroughly scrutinised by the TPT and although there were criticisms of it, it was considered to be lawful and enforceable by the Traffic Penalty Tribunal. If approval is granted to make the permit holders change to the TRO the opportunity will also be taken to make

other changes to the wording of the TRO to respond to the criticisms of the TRO wording / content.

The issues above have been examined by Leading Counsel to ensure a robust TRO with signing to convey its meaning. Leading Counsel has confirmed that “It is apparent that officers have given careful thought to this matter and I agree with and endorse the approach taken. Further, the Order with its proposed permit scheme, should, taking into account the required consultation, prove robust. It appears to be the best way forward.”

9. The Department for Transport has been contacted and confirms the “except permit holders” variant as a permitted variant for the “All motor vehicles prohibited” regulatory sign. Compliance has also been checked against the new 2016 Traffic Signs Regulations and General Directions that came into force in April 2016.

Options for Consideration

10. Option 1 – proceed with the already approved decision from last October. This is not the recommended option because there is uncertainty as to the ability to adequately sign the TRO to convey the meaning of the TRO taking into account the previous criticism from the TPT.
11. Option 2 – approve the advertising of a revised TRO as outlined above (i.e. permit holders and rewording of the TRO content). This is the recommended option because it provides a firm foundation on which to take the scheme forward for consultation.

Consultation

12. Because this matter has previously generated much interest it is suggested to carry out consultation beyond the legal requirement and the usual extended consultation that the City normally carries out. The proposed additional consultation measures are: double the period to make objections to 6 weeks and extend the number of organisations directly mailed with the proposals (see Annex B).
13. Any objections received during the consultation period will be reported back to an Executive meeting so that they can be considered when making a decision as to how to proceed. More detail on the implementation phase would also be provided should Members be minded to make the Order at this stage.

Council Plan

14. The above proposal contributes to the City Council’s draft Council Plan of:

- A prosperous city for all,
- A council that listens to residents

Implications

15. This report has the following implications:

Financial – None. Financial information will be provided in future reports prior to the reintroduction of the camera enforcement.

Human Resources – None

Equalities – None.

Legal – Advice from Leading Counsel has been received and confirms that the proposed Order making procedures followed are lawful and robust, that the proposed draft Order meets statutory requirements, and that the signage proposed would adequately convey the meaning of the Order, so as to achieve the objectives sought by the Executive at the last meeting. The making of a Traffic Regulation Order must follow the statutory process. Any objections to the Order received during the consultation process must be considered by Members before reaching a final decision about whether to make the Order, and therefore following consultation the matter will be brought back to a future meeting of the Executive for consideration. This will enable effective consultation which is a key part of clear decision making in this statutory process.

Crime and Disorder – None

Information Technology - None

Land – None

Other – None

Risk Management

16. In compliance with the Council's risk management strategy, the following risks associated with the recommendations in this report have been identified and described in the following points, and set out in the table below:

17. Authority reputation – this risk is in connection with public perception of the Council if the TRO is not effectively delivered. This risk has been given a score of 19. Appropriate resources, legal advice and project management controls are in place to mitigate this risk.

Risk Category	Impact	Likelihood	Score
Organisation/ Reputation	Major	Possible	19

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Director of City and Environmental Services

Date: 14/6/2016**Specialist Implications Officer(s)**

.

Wards Affected: Guildhall**All****For further information please contact the author of the report.****Background Papers:** None.**Annexes:**

Annex A Regulatory Signing – Supplementary Plate Options

Annex B Extended Consultation List

Glossary of abbreviations used in the report:

DfT - Department for Transport

TPT - Traffic Penalty Tribunal

TRO - Traffic Regulation Order


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Annex A

Regulatory Signing – Supplementary Plate Options

To implement a bus lane enforced by camera using the “All motor vehicle prohibited” sign to diagram 619 with supplementary plate to diagram 620 – options considered below.



Option	Pro's	Con's
<p>8am – 6pm except local buses, taxis and private hire vehicles and 10am to 4pm for loading</p>	<p>Adequately describes the TRO. Is in line with the elected Members approval to date.</p>	<p>Very wordy. Private hire vehicles wording not the preferred option by the DfT. Requires a special authorisation by the DfT.</p>
<p>8am – 6pm except local buses, taxis and authorised vehicles and 10am to 4pm for loading</p>	<p>Adequately describes the TRO. The “authorised vehicles” wording is suggested by the DfT.</p>	<p>Very wordy. Potential for a driver to question if they are included as an authorised vehicle. Requires a special authorisation by the DfT. Is a different restriction to the one approved so far by the elected Members.</p>
<p>8am – 6pm except local buses & authorised vehicles and 10am to 4pm for loading</p>	<p>Adequately describes the TRO. The “authorised vehicles” wording is suggested by the DfT. Slightly less wordy and one less line by incorporating taxis in the authorised vehicle grouping.</p>	<p>Still quite wordy. Potential for a driver to question if they are included as an authorised vehicle. Requires a special authorisation by the DfT. Is a different restriction to the one approved so far by the elected Members.</p>
<p>8am – 6pm except local buses, and permit holders  and 10am to 4pm for loading</p>	<p>Adequately describes the TRO. Less wordy by incorporating taxis in the permit holder grouping along with all other exemptions. Is a standard variation of the sign that does not require special authorisation from DfT. The permit symbol identifies to a driver what they require to be allowed to drive in. The symbol helps to separate the two types and periods of control.</p>	<p>Is a different restriction to the one approved so far by the elected Members.</p>

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Annex B

Extended Consultation List

Consultation	Statutory / Choice	If choice - Officer recommendation
Advertise in local paper	Statutory	
Post notices on street	Statutory	
Deliver details to adjacent property frontages	Choice	Yes
The Police	Statutory	
Fire and Rescue	Choice	Yes
Ambulance	Choice	Yes
Freight Transport and Road Haulage Associations	Statutory	
Local delivery companies	Choice	Yes
Delivery Company's used by businesses in the street	Choice	Yes
Bus operators	Choice	Yes
Local Taxi operators	Choice	Yes
Local Private Hire vehicle and similar operators	Choice	Yes
National and /or local cycle organisations	Choice	Yes
Media release	Choice	Yes
CYC web page	Choice	Yes
Twitter links to CYC web page and media release	Choice	Yes
Allow a 6 week instead of 3 week objection period	Choice	Yes

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Executive

30 June 2016

Report of the Director of Communities and Neighbourhoods

Portfolio of the Executive Leader, Housing & Safer Neighbourhoods

Review and Refresh of the York Private Sector Housing Strategy

Summary

1. The purpose of this report is to update the Executive about the outcomes of the previous Private Sector Strategy 2008 -13 and to seek approval of the refreshed strategy and action plan which has taken into account :
 - a) The new evidence base for private sector stock from the Building Research Establishment (BRE) including Health Impact Assessment
 - b) The recent government consultation on extending HMO licensing and our response to that consultation as well as our proposed approach towards HMO licensing and the review of the city wide accreditation scheme
 - c) Comments and views made by the steering group, Scrutiny Committee on the 9th May 2016 and from the wider consultation.

2. Recommendations

Executive are asked to:

- Approve option one and sign off the Private Sector Housing Strategy and action plan
- Reason: To use the most up to date evidence base to ensure that the strategy focuses on the issues which cause the most impact on the health of the occupant and that private sector rented housing in York continues to be maintained and managed to a high standard.

Background

3. Since 2003 York has had a 5 year Private Sector Strategy. The strategy focuses on the largest housing sector in the city, which forms 86% of the total housing stock. It is developed with the input of a Steering Group, internal and external partners and uses the evidence base provided by stock condition surveys to identify areas of work. Other areas of work such as housing development work are picked up in the wider housing strategy.
4. The 2008-13 Key achievements of the strategy were
 - For home owners: following the removal of private sector renewal funding in 2010 we have focused on expanding the role of the Age UK York Home Service Directory and the provision of advice and assistance to the most vulnerable homeowners to help them maintain their homes including the provision of a limited number of loans funded through the recycling of grant/loans. The most recent being the development of the new Energy Repayment Loan due to be launched in Summer 2016
 - For landlords and tenants: the making of an Article 4 direction to control and manage the number of Houses in Multiple Occupation (HMOs) across the city and the renewal of the Mandatory HMO licence scheme to ensure that the HMOs are safe to live in. The introduction of the accreditation scheme **YorProperty** just before Christmas 2013 aimed to raise standards throughout the private rented sector by recognising landlords who provide well managed and well maintained properties. The introduction and growth of the **YorHome** Social Lettings Agency also aims to help residents access the private rented sector.
 - For the most vulnerable residents: an increasing number of residents have been helped to access the disabled facilities grant. A direct comparison of the same period under the previous strategy (2003- 2008) saw nearly 37.8% more residents helped to remain safe and independent at home, this was complimented by the expansion of the York Handyperson scheme.
 - For all residents: the introduction of the separate Empty Property Strategy has enabled the council to maximise the amount of funding

through the New Homes Bonus and resulted in the council obtaining its first compulsory purchase order in recent years.

- Partnership work has resulted in successful funding bids for example;
 - a) Two successful Warmer Homes Healthy People Fund bids (Age UK York/Yorkshire Energy Partnership/Public Health).
 - b) Fuel Poverty Fund bid led by York on behalf of York and North Yorkshire enabled more than 200 energy efficient boilers to be installed, by the Yorkshire Energy Partnership, in vulnerable residents' homes across York and North Yorkshire.
 - c) There have been several schemes in York which have seen an improvement in the energy efficiency of private sector homes with the aim of reducing carbon emissions and fuel poverty in the city. The most significant recent ones being:
 - a. More than 1600 private homes insulated under the Wrapping up York Scheme 2012-13.
 - b. 2012/13 also saw the completion of the Community Energy Saving Programme (CESP) in the Hull Road area of the city. The following measures were installed across all tenures

Scheme	Loft	Cavity	Solid Wall	Heating	PV panels
CESP	221	19	30	47	32

- c. The Warming up York scheme (DECC funding) helped 31 homeowners to install external solid wall insulation.
- d. Launch of the collective switch in spring 2013 helped over 1000 residents to switch to energy suppliers offering cheaper tariffs. This has helped more than 1000 households in York save an estimated £200,000 off their energy bills.

Refresh of the Strategy

5. The refresh of the 5 year Private Sector Housing Strategy was delayed in March 2013 as officers were concerned that the proposed strategy was based on aging evidence, namely the Private Sector Stock Condition survey 2008.
6. In July 2015 the council was in a position to commission the BRE to provide two key reports giving the new evidence base.
 - a) On the condition of the private sector housing stock- For the full report see information on the website
 - b) To provide a Health Impact Assessment of poor housing conditions in terms of their effect on occupiers and visitors- For the full report see information available on the website
7. These reports were commissioned at the same time as other Leeds City Region Councils. The report was received in December 2015.
8. We have used the new evidence base to draft a new strategy and action plan with Partners (see appendix A and B) and there is a now a stronger emphasis on the impact of poorer housing on the health of occupants.
9. In line with previous strategies we have outlined a number of aims and objectives which seek to maintain and improve the condition of private homes (across the owner- occupied and the private rented sector) which forms nearly 85% of the city's total housing stock. The new objectives are:
 - Encourage and support owner occupiers to maintain safe homes, free from category 1 hazards
 - Encourage, support and regulate private landlords and agents to provide safe and well managed properties, free from category 1 hazards. Inform and support tenants around what they can expect
 - To allow people whose independence may be at risk, remain safely in or return to their home
 - Maximise use of the existing housing stock to increase the supply of decent affordable homes
 - Enable more sustainable homes by increasing energy efficiency and reducing fuel poverty

Consultation

10. The steering group of Partners has met to consider the new evidence base to develop the new strategy and action plan
11. The strategy and the action plan were also considered at Scrutiny committee on the 9th May. The members were broadly supportive of the strategy but asked that further consideration was given to enhance the policy in particular in relation to objective 2 of the strategy relating the private rented sector.
12. A wider consultation capture views from others including the private rented sector e.g. Landlords, Landlord Association, tenants, other stakeholders and residents concluded on 20th May. **A list of who was consulted is attached in Appendix C.** The Feedback from the consultation was disappointing with only five responses.
13. Two of the five responses supported the strategy one was from a homeowner and second from the York Green party; The green party did suggest amendments about objective 2 and 5 and in particular in relation as to how we can better use enforcement powers to tackle conditions in the private rented sector and how we can better prepare landlords for the changes due to be implemented in 2018 regarding renting inadequately insulated and heated homes. We have accepted these comments and amended the strategy and action plan to clarify our approach.
14. The other three responses were from the representatives from the private rented sector and were less supportive, two of the responses were from landlords, the first advising that they hadn't been contacted as part of the research and the second advising that most landlords are very good and that they don't need further regulation. The remaining one was from a private tenant asking the strategy to consider looking at issues beyond the safety of the home and consider the availability of longer term rental contracts. This latter aim although not explicit in the strategy is part of our ongoing work via schemes such as YorHome.

Options

15. There are two options which Executive are being asked to consider.

- Option 1 – To approve the refreshed strategy and action plan as set out in appendix one
- Option 2 – Not to approve the refreshed strategy and action plan as set out in appendix one

Analysis

16. Option 1 – This recognises the recent research carried out by the Building Research Establishment (BRE). A full copy of the evidence is available but the key evidence is -
 - A) Around 86 per cent of York's 87,507 homes are in the private sector, which equates to 72,814 dwellings. This includes 58,999 owner occupied (80 per cent of private sector) and 15,906 rented from a private landlord (20 per cent of private sector).
 - B) Of these, 11,444 dwellings in the private sector have a category 1 hazard, most commonly excess cold or a fall hazard, which equates to 15 per cent of dwellings.
 - C) That nearly a third of these category 1 hazards are in the private rented sector.
 - D) That the highest concentrations of all hazards and fuel poverty are concentrated in the Guildhall, Micklegate and Clifton Ward
 - E) The total cost of mitigating these is estimated to be £24.2 million, while the estimated cost to the NHS of treating accidents and ill-health caused by these hazards is £2.3m each year and the wider costs to society £5.7m.
17. It outlines plans to work closely with partners and residents to tackle poverty and disadvantage and to ensure that homes are healthier for their occupants focusing on area approaches and how we can raise standards in the Private Rented Sector.
18. It recognises feedback from scrutiny which in particular highlighted the HMO element within the private rented sector. Our approach will be to await the outcome of the national government's response to the consultation to extend licensing of HMOs to smaller HMOs. Dependant on the outcome we will seek to review our approach to the whole HMO sector including the efficacy of the current voluntary accreditation scheme.
19. Option 2 –Without a refreshed strategy and action plan it is unclear how the council and partners will continue to tackle the key issues outlined by the BRE report.

Council Plan

20. The Private Sector Housing Strategy ties in to the three key priorities for the council

- **a prosperous city for all** - where local businesses can thrive and residents have good quality jobs, housing and opportunities
- **a focus on frontline services** - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities
- **a council that listens to residents** - to ensure it delivers the services they want and works in partnership with local communities

Implications

21.

- **Financial** –None
- **Human Resources (HR)** –None
- **Equalities** – attached is the Community Impact Assessment (Appendix D)
- **Legal** –None
- **Crime and Disorder** –None
- **Information Technology (IT)** –None
- **Property** –None
- **Other**–None

Risk Management

22. There are no risks associated with this report

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**Report
Approved**

Date 30th June 2016

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

All

For further information please contact the author of the report

Background Papers:

Background Papers:

Proposals Regarding the Introduction of a Voluntary Landlord Accreditation Scheme in York – report to Cabinet 4th December 2012
“YorProperty” – The Introduction of a Voluntary Landlord Accreditation Scheme in York – report to Cabinet Member 13th June 2013
Approval steps for additional and selective licensing designations in England – DCLG Guidance Document
Relevant research documents and details relating to specific schemes – details available from the author on request
Private Sector Stock Condition Survey 2008
Findings of York Private Rented Sector Consultation Oct/Nov 2014
Controlling the Concentration of Houses in Multiple Occupation
Supplementary Planning Document Review – report to Cabinet 7th January 2014
Called-in item Pre- Decision: Private Sector Housing Strategy

Annexes

Appendix A Proposed Private Sector Housing Strategy
Appendix B Proposed Action plan – *available online only*
Appendix C Consultation – *available online only*
Appendix D Community Impact Assessment – *available online only*
Copies available on request from report author

Abbreviations

BRE – Building Research Establishment

CESP – Community Energy Saving Programme

DECC – Department of Energy & Climate Change

HMO – Houses in Multiple Occupation

NHS – National Health Service

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Annex A

A Healthier Future

Private Sector Housing Strategy

2016-2021

Contents

Foreword	2
Introduction	3
Our aims and objectives	6
Action plan	15
Making sure we deliver	15
Your comments and further information	16
Appendices – Action Plan	

DRAFT

Foreword Cllr Carr

In York we are working closely with Partners and residents to tackle poverty and disadvantage. There are clear plans to improve health and wellbeing and protect the vulnerable. There is a vision for York to be a leading sustainable city and ambitious plans for ongoing economic prosperity. Under the new One Planet York programme the city will strive to be a leading sustainable, One Planet city with strong performance in three areas: in the vibrancy and diversity of the local economy, the health and social wellbeing of residents and the quality of the built and natural environment.

Underpinning all these aims is good quality housing. That is why I am proud to introduce this new strategy. It sets out what we'll do to ensure York's private housing stock remains amongst the very best available.

We are starting from a strong base. There are a relatively low proportion of poor private homes and overall energy efficiency rates are high. There are few empty properties and little overcrowding.

But we must not be complacent. Within this overall picture poor conditions can still be found and there's always more we can do to ensure homes are fit for the future.

I am particularly keen to involve the private rented sector given the increasingly important role it plays in York's overall housing provision. This strategy highlights how we can engage with private landlords and work alongside them to continue improving York's housing stock

I am grateful to our various partner organisations who have contributed to the development of this strategy – it is testament to the very high value we place on partnership working across the City

Please do get in touch if you think there is anything we have missed or could do better.

Foreword Cllr Runciman

The quality of your home has a significant impact on health: a warm, dry, secure home is associated with better health. However the exact relationship between housing and health is complex. Research tells us that poor housing is associated with an increased risk of cardiovascular disease, respiratory diseases, depression and anxiety. Housing related hazards that increase the risk of illness, including cold homes, those living in fuel poverty and those with structural defects which may cause falls are all potentially preventable.

Fuel poverty which is measured by the low income, high cost definition, is in itself detrimental to health especially

mental health, thorough financial stress it causes, physical health – especially to the young and elderly in terms of increased hospital admissions through increases in the severity and frequency of asthmatic symptoms. To reduce the impact of fuel poverty we need to encourage:

- Increase the energy efficiency of the property
- Work to reduce the cost of energy
- Support people to increase their household income.

Energy efficient homes result in fewer winter deaths, less people suffering from mental health issues, affect children's educational attainment and reduce the incidence of accidents and injuries.

I am delighted to support the collaboration between City of York Council's Housing and Public Health teams on tackling shared issues together. The Public Health Outcomes Framework identifies two high level outcomes:

- Increased life expectancy
- Reduced difference in life expectancy and healthy life expectancy between communities.

By working together to reduce falls and excess cold within the homes York's residents we can make a start to achieve these outcomes in York through direct impacts on health – children living in poverty, fuel poverty, sickness absence rates, but also indirect impact on the wellbeing and life opportunities for our residents.

Introduction

This strategy for Housing in the Private Sector, both for Homeowners and Private rented. The focus of the strategy has been to ensure that homes are healthier for the occupants. It has been developed and delivered by a steering group made up of a wide range of local agencies and groups.¹ It is the responsibility of each member of the group to play their part in delivering the actions in the strategy.

The strategy is based on data from research carried out by the Building Research Establishment (BRE) . The research had two main aims, to identify and highlight the extent of the main category 1 hazards found in homes in York, and also to highlight the health impacts of poor housing and the costs they present to the NHS and to society. A category 1 hazard is one that presents a serious and immediate risk to a person's health and safety. The main category 1 hazards in York are falls and excess cold.²

Housing and Public Health have come together to create a joint strategy in acknowledgement of the strong links

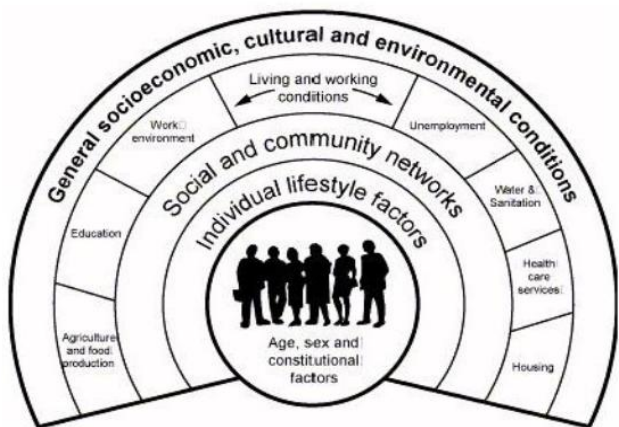
¹ For a list of steering group members see: http://www.york.gov.uk/info/200485/housing_plans_and_strategies/417/housing_plans_and_strategies/9

² Appendices of the summary are at the end of the document

between housing condition and individuals' health. Public Health often uses the Dahlgren and Whitehead model in figure 1 to represent in the factors that affect individuals health, with living conditions and housing both playing key roles.

We all know the quality of home we live in can have a significant impact on every aspect of our lives. Poor housing conditions, overcrowding and affordability will all have an adverse affect on public health and wellbeing and exacerbate health inequalities. Making modifications to improve a home can lead to enhanced health and wellbeing that not only benefits the individual but also brings wider social and economic benefits.

Figure 1: Dahlgren and Whitehead (1991)



Property type, condition and heating will all influence a home's energy efficiency standard and the occupant's

ability to afford adequate heating. Improving energy efficiency in the home will help to prevent excess winter deaths each year by helping to ensure homes are adequately heated, through reduced heat loss and improved heating systems. This will also reduce carbon emissions.

York's housing market is made up of a private and a social sector. Around **86 percent** of York's **87,507³** homes are in the private sector, which equates to 72,814 dwellings. This includes **58,999 owner occupied** (80% of private sector) and **15,906 rented from a private landlord** (20% of private sector).

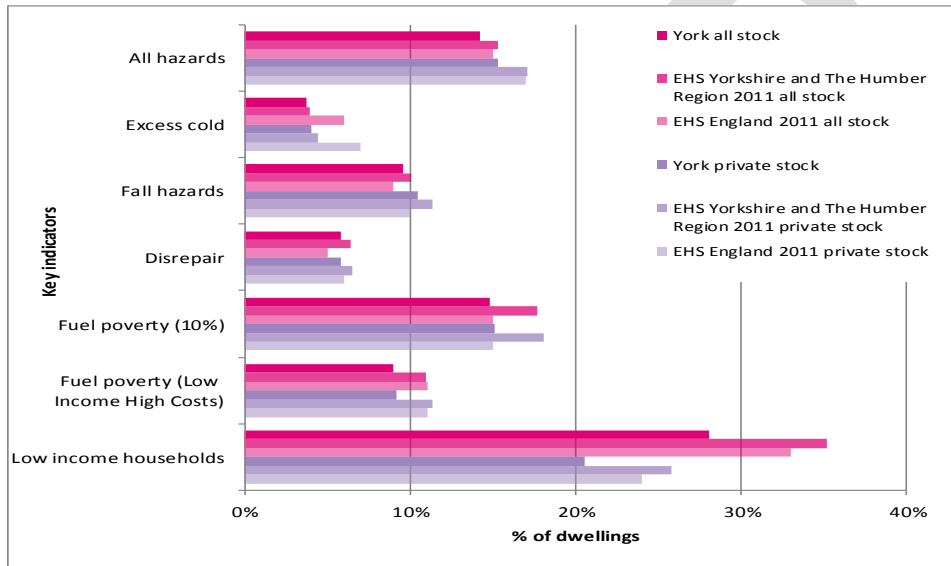
Investing in our homes and ensuring standards are maintained delivers a wide range of positive outcomes not just for us personally but for the city as a whole:

- Fewer homes that pose a risk to health and well being
- Improved outcomes for families and young people
- More independence for older or vulnerable households
- Lower carbon emissions improved energy efficiency and reduced fuel poverty
- Less anti-social behaviour relating to derelict or nuisance properties
- Less poverty and communities that are more cohesive, attractive and economically vibrant.

³ BRE Database 2015

This strategy sets out what partners in York will do to support good standards within private sector homes in York, including tackling poor housing conditions, energy efficiency and management. It sets out the challenges we know exist and our objectives and intended outcomes in dealing with them. Partnership working is essential to achieve the aims and objectives in the strategy, the opportunities to improve partnership working are identified within each of the strategic aims.

Most would agree the primary responsibility for repairing and maintaining homes rests with the property owner. Many millions of pounds have been invested over the years to ensure York's private housing stock compares well to other areas.



However, within this overall picture significant challenges remain. Some of our homes do not meet expected standards and can have damaging consequences on our health and wellbeing. **11,444 dwellings⁴** in the private sector have a category 1 hazard, which equates to **15% of dwellings**. The total cost of mitigating category 1 hazards in York's private sector stock is estimated to be **£24.2m**. The estimated cost to the NHS of treating accidents and ill-health caused by these hazards is **£2.3m** each year and the wider costs to society **£5.7m**

The bedrock of our approach has involved encouragement and support to home owners and partnerships with landlords and other partners. This will continue but inline with the new evidence base and the wider council's ambitions we will be seeking ways to ensure that we align our services to tackle problems earlier and prevent the impact on other services such as the National Health Service.

However, where these efforts fail we must be prepared to take more decisive action especially in the private rented sector using the enforcement powers available.

Local landlords, agents and their associations are key partners. We recognise the most responsible landlords have an interest in promoting better standards to raise the standing of the whole sector and avoid the need for further

⁴ BRE 2015

regulation. We want to incentivise the best landlords to be true ‘champions’. However, with **3,711** dwellings in the sector having category 1 hazards we are also aware of some landlords not providing accommodation that meets requirements; where encouragement and support fails, we will take enforcement action.

The accompanying action plan sets out in far greater detail what we hope to achieve and by when. We will use the action plan to monitor progress over time.

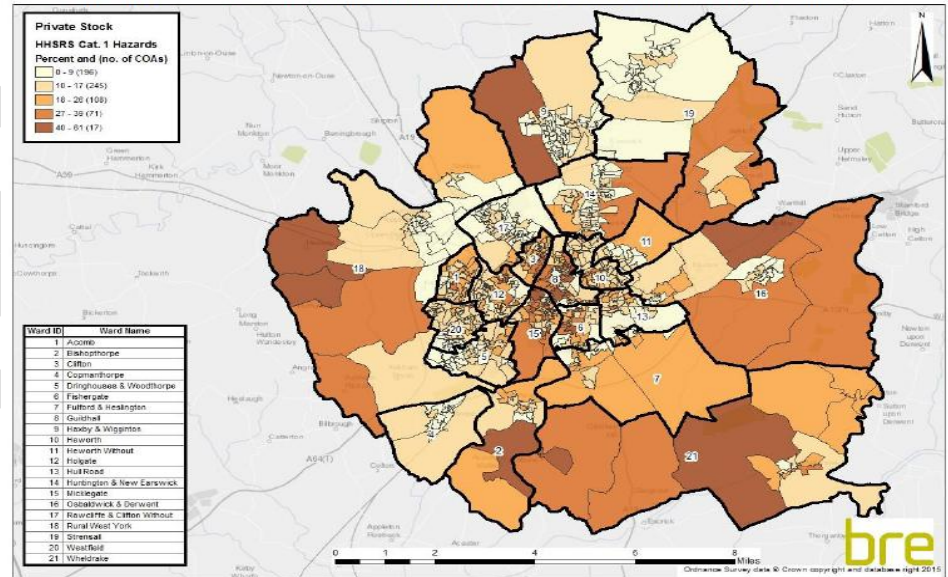
Aims and objectives

1. Encourage and support owner occupiers to maintain safe homes, free from category 1 hazards
2. Encourage, support and regulate private landlords and agents to provide safe and well managed properties, free from category 1 hazards. Inform and support tenants around what they can expect
3. To enable people whose independence may be at risk safely remain in or return to their home
4. Maximise use of the existing housing stock to increase the supply of decent affordable homes
5. Enable more sustainable homes by increasing energy efficiency and reducing fuel poverty

1. Encourage and support owner occupiers to maintain safe homes, free from category 1 hazards

There are **58,999** owner occupied homes in York, **7,733** of those have category 1 hazards.⁵ The main hazards are falls on the stairs (4,645), excess cold (1,932) and falls on level surfaces (1,066). The estimated cost of mitigating these hazards is £15.2m [NB some dwellings have more than one category 1 hazard, accounting for the difference between number of hazards and number of dwellings with hazards]

Percentage of private sector dwellings in York with the presence of a HHSRS category 1 hazard



There are high levels of hazards in Guildhall, Clifton and Micklegate wards.

⁵ BRE Database 2015

A key challenge will be to encourage and support owner occupiers to invest in their homes to maintain them to a good standard and remove category 1 hazards. Some of the main obstacles the strategy will need to tackle include the costs involved in carrying out the work, being able to identify hazards and knowing what work is required to remove them and difficulty finding reliable trades people.

17 % of owner occupier households are on low incomes. The limited public funds that are available must be used as a safety net for those unable to access the necessary resources and made available on a loan basis to assist more people. We should continue to prioritise vulnerable households for assistance, such as the Homes and Loans Service.

Objectives and outcomes:

- Increased public awareness of the range of services available to encourage and support owner occupiers
- Reduced proportion of category 1 hazards in dwellings in the poorest performing areas, households and dwelling types
- Encourage and support greater access to home appreciation loans and equity release products to fund repairs and maintenance

2. Encourage, support and regulate private landlords and agents in providing safe and well managed properties, free from category 1 hazards. Inform and support tenants around what they can expect.

The number of people renting privately has nearly doubled between 2001 and 2011⁶. In York, the sector now accounts for 18 percent of all households. With continued barriers to home ownership and limited social rented homes, the sector looks set to remain an important source of housing for the foreseeable future.

Rented accommodation meets a diverse range of needs. It provides a flexible option for those who do not want to buy or can't afford to buy or are saving up for a deposit. It offers a range of shared accommodation for smaller households and is increasingly used by a growing number of families.

Condition and standards

In many cases the sector provides high quality housing opportunities, but there are still challenges, particularly in relation to property conditions. Whilst average conditions are good and above the national average, there are **3,711 properties** in the private rented sector that have category 1 hazards.⁷ This equates to 23% of the private rented stock having one or more category 1 hazards. We aim to

⁶ LGiU September 2013

⁷ BRE 2015

reduce the gap between tenures and dwelling types by 2021.

The council has a statutory duty and a range of powers to address sub-standard conditions such as serious⁸ hazards. It can also intervene in cases of illegal eviction and harassment. Demand for action is largely initiated by the tenant and is therefore reliant on high levels of public awareness.

Around 85 percent of private landlords own just one or two properties⁹. We work closely with local landlord bodies to raise awareness of issues and run an annual York Landlord Fair.

Despite these efforts, overall engagement with everyday landlords is limited and council data on the sector is patchy. There is always more we can do to improve our understanding of the sector and ensure tenants and landlords are clear about their rights and responsibilities.

We receive about 300 reports a year from tenants about poor conditions and management and we act upon these in line with our Enforcement Policy¹⁰. We need to find ways to encourage more reporting and we will do this by

⁸ A Category 1 hazard in the Housing Health and Safety Rating Scheme

⁹ CYC Consultation Exercise October 2014

¹⁰ Enforcement Policy

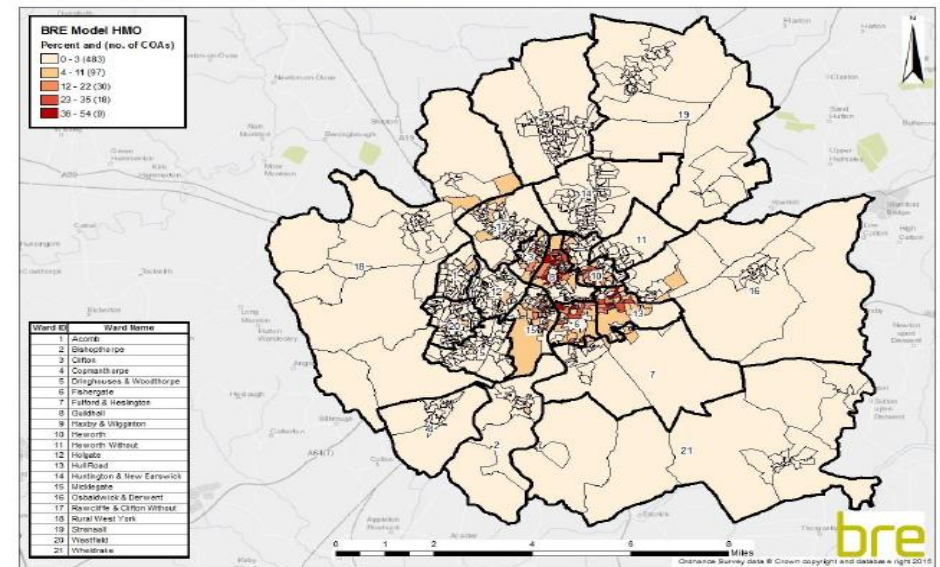
<https://www.york.gov.uk/downloads/file/2187/enforcementpolicy2010pdf>

targeting our services in the worst performing areas and sectors. We will review our enforcement policy to ensure that we are taking prompt action especially where there is an imminent risk to the health and safety of the tenant.

Shared accommodation

There are just under 3,000 houses in multiple occupation (HMOs) in the city. Larger shared homes are subject to mandatory licensing that ensures relevant standards are maintained. There are **470** Licensed properties in the city.

Map 12: Percentage of HMOs based on BRE modelled data



In 2011, the council introduced a city-wide Article 4 Direction¹¹, designed to regulate the future growth of shared homes in areas with already high levels of shared accommodation.

In 2014 the council introduced a major new initiative to improve the management and physical condition of private rented dwellings, as well as reduce the health and safety risks to tenants. YorProperty is a voluntary accreditation scheme aiming to recognise and encourage good landlords. **338** properties are accredited. We have built on this and introduced a training programme for landlords and agents and have made it a condition of our licensing scheme that all Licence holders must have a recognised qualification.



In the last year the Government has announced a range of measures aimed at improving standards in the sector including the requirement to install Smoke and Carbon Monoxide Alarms, the requirement for letting agents to publicise their fees and which redress scheme they have joined and measures to prevent retaliatory eviction.

¹¹ <http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>

In November 2015 the Government also consulted on the need to extend HMO licensing to smaller HMOs and self contained flats which had been poorly converted. Our feedback acknowledged that there was more to be done to regulate this particular sector.

The Government response to the consultation is due in late Spring/early Summer 2016, dependant on the outcome we will seek to review our whole approach to the HMO sector including the available resources.

Accessing the private rented sector

High costs and high demand for private rented homes in York means many, particularly those with the least resources, can find their options limited. Ongoing changes to housing benefit rules are set to restrict access further.

A significant number of private halls of residence have been or are currently being built in York, which offer accommodation to students. These additional bed spaces may result in the release of other accommodation presently occupied by students and we shall be monitoring the potential changes on the numbers and types of accommodation available in the student rented sector.

We have started to address some of the barriers faced by low income and vulnerable households seeking to access

private rented accommodation through our innovative YorHome social lettings agency.

This is based on a strong partnership with local landlords and is moving from strength to strength with over 80 properties now in management. The agency has helped landlords improve their properties so they can take part in the scheme.

There will be growing demand for shared homes as changes in welfare eligibility restrict choice for the under 35s. The expected increase in the number of houses of multiple occupation (HMOs) will need to be managed to ensure neighborhoods remain sustainable.

The private rented sector is expected to play an increasing role in helping prevent homelessness as the availability of social rented homes continues to outstrip supply.

Objectives and outcomes

- Encourage and support landlords and agents to reduce number of category 1 hazards in private rented homes with a particular focus on HMOs and poorest performing areas
- Consider the need to extend licensing of HMOs to smaller HMOs

- Improve the sector by ensuring that all landlords and agents have access to good quality training
- Regulate more robustly and take action against the worst landlords and agents
- Increased awareness of tenants rights, responsibilities and support available

3. To enable people whose independence may be at risk safely remain in or return to their home

York has a growing number of older households and people with disabilities and complex needs. It has higher than the national average figure for vulnerable households living in and returning to homes with category 1 hazards. Much of the existing housing stock is not designed with the needs of these groups in mind.

In terms of independence, this goes beyond just the individual's home, but incorporates the support that is or could be provided. The support required is often small, but without it an individual would be put at greater risk of accident or illness.

Vulnerable households and poor conditions

When we last surveyed local residents¹² we found almost 19,000 vulnerable private sector households across the city with 3,900 of these living in non-decent homes. Such households must remain our top priority.

Home adaptations

The need for home adaptations to support independence in the home is high and is set to increase. The main types of adaptations needed include adapted bathrooms and toilets, lifts and level or ramped access. The Disabled Facilities Grant can be used to meet some of these needs but the amount available each year is limited.

Practical help

We also identified growing demand for a range of low level interventions such as practical help around the home. We must address the low level of awareness about housing options and the 'stay at home' services available to support independence. There are numerous services provided by partners in the City including AgeUK and Be Independent.

Through closer working with internal and external partners, we will build on existing support schemes, and explore and raise awareness of innovative methods of support services across the city.

¹² 2008 Private sector stock condition survey

Objectives and outcomes:

- Reduce number of category 1 hazards relating to falls in households with older people/children to prevent early and/or unnecessary admissions of residents to hospital, nursing care and or residential care.
- Ensure that those who need adaptations to help them remain in or return to their accommodation receive the appropriate level of advice, support and assistance
- Increase awareness of the range of 'stay at home services' available to support independence

4. Maximise use of the existing private sector housing stock

Empty homes

In York's competitive housing market every home counts. In recent years the council has stepped up pressure on owners who keep their properties empty for long periods.

Much of this has involved effective dialogue with owners. However we have stepped up our enforcement focusing properties which have been vacant for some time and the severity of problems arising from the property. It is our intention to continue this work as we know that such properties have a detriment on the neighbouring residents.

Area	Total dwellings Nov 2014	Vacant dwellings (total)		Private sector properties vacant for more than six months	
		Number	Vacancy rate	Number	Vacancy rate
York	86770	847	0.98%	194	0.2%
North Yorkshire	279200	8,983	3.23%	2836	1.0%
England	23,111,000	610,123	2.64%	205,821	0.9%

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

The council's focus on empty properties has recently extended to empty space above shops. A recent study found potential for up to 800 additional flats in the city centre.¹³ We will continue to explore this option but it is widely recognised that practical difficulties such as layout of the premises etc has meant that we have not always been able to achieve the results we wanted.

Overcrowding

Just over three percent of homes are overcrowded.¹⁴ Whilst this is a relatively low figure, where overcrowding does occur it can have serious impacts on a person's health and wellbeing and undermine children's education.

¹³ Upper floors in York City Centre: An opportunity 2013

¹⁴ 2011 Census

Under-occupation

More concerning are rates of under-occupation. Around 75 percent of private sector homes in the city are under-occupied. A significant number of under-occupying households are older. Under occupation is one of the factors contributing to fuel poverty, and the ability of the household to heat their homes sufficiently. This leads to numerous health related issues, including increased falls.

Under-occupation is a key issue for the city, especially now new housing supply is so constrained. We must continue to work with developers to deliver more attractive housing options for older people and extend our housing advice and information to increase awareness and facilitate choice. We must look to address the practical barriers that many aspiring downsizers say they face when considering a move.

Objectives and outcomes:

- Maintain accurate information about the numbers of long-term empty Properties.
- Encourage owners of privately owned empty homes to bring them back into use.
- Target owners whose empty homes cause a significant detrimental impact to the neighbourhood.

- Strengthen existing and develop new partnerships to reduce the number of long-term empty homes in particular above shops
- Reduce the proportion of under occupied private sector homes

5. Enable more sustainable homes by increasing energy efficiency and reducing fuel poverty

Energy efficiency

The vision is for York to work towards being a sustainable, resilient and collaborative 'One- Planet' city.

Housing in York will make a significant contribution to this vision. In 2012, the energy we used in our homes was responsible for just under **40%** of the total carbon dioxide (CO2) emitted in our city (1.1million tonnes of CO2)

Improving the energy efficiency of properties will not only help to cut carbon emissions but it will also reduce energy consumption putting more money in people's pockets. Being able to afford heating bills and ensuring homes are warm and not damp or draughty also reduces ill health and the demands put on health services.



The city's private sector housing stock shows average overall levels of energy efficiency when compared to other areas. Owner Occupied properties have an average SAP rating of **59** and Private Rented Properties have an average of **56**.¹⁵ However, there are some areas that fall below the city's average.

Under the Energy Act 2011, new rules mean that from 2018 landlords must ensure that their properties meet a minimum energy efficiency standard where it is reasonable and practicable to do so and there are no upfront costs to the Landlords. Subject to Parliamentary approval, this minimum standard has been set at band E by 1 April 2018. Currently, **10%** of the Private rented sector is below an E, equating to **1,588** dwellings.

A significant amount of work has been done in recent years to improve the energy efficiency of private sector homes in York, made possible in part through various national funding streams.

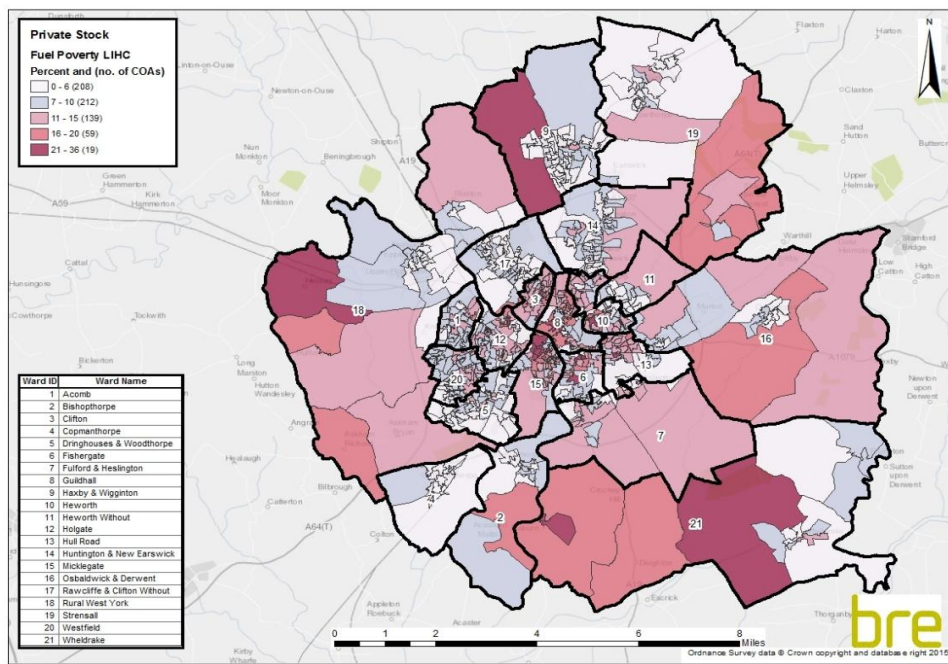
Fuel poverty

City wide, **7,695** households were estimated to be fuel poor, 9% of the population. **3,142** households (**20%**) of households living in the private rented sector are living in fuel poverty. The highest concentrations of fuel in the private rented sector are found in the wards of **Clifton**

¹⁵ BRE Database using the Standard Assessment Procedure (SAP).

Guildhall and Micklegate and for excess cold the highest concentrations are in Wheldrake, Guildhall and Rural West York

We have mapped fuel poverty 'hot spots' around the city and will use this to target future interventions



The main drivers of fuel poverty include lack of energy efficiency measures and low household income.

We have already begun working more smartly with residents to reduce fuel poverty by working with Better

Homes York, working with Citizen Advice York and the introduction of the Big Community switch.

Better Homes York is a council endorsed energy efficiency scheme set-up to help private homeowners, private tenants and private landlords across the city, create and live in warmer, healthier homes and reduce the cost of fuel bills.

The scheme accesses available government funding to optimise homeowners' investment and to get the best offers for them in the following areas:

- insulation measures
- heating
- boilers
- renewable energy technologies

Citizens' Advice York has begun a project aimed at providing bespoke energy advice to residents of the city through a programme of community and individual outreach. This is working closely with Better Homes York to provide an holistic service. Citizens' Advice also has a focus on energy tariff switching which runs in parallel with the council's collective switch programme.

To help residents in York get a better deal on their energy bills, the council has partnered with iChoosr, on the national Big Community Switch scheme. This has helped just fewer than 1000 households in York save an estimated £200,000 off their energy bills.

The aim of the scheme is to make it easy and simple for residents to switch energy providers. The next big switch will open for registrations in May 2016

Objectives and outcomes:

- Improve energy efficiency by targeting work in the worst performing areas, sectors and property types including targeting landlords who rent private properties banded F and G.
- Reduced incidence of fuel poverty through targeted work in the poorest performing areas, sectors and property types
- Minimum of 200 households improve energy efficiency through maximising funding opportunities from LCR/YNYER/other partners

Governance, Partnerships and Monitoring

Making sure we deliver

The steering group that developed this strategy will meet at least annually to review progress and ensure the strategy remains responsive to emerging needs.

We will produce a short annual report to be published on the council's website.

Within the action plan, the baseline position along with a target and date to be achieved accompanies each objective.

Partnerships

Strong partnerships form the foundation of this strategy. It is important to maintain and develop regional partnerships, including in the Leeds City Region and North Yorkshire, and also local partnerships, including the Safer York Partnership, Age UK, Citizens' Advice, iChooser and the Clinical Commissioning Group.

Action plan

The commitments outlined above are set out more fully in the attached strategy action plan. This contains specific measurable outcomes against which we will assess progress.

Both quantitative and qualitative measure will be used to monitor the progress of the strategy.

Your comments and further information

We would really like to know what you think about this strategy or private sector housing in general.

You can leave comments or ask questions at any time using the contact details below:

Email: housing.standards@york.gov.uk

Telephone: 01904 552300

We will consider your comments at our review meetings and get back to you should you need a response.

Further copies of this strategy are available to download from the council's website www.york.gov.uk/housing



Executive

30 June 2016

Report of the Director of Customer and Business Support Services**Portfolio of the Executive Member for Finance and Performance****2015-16 Draft Outturn****Summary**

1. This report provides a year end analysis of our financial performance. Dashboards for performance under the previous Council Plan priorities are also attached, based on the latest available data.

Recommendations

2. Members are asked to
 - note the year end under spend of £876k and that £80k of this is allocated as outlined in paragraph 54 with the balance of £796k transferred to the General Contingency;
 - note the financial risks outlined in the report and the need to maintain a significant contingency at this time and;
 - agree to requests from contingency totalling £100k as outlined in the report.

Reason: To ensure significant financial issues can be appropriately dealt with.

Background

3. The council's net General Fund budget for 2015/16 was £119,760k and the provisional outturn position is an under spend of £876k, an improvement of £1.8m since Monitor 3. This improvement is primarily as a result of continued stringent cost control methods, and internal management reporting has tracked the impact of this positive action.

Directorate	2015/16 Net Budget	Monitor 3 variance	Draft Outturn
	£'000	£'000	£'000
Children Services, Education & Skills	24,609	+843	+791
City & Environmental Services	16,834	+850	+401
Communities & Neighbourhoods	15,212	+87	-299
Customer & Business Support Services	4,759	0	-155
Adult Social Care	49,766	+17	-101
Public Health	409	+230	+24
Office of the Chief Executive	801	+110	+283
Directorate total	112,390	+2,137	+968
Central budgets	7,370	-1,020	-1,820
TOTAL	119,760	+1,117	-876

Table 1 – Financial Overview

4. This position is consistent with previous years where expenditure has been within the overall approved budget. It maintains the Council's overall financial health and provides a strong platform upon which to meet the further financial challenges in the future, alongside its financial strategy.
5. An overview of this outturn, on a directorate by directorate basis, is outlined in Table 1 above and the key variances are summarised in the following paragraphs.
6. Whilst the year-end position is positive, there remain considerable financial challenges looking ahead into 2016/17 and beyond. The February 2016 budget council report approved £6.4m of savings in 2016/17 and progress against delivering these, as well as dealing with the underlying issues experienced during 2015/16, will again require careful monitoring. There remain a range of significant risks in terms of savings delivery and other possible additional pressures, and therefore it is recommended that the underspend is transferred to contingency, and care is taken in its use, given these significant risks.

7. Beyond 2016/17, it is expected that significant financial challenges will continue and the Budget Strategy report elsewhere on this agenda will ensure that the Council continues to plan effectively for these challenges and meet priorities.
8. The following sections provide further information on the financial outturn of each directorate as outlined in Table 1 above.

Children's Services, Education & Skills

9. Despite a reduction in the number of Looked After Children and a reduction in expenditure of almost £1m since 2012/13, the underlying budget pressure from previous years results in a net overspend within children's social care resources budgets. This includes overspends on Out of City and Independent Foster Agency placements (£548k and £490k respectively), contract placements (£228k), The Glen Respite Care Home (£94k), Leaving Care (£62k), Transport (£106k), staffing (£406k) and Adoption, Residence & Guardianship orders (£260k). . The budget for legal fees has overspent by £54k and a net overspend of £79k on Special Educational Needs placements.
10. Offsetting these overspends are underspends totalling £128k within the Child & Adolescent Mental Health Service (CAMHS) due to a saving on the new contract. There is also additional income from Inter Agency Adoption Fees (£252k).
11. A number of posts being kept vacant while services are reviewed as part of the directorate's transformation programme within the early years and connexions teams results in a net underspend of £351k. Additional income above budget totalling £72k has been generated across a number of areas, including governance and school improvement. Savings have been delivered within Delivering Differently in Neighbourhoods (£93k), DSG funded school support budgets (£108k) and school transport contracts (£182k).
12. Additional in year savings of £397k delivered to help mitigate the pressures along with a range of other more minor variations make up the net position across the directorate.

City and Environmental Services

13. The draft outturn shows a net overspend of £401k, which is a significant improvement from the Monitor 3 report. The overspend is primarily due to the position within Waste Services as a result of pressures within waste collection and unachieved income from prior years savings (£262k), along with a shortfall in parking income (£233k). Further detail is provided in the following paragraphs.

14. Within street lighting there are savings on routine maintenance (£85k) due to significant capital investment on LED and column replacements and increased income (£101k) from charges for external works and recharges to the capital programme. Higher than budgeted grant support (£51k) was received within flood and water management relating to day to day delivery.
15. There was an underspend of £121k on management and support due to the reduced number of Heads of Service and the vacant Assistant Director post and an overspend on Development Management due to a shortfall in planning fees.
16. Within waste collection the main variances are £182k additional staffing costs, primarily the use of temporary staff, and increased transport costs of £221k for vehicle repairs and hire.
17. Waste Disposal tonnages were broadly in line with budgets however there was an overspend of (£200k) on dealing with recycling due to the costs of processing co-mingled recyclates compared to a credit received for separated recyclates. Historically this was dealt with at zero cost however increased costs to Yorwaste of dealing with co-mingled material means this now equates to an additional cost of £70/tonne. This will need to be managed going forward by use of new vehicles and better working practices. These additional costs were offset by savings on general waste disposal (£53k) and additional income from the sale of landfill gas (£71k).
18. The total income from the parking account was £233k below budget (3.5%). The breakdown of the shortfall was Off Street Parking (£376k), On Street Parking (£21k), Respark (£-11k) and Season Tickets (£-153k). The main reason for the downturn was the loss of income following the December Floods with December to March income being 13% below budget. Income from season tickets was significantly above budget partly related to changes in the Hotel scratchcard charging regime.
19. Direct expenditure relating to the December flood event has cost £3.3m. Although the majority of this sum has been funded from government support, there is a net overspend of £77k. It should be noted that this excludes indirect costs to the council notably lost income from parking that has occurred as visitor numbers fell during the final quarter of the year.
20. 165 business premises were directly affected, and a number of were affected as a result of lower footfall following the floods. Businesses also continue to be concerned about the negative impact of the floods on the message that York is 'open for business'.

21. Make it York led all work in the city on behalf of the Council with regards to addressing the impact of the floods on businesses. This included:
 - Ensuring that affected businesses were aware of the support they were entitled to.
 - Ensuring all claims for funding support were processed and sent to the Council with a recommendation.
 - Running a business stakeholder event on the impact of the flood.
 - Continuing to market the city to visitors and businesses.
22. It is requested that £50,000 additional funding for Make it York to support the media campaign is agreed from contingency.
23. An independent inquiry was called by the council's leadership in January and subsequently agreed at the Executive in March to look at how the city coped with the recent floods and issues such as the information given to residents, the response of key organisations and the failure of the Foss Barrier on Boxing Day. A budget of £50k has been set aside for the costs of the inquiry, also funded from contingency.
24. Members will recall that provision was made by the Director of CBSS, in his statutory role of preparing and approving the accounts, for the Council to retain a sum equivalent to the income received from fines in respect of Lendal Bridge and Coppergate in an earmarked reserve. Of the £1.802m fine income generated, £1.126m has been repaid, or is the process of being paid leaving a balance of £676k on the reserve.
25. The period for claiming refunds has now ended and a decision is therefore required to release the amount held in reserve. It is proposed that the reserve is held for a further period of 12 months pending any other issues and approval of the 2015/16 Statement of Accounts in September. However, this should not delay the consideration of these funds, and a future report will report separately on this matter.

Communities & Neighbourhoods

26. The draft outturn position shows an underspend of £299k, an improvement of £386k since Monitor 3. The main reasons for the improvement are the reduced expenditure arising from staffing vacancies in Community Safety (£182k), additional bereavement income (£94k), earlier demolition of Waterworld /additional Leisure income (£65k) and savings within Public Protection (£43k).
27. Public Realm underspent by £98k due to a £51k saving as a result of a restructure of senior management and £42k savings in arboriculture due to reduced overtime and additional work on HRA trees.

28. Savings of £52k in libraries was due to a delay in Explore achieving charitable status that led to a provision for discretionary rate relief not being required and from a lower than budgeted pension liability in relation to staff transferring in May 2014, some of whom have now left.
29. There was an overspend within Arts & Culture of £46k. This was due to legal costs in setting up Make It York (£58k) and additional staff costs prior to the transfer of the City Centre/ Shambles Market team to Make It York, support for marketing and publicity, additional maintenance due to drainage issues and disruption to power supplies which also resulted in further relocation of market traders to Parliament Street (£52k). In addition, there was £20k adjustment to the York Museums Trust loan account. This was offset by £50k saving in Welcome to Yorkshire subscription being funded by Leeds City Region Business Rates Pool and savings in Events and Festivals (£46k).
30. There were costs related to the former Waterworld building prior to demolition of £139k. These primarily related to business rates and security costs. This was offset by £35k additional income at Yearsley Pool.
31. Within Bereavement services, the numbers of cremations performed during the year were significantly higher than expected. This as well as some cost savings and increases in other income resulted in a £187k underspend during the year.
32. The Community Safety service received several amounts of one-off funding during the year from a number of different sources resulting in an overall underspend of £182k.
33. The new ward committee decision-making process is working well with all wards having held ward committee and ward team meetings. Wards are developing their spending plans in response to ward priorities and through engagement with their communities. Actual spend at year end totalled £85k compared to the devolved budget of £475k. The underspend of £390k has been added to a reserve to ensure that the wards retain those amounts on top of the new base 2016/17 budgets.
34. There were unallocated directorate savings of £60k. A plan for the delivery of these savings needs to be agreed for 2016/17.

Customer & Business Support Services

35. The draft outturn shows an underspend of £155k, an improvement from the Monitor 3 report. There have been increased costs associated with

maintaining surplus properties (£144k). The delay in implementing the new Customer Relationship Management system has also delayed achievement of the associated saving of £340k. These pressures have been mitigated by underspends in housing benefit due to improved performance in debt recovery (£273k), savings due to vacant posts within Customer Services (£151k) and Finance and Procurement (£238k) and increased income from schools and other external organisations in Health & Safety (£130k).

36. In addition, there has been an underspend of £468k on the York Financial Assistance Scheme (YFAS). This underspend has been transferred to an earmarked reserve to deal with potential future pressures that may arise from ongoing welfare reform. The total of the reserve now stands at £971k. Of this balance, £200k is earmarked for 2016/17 leaving £717k currently unallocated.

Adult Social Care

37. The draft outturn position shows a net underspend of £101k an improvement since Monitor 3.
38. There is a net underspend of £168k on staffing budgets, due mainly to some posts being held vacant pending a review of the service and the development of a new operating model.
39. Residential and nursing care budgets underspent by a net total of £117k. This is due to an increase in Continuing Health Care income being secured, and fewer Nursing Care placements for Older People and Mental Health Customers than budgeted. This is partially offset by additional costs incurred in supporting a residential home classed as inadequate by the Care Quality Commission (CQC) (£178k) and also delays in moving Learning Disability Customers from residential care to supported living settings (£148k).
40. Learning Disability customers transitioning to adults did not cost as much as anticipated and the budget underspent by £448k. This was due to more customers staying in education (£34k), some having cheaper than forecast care packages (£254k) and the securing of additional Continual Health Care funding (£160k).
41. The Better Care Fund pooled budget did not contribute as much as was expected to the schemes commissioned by the Council. There was a shortfall of £397k which is significantly less than could have been the case had the Council and VoY CCG not worked together to mitigate the financial risk to both organisations. This was done by restricting spend on some schemes and securing other sources of funding.

42. The directorate's budget for 2015/16 included a requirement to deliver savings totalling £1.3m from the on-going work being undertaken on service transformation. Savings of £1,155k have been achieved leaving further savings in 2016/17 of £145k in addition to the £1.7m deferred from the 2014/15 budget.
43. A range of other variations contribute to the overall position.

Public Health

44. The Public Health budget overspent by £24k, an improvement from Monitor 3. This was in spite of the reduction in the Public Health Grant in year by £509k following its consultation.
45. This issue has been mitigated by savings in other areas. Spend on substance misuse services (£200k) has been held back as the service is redesigned. Smoking and tobacco cessation services also underspent by £125k as activity in GPs and pharmacies was less than budgeted for.
46. A long standing dispute with North Yorkshire County Council over the Sexual Health – STI testing and treatment service was resolved in CYC's favour and benefitted the budget by £125k in 2015/16.
47. The Council incorporated the Health Visiting and School Nursing service into the department in preparation for the transfer of the services from 1st April 2016. This incurred one off costs of £40k in 2015/16 relating to a range of issues, including IT equipment needed to integrate the service within the Council.

Office of the Chief Executive

46. Within the Office of the Chief Executive directorate there has been an overspend due to delays in implementing the directorate restructure which has now been fully completed, higher than budgeted redundancy costs and the use of external consultants at the start of the financial year, all of whom have now left. Some of these costs were incurred in order to progress the Councils approach to project management, including the creation of a project management framework.

Corporate Budgets

48. These budgets include Treasury Management activity and other corporately held funds. Treasury Management has generated an underspend of £1.5m due to reduced interest paid on borrowing, slippage of the capital programme and long term borrowing not being taken during the year as part of active management of treasury, along with increased interest earned due to higher than anticipated cash

balances. In addition, pension strain costs to date have been lower than anticipated resulting in an in year underspend of £256k.

New Homes Bonus

49. Previous decisions of the Council have allocated the majority of New Homes Bonus to fund a range of budget growth, including YFAS, Adult Social Care and Anti Social Behaviour Hub Enforcement. In 2015/16 some funding has also been used to support the Southern Gateway project and the July budget amendment. The remaining 2015/16 and 2016/17 funding of £1,419k has been allocated to one off investments, as set out in the February 2016 budget report.

Business Rates

50. The collection of Business Rates and the overall base liability remains strong. The projected additional income of £800k from the localisation of business rates was achieved in line with the budget and the Council will be making a levy payment of £2.3m into the Leeds City Region Pool. This payment represents some 70% of the total being paid into the pool with the other two contributors being Harrogate and Leeds. The Government will consult on full local retention of business rates over the summer.

Dedicated Schools Grant

51. Within the budgets funded by the £117m DSG there is a small net in year deficit of £26k. This is mainly as a result of an additional delegated funding requirement of £824k for Joseph Rowntree School due to a backdated revaluation of the school's business rates liability (the on-going annual impact is estimated at £151k) and a net £287k overspend on high needs place and top up funding. Off-setting these overspends are a saving of £351k on prudential borrowing repayments as the provision set aside following the closure of Burnholme Community College has yet to be fully committed, an underspend of £400k on nursery place funding due to the delayed take up of the enhanced entitlement to 2 year old provision and an underspend on school contingency budgets of £227k.
52. As there was a surplus DSG balance of £241k brought forward from 2014/15, this results in a carried forward surplus balance of £215k to 2016/17.

Housing Revenue Account (HRA)

53. The Housing Revenue Account budgeted to make a surplus of £2,624k in 2015/16. There has been an overspend of £639k on repairs and maintenance, mainly due to the use of sub contractors for high value repairs to resolve damp issues at a number of properties. This was

offset by a number of underspends in general maintenance (£72k), the painting programme (£150k) and decoration allowances (£49k). Other savings include £178k on utilities, £436k from delays in capital schemes that are funded from revenue, £248k lower than budgeted cost of capital, additional interest income of £107k and £257k from lower than budgeted levels of arrears and bad debts. This resulted in an overall surplus of £4,344k and therefore an underspend of £1,720k.

Reserves, Contingency and Risk Assessment

54. The February 2016 budget report to Council stated that the minimum level for the General Fund reserve should be £6.4m (equating to 5% of the net budget). At the beginning of 2015-16 the reserve stood at £6.8m and as part of the budget report, approval was given to maintain this level of reserve in 2016/17 thus still giving some headroom about the minimum level to take account of the increased risks facing the Council.
55. It is proposed that £80k of the 2015-16 underspend of £876k is allocated to the following areas;

Recycling (£30k)

Launch a Community Recycling Fund to support projects and voluntary groups across the city as part of our ongoing ambition to make York the 'Greenest City in the North'.

Pupil Premium/ Narrowing the Gap (£15k)

A citywide project to support work to narrow the gap between disadvantaged children and their peers, including the launch of a York 'Pupil Premium toolkit' to help share best practice.

City Ambassadors (£25k)

Work with the BID to support the launch of an Ambassador scheme offering visitors and residents a friendly welcome to the city-centre, as part of our support for the early-evening economy.

Jobs fair (£10k)

Work with partners to deliver up to 2 further citywide jobs fairs as part of our ongoing efforts to help York resident's access employment and training opportunities, in addition to more targeted sector-specific activity.

56. It is also proposed that the remaining balance of £796k is transferred to the General Contingency to allow the Council to meet significant issues that may arise in the 2016-17 budget and beyond. In particular there are some potentially risks associated with the delivery of savings, along with other additional pressures. As such, it is recommended that Members

maintain a significant contingency for the time being, to make prudent provision for some of the risks facing the Council. This transfer would take the General Contingency to £1,440k. As outlined in paragraphs 21 and 22 above, there are 2 requests for funding from contingency, totalling £100k. If these are approved, the balance available will stand at £1,340k. The level of reserves will remain at £6.8m as at the end of March 2017.

Performance – Service Delivery

57. The most significant city wide event of the year were the devastating floods of Boxing Day 2015 when the City experienced its worst flooding in recent history.
58. Representatives from key organisations will be asked to give their account of the floods to an inquiry team combined with evidence from those affected. A budget of £50k has been set aside for the costs of the inquiry which is expected to report on its findings before Christmas 2016. The independent chair will report to a meeting of the Full Council with their findings and an action plan will be developed in response to the panel's recommendations.

Children's Services, Education & Skills

59. The latest figures show that there are 191 children and young people in care, which is within the safe and expected range and has been relatively stable during 2015/16. This will continue to be monitored as a key indicator.
60. The number of children subject to a Child Protection Plan at the end of the year is estimated to have fallen to 135 (from 144 in Quarter 3). Earlier in the year, there was an increase in the number of cases going to Initial Child Protection Conference which impacted on Child Protection levels as these have worked through the process. Social Care Managers looked closely at this increase determining that there does not appear to be any clear emerging patterns at this stage. This area continues to be monitored by the extended management team.
61. The innovative Mental Health Cluster Pilots in Schools, which started in September 2015, are a joint initiative between the council and Child and Adolescent Mental Health Services (CAMHS), working in East and Southbank School clusters. Their aim is to strengthen the emotional and mental health support arrangements for children and young people in universal school settings. The council funded two Wellbeing Workers' in the schools focused on providing consultation, advice and support, training, direct 121 and group work, and create clearer pathways to

different care and support including specialist services. The pilots have been very well received and their progress is being monitored.

62. As a partnership between the Safeguarding Children Board and NSPCC, the 'It's not OK' campaign aims to ensure that parents, carers, children and young people, professionals and the general public know how to recognise the signs of child sexual abuse and sexual exploitation, where to get help and advice, and increase confidence in saying or doing something to stop the abuse. Launched in May 2015, this year-long multi-agency campaign had four distinct phases, with each targeting a different audience. Particularly effective was the It's Not Ok play, seen by Year 7 classes across the city, reaching over 1200 people. In 20 minutes it follows four teenagers through their experiences of the internet, relationships, gaming and family-life. Pupils then explored the issues raised by the play, giving the characters 'advice' and finding strategies to seek out support against sexual abuse or exploitation.
63. 92 young people started working with Personal Support and Inclusion workers in 2015/16, exceeding the annual target of 70. Personal Support and Inclusion workers use a youth work approach to build positive relationships with young people and their families. PSIs create and deliver bespoke packages of intervention and, through the Family Early Help Assessment, they form part of a wider team around the young person and work to improve young people's immediate situation, with the aim of improving outcomes for their future.
64. The percentage of York's 16-18 year olds who are not in education, training or employment (NEET) levelled with last year's figure at 5.2%.
65. To support teachers concerned about children and young people with emerging mental health needs, a new wellbeing pilot project has been set up to explore how to respond to this challenge. The wellbeing pilot project is a joint initiative between City of York Council, Child and Adolescent Mental Health Service (CAMHS) and two clusters of schools, which aims to strengthen the emotional and mental health support arrangements for children and young people.
66. Whilst increasing awareness that children and young people's mental health is everybody's business, additional mental health capacity and expertise is also being provided to schools by new School Wellbeing Workers. These workers will focus on providing training, offering support and advice to pastoral staff, and delivering individual and group work to children and young people.

67. Although the health and wellbeing of children in York is known to be generally better than England's average, the city's multi-agency Child and Adolescent Mental Health Services (CAMHS) Executive recognises the importance of giving high quality advice and support as soon as concerns emerge. This project will ensure support is available from confident and capable professionals within the school community, as part of a co-ordinated response that cuts across organisational boundaries. The pilot will run until July 2016 and the learning will be used to inform the approach and model that we anticipate will be in place across all school clusters from the start of the new academic year in September 2016.
68. Latest figures from 2014/15 showed a 30% increase in the number of people starting apprenticeships, placing York in the top four per cent of Local Authorities nationally.
69. Figures released by the Department for Business Innovation and Skills showed that 1,690 York residents started an apprenticeship in the city during the year, 390 more than the last academic year.
70. Around 20% of the growth in apprenticeships was generated by the council-led York Apprenticeship Hub which offers a free and impartial service to small and medium-sized businesses new to apprenticeships, supporting them through the process and helping them find the right training provider and person for the job, as well as accessing grants and funding.

City & Environmental Services

71. As at 31st March, 787 Council tax exemptions had been applied to the Council Tax accounts of those affected by floods with a value of £270k (excluding credits refunded). Flood Grants totalling £193k had been paid to 386 residents.
72. In addition Flood Recovery Grants totalling £196k had been paid to 96 businesses and 170 Business Rate exemptions had been applied with a value of £1,407k. The Council has been actively working with Make it York to ensure that businesses were making applications for this grant and other funding.
73. There were 75 active applications to access Flood Resilience funding – of which 30 have been approved (totalling £127k) and 3 full and 15 interim grants have been paid out (totalling £27k), with the remaining applications being processed. Significant progress has been made to help Council tenants and travellers recover from flooding by the Building

Maintenance team and a caseworker has been employed (jointly with Two Ridings Community Fund) to assist residents.

74. In 2015/16 the Council missed a total of 2,070 waste collections. 64.44% of these were put right within target time (by the end of the next working day). The number of reported missed bins has reduced by 30% compared to 2014/15, however the number of collections rectified within target has also fallen (from 75% in 14/15). This is largely due to an ongoing issue with the scheduled overnight report that details the previous day's missed collections, which is failing on a regular basis. The Council's IT team are aware and the 'missed bin' process is a priority within the new CRM project.
75. Installation of 900 LED street lantern conversions started in February, in residential areas that have the highest number of high and low pressure sodium lanterns (yellow and orange lights). The new lighting will help make significant carbon, energy and cost savings.
76. In addition to new LED lanterns, lights will be adjusted by up to 60% (still within current lighting level standards) between midnight and 6a.m. when traffic flow is quiet, helping to further reduce environmental impact and cost. The estimated cost of each lantern installation is £200 and it is anticipated there will be an average net energy saving of £30 per lantern, saving a total £27,000 a year.

Communities & Neighbourhoods

77. The proportion of Council income from Council Tax, New Homes Bonus (NHB) and Business Rate retention is likely to grow year-on-year until at least 2019/20 as the Government moves towards a fundamental restructure of local government finance. A critical factor for future financial sustainability is the amount of new homes that are delivered as this generates additional income by increasing council tax receipts and also attracts significant additional NHB funding.
78. Each new home built in the City can generate an additional £1,257 Council Tax income per annum based on 2016/17 Council Tax levels. The New Homes Bonus (NHB) has brought in £4.648m over the six year period 2011/12 to 2016/17. Reform to NHB is being considered by Government, including withholding it from local authorities that do not have a Local Plan in place and, although it is likely to be less generous in future years, it will still have revenue raising potential. There would be financial risks to the Council if any projected income from these sources did not materialise.

79. The average time that Council houses are void for has reduced from 3.7 weeks in 2014/15 to 3.0 weeks in 2015/16, with the number of Council house properties that have void periods increasing from 641 properties in 2014/15 to 750 in 2015/16. The number of mutual exchanges of Council houses has decreased from 166 in 2014/15 to 138 in 2015/16.
80. The end of year rent arrears for current tenants has increased by 3.8% from £515,477 in 2014/15 to £535,168 in 2015/16. For former tenants there has been a 2.7% increase from £290,883 in 2014/15 to £298,726 in 2015/16.
81. The Council has been awarded £850,500 from the Homes and Communities Agency to support a scheme to extend the authority's existing Sheltered Accommodation with Extra Care at Glen Lodge, building 27 new homes. The homes have been specially designed for those with complex care needs including dementia, and mark a significant step forward in the provision of older persons' accommodation in York.
82. Year end data for 2015/16 shows there was an 11% increase in total crime compared to the previous year and levels have now reverted back to those of 2012/13. During 2015/16, there were a reported 12,018 crimes for the York region, a total of 1,211 more than those reported during 2014/15. Increases have been seen in the violent crime, criminal damage and burglary of non-dwelling arenas. There has been a decrease in both the total level of shoplifting and anti-social behaviour reported during 2015/16.
83. Between April 2015 and March 2016 there were 1,749 alcohol related ASB incidents, 6% lower than the same period in 2014/15. Since the ASB Hub started collecting data in February 2015, there have been 1,588 new cases recorded. Between April 2015 and March 2016, 1,172 new cases of anti-social behaviour recorded – 39% are "nuisance", 10% "personal", 23% "environmental" and 28% categorised as "other".
84. Year end data for 2015/16 reports a 4% increase in the number of incidents of Domestic Violence, with a total of 2,858 incidents (2,745 in 14/15). There has not been a domestic violence murder recorded in York since 2008/09.

Adult Social Care

85. This commentary is based on provisional year end figures, which could change but it is not expected that this will not significantly affect the outturns unless stated. Bench-marking has been made in respect of

2014/15 national and regional outturns as data will not be publicly available until September 2016.

86. The measure for social care related quality of life, which was undertaken in the annual survey of Social Care Users, has continued to improve steadily over the last 3 years and now takes York performance above the national, regional and comparator authorities' average position with an estimated top quartile position for 2015/16.
87. The proportion of people who use services who feel safe and the proportion of people who use services who say that those services have made them feel safe and secure have seen good improvements since 2014/15. Especially encouraging is positive feedback from people who say they have felt more safe and secure due to the services provided. This indicator has moved from the lower to the top quartile and is now well above national, family and regional averages.
88. Both the proportion of people using social care who receive self-directed support (Adults 18+) and the proportion of people using community based services and receive their self-directed support as a direct payment have seen a rise since last year with direct payments rising for the 3rd consecutive year. However, the proportion of people in receipt of a direct payment would still likely leave York in the bottom quartile for this measure and below average regional, national and comparator authorities' positions.
89. The proportion of adults with learning disabilities in paid employment and the proportion of adults with learning disabilities who live in their own home or with their family have fallen since 2014/15; albeit as a result in a change in the customer types which are able to be included in this indicator. We have removed people from the count who are not subject to certain long term services. The performance still leaves York higher than the regional and national averages and average for CIPFA family authorities for these indicators.
90. The proportion of adults in contact with secondary mental health services in paid employment and the proportion of adults in contact with secondary mental health services who live independently, with or without support have dropped significantly since 2014/15 with data issues rather than underlying performance being the main factor. During the last financial year the change in Mental Health provider to Tees, Esk and Wear Valley NHS Trust (TEWV) meant a change in data recording systems. During the year the former provider was extracting data from its systems for TEWV, who in turn interrogated and reported against this. In December the LA requested in year access to the data and noted a substantial under reporting against these measures and data extraction issues were identified as the cause. This has now been partially

addressed and the Health and Social Care Information Centre (HSCIC) has agreed to flag the known issues in its statistical releases. Senior managers in York will meet with TEWV in the coming months to gain assurance and commitment to ongoing data quality and management of data.

91. Delayed transfers of care from hospital, and those which are attributable to adult social care of NHS care and those which are attributable to adult social care have risen slightly since last year and, although they have not returned to poor levels seen 2013/14, York remains above (worse than) the national, family and regional average for these indicators.
92. The overall satisfaction of people who use services with their care and support shows a decrease from last year (64% down from 67% in 2014/15) and a sustained fall since 2013/14, with York performance now slightly below the regional and national averages.
93. The Adult Social Services Directorate was awarded the Government Standard for Customer Service Excellence. Teams across the directorate were rigorously assessed against the standard's 57 elements using a number of criteria which cover all aspects of excellent customer services.

Public Health

94. The Public Health England Child Health Profile was released in March 2016. There were a number of indicators where York's children and young people had significantly better health and wellbeing outcomes compared with the England average, including higher levels of school readiness, lower obesity levels, fewer 0-4 A&E admissions, fewer 0-19 asthma admissions and fewer 15-24 admissions for injury or substance misuse.
95. There were two indicators where York had significantly worse outcomes compared with the England average: hospital admissions for self harm for people aged 10-24 and hospital admissions for tooth decay for children aged between 1 and 4 years. Available local data on self harm for this age range shows that 80% of admissions were females, the largest group were females aged 15-19 and there were a number of young people with multiple admissions in the year. A self harm needs assessment has recently been carried out to enhance understanding of this issue within the City. There were 117 admissions for tooth decay in York over a three year period and based on the England average only 83 would have been expected.

96. The Public Health England Ageing Well Pack was published in March 2016, pulling together a range of indicators and comparing York to its CIPFA 'nearest neighbour' benchmarking group. York is in the top 3 for a range of indicators including the percent of life spent in good health for women, a lower prevalence of hypertension, heart failure and diabetes and fewer injuries due to falls for ages 65-79. Indicators where York is ranked in the bottom 3 include higher rates of sight loss due to glaucoma (ages 65+) and age related macular degeneration, the percent of life spent in good health for men and a lower offer of re-enablement services.
97. An update on a range of indicators relating to mental health was provided to the Mental Health and Learning Disabilities Partnership Board in March 2016. The use of mental health care bed days in the Vale of York is continuing to decrease following the significant peak in bed days which occurred between December 2014 and March 2015, although remains higher than the national average. Referral rates to psychological therapy services (IAPT) in the Vale of York are increasing but remain much lower than national and regional averages. Once patients are engaged with IAPT services, reliable improvement rates for patients leaving treatment are comparable with regional and national averages. The gap in the employment rate between mental health patients and the overall employment rate appears to be widening in York.
98. A range of work is ongoing within City of York Council to improve suicide prevention. Information has been released to raise awareness of support available for people with thoughts of suicide and those who are concerned about someone else, as part of its continuing work to improve mental health in the city. The free "Stay Alive" app is part of the Grassroots Suicide Prevention work which looks to teach suicide alertness and intervention skills to community members and professionals.
99. In York the most recent figures show that a total of 30 people died by suicide in York in 2013, decreasing to 16 in 2014 before increasing again to 28 in 2015.
100. City of York Council, North Yorkshire Police and other agencies are working together to develop a strategy to reduce the number of suicides across the city. A suicide prevention task group with representatives from key public, private and voluntary organisations has been established to develop plans for preventing suicide and working with bereaved families and friends of those who do take their own lives. A suicide audit is currently underway to understand and learn from previous deaths within the city in order to develop better ways to help

prevent suicide and risk of suicide. Specialist training to help front line staff across the city to be better able to identify and safeguard those at risk of suicide will be commissioned during 2016.

101. Despite a reduction to 62.2% (from 66.6%) in the number of people participating in all physical activities, York is in the top spot for the proportion of in Yorkshire and Humber and is among the UK's top ten per cent of local authorities, according to Sport England's latest figures. City of York Council has worked with local organisations and clubs to offer a wide range of sport and physical activity opportunities, often targeted at those groups who are less likely to be active. These include older people who are invited to 'taster' activities through the Eng-AGE 50+ programme and disabled athletes who are able to try different sports as part of the Celebrating Ability programme of events.
102. The York alcohol strategy has been written by people from: City of York Council; Public Health England; Vale of York Clinical Commissioning Group; Safer York Partnership; Lifeline; North Yorkshire Police; York Hospital Trust. It covers a 5 year time period and the York Health & Wellbeing Board will be responsible for it.
103. Through this strategy, we want to tackle a range of issues associated with alcohol that are not just specific to York but are seen in all communities across the country. Our vision is that local stakeholders work together to reduce and prevent the alcohol related harms that people might experience within their lifetime. We want to achieve this by encouraging responsible drinking and positive behaviour. By providing those who are drinking at risky and harmful levels with the right information, effective support or treatment we want to see alcohol related harm reduced.

Customer & Business Support Services

104. Quarter 4 call service levels saw a small decrease with 75.4% of calls answered in 20 seconds (76.9% Q3) however this arises from the issue of annual council tax and business rate bills in March and the monthly performance was more than 20% higher than in 2015 whilst the annual overall percentage increased to 64.9% (from 47.6% in 2014/15) and continues to improve into quarter 1 2016.
105. In 2015/16 the number of residents visiting the Customer Centre fell to 69,563 (77,549 in 2014/15) but the average wait time increased to 8.49 minutes (7.80 minutes in 2014/15), with 70% of customers served within the waiting time target of 10 minutes (74% in 2014/15).

106. The collection rate for Council Tax at the end of the year was 97.51% compared with 97.55% at the end of 2014/15 and Business Rates 98.43% compared with 98.20% in 2014/15.
107. Housing Benefit performance remains on target at the end of quarter 4 with a combined (New Claims/Change of Circumstance – DWP measure) average of four days.
108. Employment continues to be strong in the City as the number of Job Seekers Allowance claimants continue to fall. Figures from the Office for National Statistics showed there were 653 claimants in York (395 less than March 2015). The figures also highlighted a 57.14% fall in the youth unemployment since March 2015. The JSA claimant count represents 0.5% of the working population, lower than the regional average of 2.0% and national average of 1.5%.
109. Average gross weekly pay increased by 3.23% between 2014 and 2015 to £584.30, nationally there was a 1.01% increase (to £629.50) and regionally there was a 2.18% increase (to £567.00). There has been a 6.45% increase in the gender pay gap in York while both nationally and regionally it has decreased, although York's pay gap (£221.20) is still lower than the regional (£233.60) and national (£249.50) averages.
110. The number of people in employment for the year (ending Dec 2015) increased by 5,100 to 102,000, 76.3% of the working age population (region stands at 72.5%). The increase is made up of an extra 7,500 full time jobs and a reduction of 1,400 in part time roles.
111. City of York Council was awarded £365,000 of Government funding to help develop plans for York Central, a Housing Zone and an Enterprise Zone which aims to help create to 7,000 new jobs, up to 120,000 sq m of office space and up to 2,500 new homes. The Council will use the grant to help fund the delivery team and undertake further technical assessments to ensure the project makes progress whilst a partnership is being shaped with Network Rail, the NRM and the Homes and Communities Agency (HCA). Estimates suggest this could help to create up to 7,000 jobs in the City, and over £1.1 billion value for the region's economy. The jobs created would be high-value office based jobs, helping to grow York's economy by an estimated 20% and would increase average wages in the City.
112. Work to progress plans to sign a long term contract for the construction, development and management of York's new Community Stadium and Leisure Facilities at Monks Cross were approved at a meeting on 24 March 2016. The new facilities will include an 8,000 all-seat community sports stadium to host professional football and rugby league games,

plus a new leisure and sports centre. The new Stadium Leisure Complex is planned for completion by winter 2017 and to open by early 2018. Based on this timetable, both sport clubs will be playing at the new stadium for their respective 2018/19 seasons.

113. Figures released by the Office of National Statistics show that in 2014 York's economy was worth £4.90 billion (up from £4.88 billion in 2013) and York's share of total Gross Value Added (GVA) has remained constant for the last 4 years at around 4.6% of the regional GVA.
114. Between 2010 and 2014 the percentage increase in total GVA for York was 11.6%, whilst regionally it was 10.7% and nationally it was 15.8%. However the GVA per head has decreased 0.6% from £24,121 in 2013 to £23,977 in 2014 and is below the UK 100 indices at 97.4 which may be the result of an increase in accommodation and food service activities employment.
115. Figures from Visit York showed that business tourism attracted an estimated 977,000 delegates in 2014, generating £141 million for the local economy. Visitor numbers were up by 1.5% from 6.7 million to 6.8 million annually and the number of jobs in the City supported by tourism rose from 19,000 to 20,300.
116. The York Open Data website currently has 630 machine readable datasets available. There were over 12,500 visits during its first year and the platform has had more than 4,600 dataset downloads plus almost 11,000 dataset previews. The council was one of five local authorities to receive top marks from NESTA, for its York Open Data platform, which has opened up data to residents and businesses across the city.

Performance – Employees

117. In 2015/16 61 employees were made redundant, 46 on a voluntary basis and 15 compulsory. In 2014/15 a total of 83 employees were made redundant, 62 voluntary and 21 compulsory.
118. The average sickness days per FTE (excluding schools) has reduced to 10.2 days from 11.4 last year with the number of days lost due to stress also reducing to 2.3 from 2.5 in 2014/15.
119. Overall the number of employees voluntarily leaving the organisation remained static at 7% of all leavers (exc. Schools) in 2015/16, although there was some variation between departments. Communities & Neighbourhoods, Customer & Business Support Services and City and Environmental Strategy have seen a decrease while Health and

Wellbeing, Children's Services, Education and Skills and Office of the Chief Executive have seen an increase.

120. The number of people employed by the Council (excluding schools) has continued to decrease in 2015/16, at the end of March the headcount was 2,635 (2,104 Full Time Equivalents) down from 2,812 in March 2015 (2,194 FTEs).
121. Additional salary and overtime expenditure have both decreased between 2014/15 and 2015/16 but spend on casual employees has increased from £4.3m in 14/15 to nearly £5.2m in 2015/16.

Performance – Customers

122. Overall Customer Centre satisfaction increased to 91.5% in 2015/16 from 58% in 2014/15. Satisfaction with face to face and Call Centre services both increased while website feedback, which historically reported low satisfaction ceased to be collected in Q1 after the launch of the new CYC website.
123. To help shape the 2016/17 Budget proposals, the Council invited residents to have their say to assist the City of York Council's Executive to make some tough decisions. The consultation closed on 20th January and there were 416 responses. Most thought that increased Council Tax would help balance the Council's budget (56%), or increased charges (48%) with less respondents opting for fewer services (26%). Respondents used parking, waste collection and public toilets the most and in each case would not be willing to pay more. Planning services and adult education courses were the services for which most respondents would be willing to pay more. The services respondents selected to have reduced funding were sport and leisure (33.25%) and theatres and museums (32.47%).
124. Residents and businesses have had their say on the future of York's largest brownfield site – a 72 hectare site located in the heart of the city. Plans were unveiled by City of York Council, Network Rail and the National Railway Museum (NRM) in December to consult with residents and businesses on what has been labelled as the King's Cross of the North. During the consultation in January and February 1,220 responses were received and, once analysed, will inform the creation of an updated and more detailed Planning Framework for the York Central site, with further consultation on this document expected to take place this summer.
125. Residents and commuters are being consulted on a number of changes to Council subsidised bus routes in York, following agreement to make

£350k required savings at Budget Council in February. Staff and residents will give their views on services proposed for withdrawal or alteration between Monday 11th April and Friday 6 May, either by email or through drop-in sessions. Public feedback will be considered as part of a report which will be taken to an Executive Member Transport and Planning public meeting on Thursday 19th May. A final decision on the services to be withdrawn or altered will be taken at this meeting and it is anticipated that the changes will take effect from Sunday 28 August.

126. The Talk-about panel, a random sample of approximately 800 residents has been reconstituted for 2016/17 and bi-annually views to a standard set of questions will be sought with results published within the relevant scorecard.
127. Executive Member scorecards present a detailed update of the key performance indicators contained in each of the Executive Member Portfolios. These can also be found online alongside other data sources at: www.yorkopendata.org. Work is currently ongoing to look at the performance management reporting arrangements to ensure a transparent and effective system in line with scrutiny arrangements and the Council Plan.

Consultation & Options

128. This report is for information so no options are presented.

Council Plan

129. The information and issues included in this report demonstrate progress on achieving the priorities set out in the Council Plan.

Implications

130. The financial implications are all dealt with in the body of the report.
131. There are no other specific implications of this report.

Authors:	Chief Officer Responsible for the report:		
Debbie Mitchell, Corporate Finance Manager, Ext 4161	Ian Floyd, Director for Customer & Business Support Services		
Sarah Kirby, Principal Accountant, Ext 1635			
Ian Cunningham Group Manager - Shared Intelligence Bureau, Ext 5749	Report Approved	√	Date 21 June 2016
Wards Affected: All			
For further information please contact the authors of the report			

Annexes

Annex A – York Monitor 2015/16



Draft York Monitor

Year End Update 2015-2016



Welcome to the Year End Update of the York Monitor for 2015 – 2016.

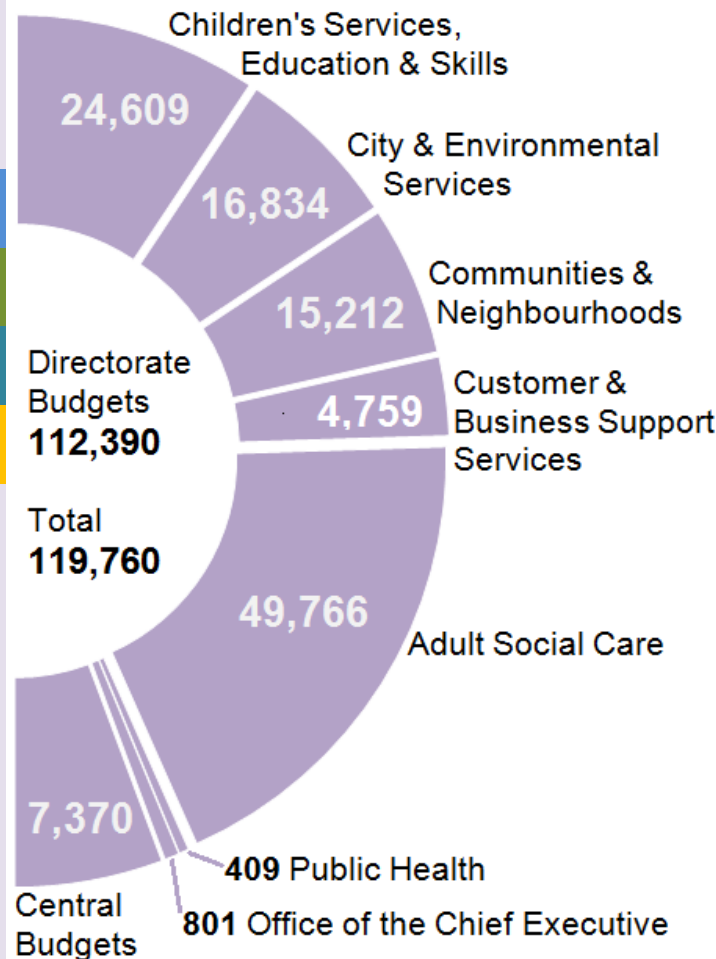
This report presents a range of information illustrating the ‘state of the nation’ in the City and some of the activities undertaken by the Council over the last financial year.

There are some case studies under each of the Council Plan priorities set out below.

A Prosperous City for All.....	3
A Focus on Frontline Services.....	5
A Council that Listens to Residents.....	7
Our Organisation.....	9

Managing the Money

2015/16 Net Budget (£000s)



The council’s net budget for 2015/16 was just under £119.8m and the provisional results is an under spend of £796k, which is consistent with previous years where expenditure has been within the overall approved budget.

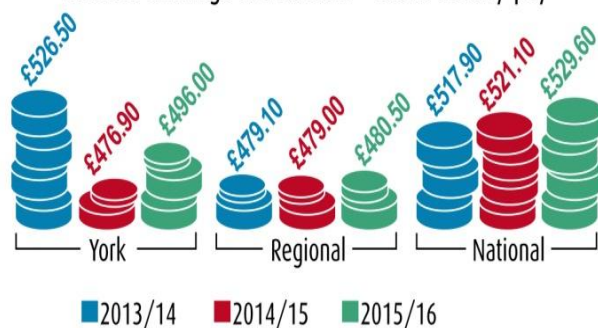
Maintaining an under spend keeps the Council’s overall financial health and provides a strong platform upon which to meet the further financial challenges in the future, alongside its financial strategy.

Although the year end position is positive, there remain considerable financial challenges looking ahead into 2016/17 and beyond. The February 2016 budget council report approved £6.4m of savings in 2016/17 and progress against delivering these, as well as dealing with the underlying issues experienced during 2015/16, will require careful monitoring throughout the year.

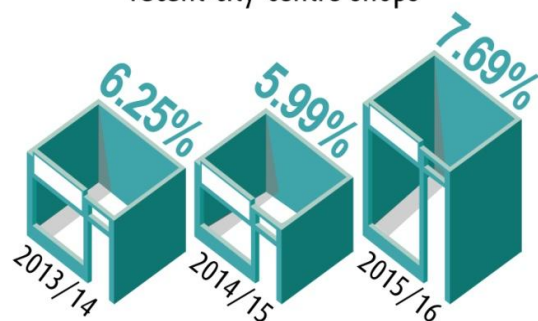
Beyond 2016/17 it is expected that significant financial challenges will continue and the council’s Budget Strategy report will ensure that the Council continues to plan effectively for these challenges and meet priorities.

A Prosperous City for All

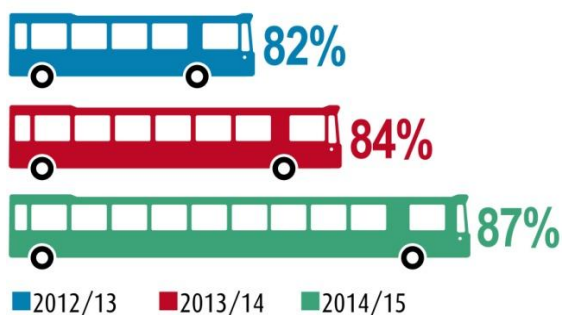
Median earnings of residents - Gross weekly pay



Vacant city centre shops



Non-frequent scheduled bus services (fewer than 6 buses per hour) running on time



York Central

City of York Council was awarded £365,000 of Government funding to help develop plans for York Central, a Housing Zone and an Enterprise Zone. The aim is to help create to 7,000 new jobs, up to 120,000 sq m of office space and up to 2,500 new homes.

Estimates suggest this could add and over £1.1 billion value for the region's economy. The jobs created would be high-value office based jobs, helping to grow York's economy by an estimated 20 per cent and would increase average wages in the city, addressing the key issues in our economy.

Community hub services

Developing 'Community Hub' services to tenants have progressed with a new community facility opening at 'Space 217' on Lindsey Avenue. It offers sessions for tenants to meet Estate Managers and open-door events with money and employment advisors.

Housing

12 council homes had loft conversions built for growing families, 665 families were given advice that prevented them becoming homeless, 40 flats were sound-proofed and we evicted 33 tenants who did not pay their rent.

House building

Analysis shows that each new home built in the city can generate an additional £1,257 council tax income per annum based on 16/17 council tax levels.

The New Homes Bonus (NHB) has brought in £4.648m over the six year period from 2011/12 to 2016/17. Reform to NHB is being considered by Government, including withholding it from local authorities that do not have a Local Plan in place and, although it is likely to be less generous in future years, it will still have important revenue raising potential. Given the changes to Local Government Finance, announced by the Government in 2015, this revenue will be crucial to support front line services.

Business Tourism

Newly released figures by Visit York for 2014 showed that business tourism attracted an estimated 977,000 delegates (attending a meeting or conference), generating £141 million for the local economy.

Visitor numbers were up by 1.5 per cent from 6.7 million to 6.8 million annually and the number of jobs in the city supported by tourism rose from 19,000 to 20,300.

Key Stage 4 Attainment

Latest data shows that the attainment gap between disadvantaged pupils and their peers at aged 16 (GCSEs) narrowed in 2015. York's performance was closer to the National average in 2015 than in 2014. This shows significant progress, but it will remain a priority.

In 2015 the Council allocated additional funding of £25,000 to support work with schools to close the gap. This money is being used to support the development of a cross city virtual network to allow schools to share best practice.

In order to develop the network a lead school has been identified in each of the six geographical clusters. Each lead school has received funding to participate in a national programme to narrow the gap which has been facilitated by the Whole Education network. The programme provides each school with the opportunity to benefit from international research and supports them to implement school based strategies to narrow the gap.

The work being done in the lead schools will form the basis for developing the virtual cross city network during 2016 and will be launched with all schools in September 2016.

Community Stadium

Work to progress plans to sign a long term contract for the construction, development and management of York's new Community Stadium and Leisure Facilities at Monks Cross were approved at a meeting on 24 March 2016.

The new facilities will include an 8,000 all-seat community sports stadium to host professional football and rugby league games, plus a new leisure and sports centre

The new Stadium Leisure Complex is planned to be completed by Winter 2017 and open by early 2018. Based on this timetable, both sport clubs will be playing at the new stadium for their respective 2018/19 seasons.

Business Improvement District (BID)

In November 2015, businesses in the City Centre of York voted in favour of a new BID. This is a City-wide partnership initiative, led primarily by local businesses, with the Council the accountable body. Over £800,000 in BID levies will be raised to be invested in the City Centre. Decisions on allocation of this investment will be taken by the business-led BID Board and will focus on areas such as improving the cleanliness of the City Centre, tackling anti-social behaviour and providing business and procurement support for City Centre businesses.

Earnings

The average gross weekly pay of residents increased to £585.80 in 2015 (from £578.30 in 2014), a 1.30% increase. Nationally there was a 1.01% increase and regionally a 1.27% increase. However there was a 6.45% increase in York's gender pay gap and whilst nationally and regionally there was a decrease. The pay gap in York (£221.20) is still lower than the regional (£233.60) and national (£249.50) average.

Job Seekers Allowance

Figures from the Office for National Statistics showed there were 653 claimants in York in March, a fall of 57 from last month, and of 395 from March 2015. Youth unemployment has fallen by 57.14% since March 2015. The claimant count represents 0.5% of the working population and contrasts to the regional average which stands at 2.0%. The figures are also lower than the national average which stands at 1.5%.

Employment

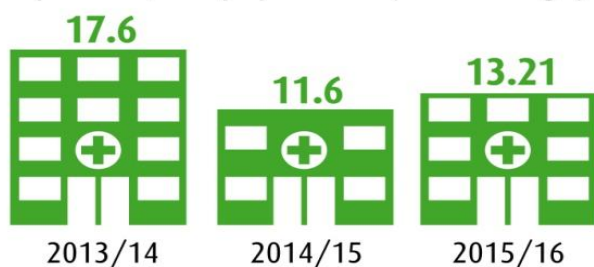
The number of people in employment for the year (ending Dec 2015) increased by 5,100 to 102,000, 76.3% of the working age population (region stands at 72.5%). The increase is made up of an extra 7,500 full time jobs and a reduction of 1,400 in part time roles.

A Focus on Frontline Services

Missed bins put right by the end of the day



Delayed transfers of care from hospital per 100,000 population (YTD average)



North Yorkshire Police Recorded Anti-Social Behaviour calls for service



Mental Health Cluster Pilot in Schools

These innovative pilots, which started in September 2015, are a joint initiative between the council and Child and Adolescent Mental Health Services (CAMHS), working in East and Southbank school clusters. Their aim is to strengthen the emotional and mental health support arrangements for children and young people in universal school settings. The council funded two Wellbeing Workers' in the schools focused on providing consultation, advice and support, training, direct 121 and group work, and create clearer pathways to different care and support including specialist services. The pilots have been very well received and their progress is being monitored.

Council houses

The average time that council houses are void for has reduced from 3.7 weeks in 2014/15 to 3.0 weeks in 2015/16, with the number of council house properties with void periods increasing from 641 properties in 2014/15 to 750 in 2015/16.

However end of year rent arrears for current tenants has increased from £515,477 in 2014/15 to £535,168 in 2015/16. For former tenants rent arrears have increased from £290,883 in 2014/15 to £298,726 in 2015/16.

It's not ok

As a partnership between the Safeguarding Children Board and NSPCC, the 'It's not OK' campaign aims to ensure that parents, carers, children and young people, professionals and the general public know how to recognise the signs of child sexual abuse and sexual exploitation, where to get help and advice, and increase confidence in saying or doing something to stop the abuse.

Launched in May 2015, this year-long multi-agency campaign had four distinct phases, with each targeting a different audience.

Particularly effective was the It's Not Ok play, seen by Year 7 classes across the city, reaching over 1,200 people. In 20 minutes it follows four teenagers through their experiences of the internet, relationships, gaming and family-life.

Pupils then explored the issues raised by the play, giving the characters 'advice' and finding strategies to seek out support against sexual abuse or exploitation.

Flooding

During the period 27th – 31st December 2015, 957 flood related calls were taken by the Customer Centre. As at 31st March 2016, 787 Council tax exemptions had been applied to the accounts of those affected by floods with a value of £270k (excluding credits refunded) and Flood Grants totalling £193k paid to 386 residents.

In addition Flood Recovery Grants totalling £196k have been paid to 96 businesses and 170 Business Rate exemptions had been applied with a value of £1,407k.

There were 75 active applications to access Flood Resilience funding – of which 30 have been approved, totalling £127k. 3 full and 15 interim grants have been paid out, totalling £27k. The remaining applications are being processed.

Representatives from key organisations will be asked to give their account of the floods to an inquiry team, together with evidence from those affected. The independent chair will report to a meeting of the Full Council with their findings and an action plan will be developed in response to the panel's recommendations.

Child and Adult Obesity

The 2014/15 child obesity rates in York are 7% in reception and 15% in year 6. All the weight measures show an improvement from 2013/14. The biggest change has been a fall in excess weight and corresponding increase in healthy weight, for reception aged children in York.

Missed bins

In 2015/16 we missed a total of 2,070 collections. 64.44% of these were put right in target time (by the end of the next working day). The number of reported missed bins has reduced by 30% when compared to 2014/15 figures (2,701 reported), however the number of collections rectified in target time has seen a decline in performance from 75% in 14/15 to 64% this year. A new Customer Relationship Management system is being introduced in 2016/17 to integrate back-office activities will aim to improve these processes.

Crime and Anti-social Behaviour

During 2015/16, there were a reported 12,018 crimes for the York region, a total of 1,211 more than those reported during 2014/15. Increases have been seen in the violent crime, criminal damage and burglary of non-dwelling arenas. There has been a decrease in both the total level of shoplifting and anti-social behaviour reported during 2015/16.

Adult Social Care

The measure for social care related quality of life, which was undertaken in our annual survey of Social Care Users, has continued to improve steadily over the last 3 years. York performance is now above the national, regional and comparator authorities' average position, with an estimated top quartile position for 2015/16.

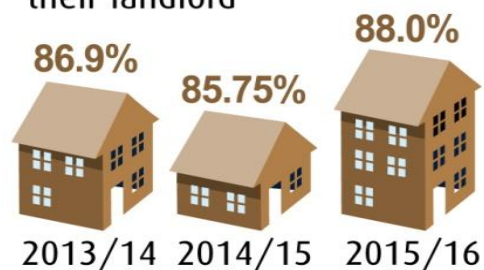
The proportion of people who use services who feel safe and those who say that services have made them feel safe and secure have seen good improvements since 2014/15.

Especially encouraging is the outstanding performance with people feeling more safe and secure due to services provided, which has moved from the lower quartile to the top quartile, and is now well above the national, family and regional average for these indicators.

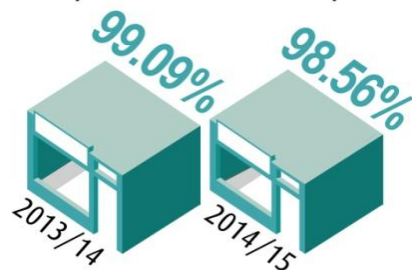
Overall satisfaction (very or extremely satisfied) of people who use services with their care and support shows a slight decrease from last year, and a sustained fall over 2 years, now just below the regional and national averages.

A Council that Listens to Residents

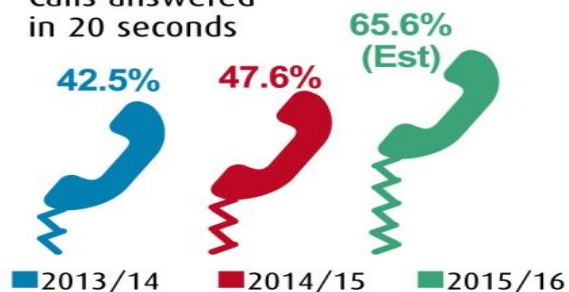
Tenants satisfied with the overall service provided by their landlord



Businesses reporting that they were treated fairly



York Contact Centre Calls answered in 20 seconds



Customer Enquiries

2015/16 saw a 16.6% drop in call volumes for general enquiries to 232,750. Call service levels saw an increase with 64.9% of calls answered in 20 seconds and the total number of calls abandoned fell to 9.1%.

Resident Enquiries

The number of residents visiting the Customer Centre fell to 69,563 but the average wait time increased to 8.49 minutes with 70% of customers served within the waiting time target of 10 minutes

Collection Rates

The collection rate for Council Tax at the end of the year was 97.51% compared with 97.55% at the end of 2014/15, and Business Rates 98.43% compared with 98.20% in 2014/15.

Housing Benefit

The average time to process combined New Claims/Change of Circumstance (DWP measure) improved to 6 days (8 days in 2014/15).

Tenant Satisfaction

Between October and December 2015, a random sample of 3,500 Council tenants were contacted and asked to complete the annual Tenant Satisfaction Survey for 2015/16; of those, 880 (25%) completed the survey.

Almost nine out of 10 tenants responding were satisfied with the overall service we provide, and 81% were satisfied with their repairs and maintenance service. Three quarters of tenants feel their landlord keeps them informed about things that might affect them as a resident.

More than eight out of 10 tenants were satisfied with the overall appearance of their neighbourhood and as a place to live, although over a quarter of tenants still report that car parking and dog fouling are major problems in their neighbourhood.

This year we asked more questions about internet usage which will feed into CYC's digital inclusion work. Three out of 10 tenants don't use the internet at all (down 15% on 2012/13) but access by smart-phone has doubled since last year (to 20%).

Digital Services Project

The Council is working to integrate its back-office activities and to streamline services into an online 'one stop shop'. The project will provide an online 'portal' for customers that offers:

- a way to pay, apply, request, report
- the ability to feedback and track transactions
- access from any web-enabled device (mobile, laptop, tablet or computer)

572 responses were received during a short website development survey. These have helped the organisation understand customers' needs and preferences, to ensure that improvements are made which are helpful and accessible for York residents.

Satisfaction

Customer Centre satisfaction has remained at 92% in Q4, but over the year it increased to 92% (58% in 2014/15). Satisfaction with Face to Face services is slightly down at 92% in Q4 compared with Q3, but increased over the financial year to 92% (79% in 2014/15).

In November 2015 Bishopthorpe Road in York was named "Winner of Winners" in the Great British High Street Awards, recognising it as a great place to live, shop and work.

York is now ranked 9th best location (up from 15th in 2013) in the uSwitch UK Quality of Life Index of 2015.

This index is a comprehensive assessment of relative performance by 138 of the UK's Local Authorities against a wide-ranging set of 26 measures including salaries, disposable household income and the cost of essential goods, such as fuel, food and energy bills, as well as lifestyle factors such as working hours, life expectancy and hours of sunshine.

Volunteering

City of York Council has been awarded the 'York Charter for Volunteering Mark' which recognises the high quality of its many volunteering programmes. The Charter for Volunteering Mark has been set up by York CVS as a way of helping to raise the standard of volunteering programmes across the City. The Council is only the second organisation to be awarded the Mark, following the National Railway Museum's success earlier this year.

The Council supports a network of around 1,700 volunteers who lend their time and expertise on a wide range of opportunities linked to the organisation. These include snow wardens, school governors, mentors for looked after children, walking and cycling leaders and volunteers who support adult learning and projects in parks and open spaces.

Passenger Satisfaction

The Government's transport watchdog, Transport Focus, has released figures which show overall bus passenger satisfaction for York passengers was 90 per cent in 2015/16. York was ranked fourth of 24 local authority areas in England and is the highest of the unitary authority areas surveyed.

Bus services in North Yorkshire, many of which operate to, from or through York, also performed very well in the survey. York was third of the 24 authorities surveyed for providing both value for money and a fast journey time. Punctuality of services was ranked ninth of 24 authorities and passenger satisfaction ratings for York's buses are higher than those in West Yorkshire, South Yorkshire, Greater Manchester, Bristol/ Bath and Oxfordshire.

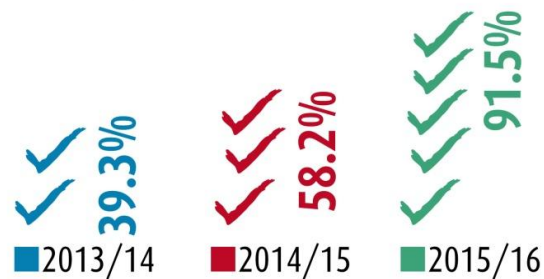
Waste

A collection point for vegetable oil recycling has been introduced at Hazel Court HWRC. The garden waste collection season has been extended to the end of November/start December to allow residents to compost more autumnal garden waste. There are currently 1,252 garden waste subscriptions. 6 textile charity reuse banks have been provided within areas of student housing to encourage reuse/recycling.

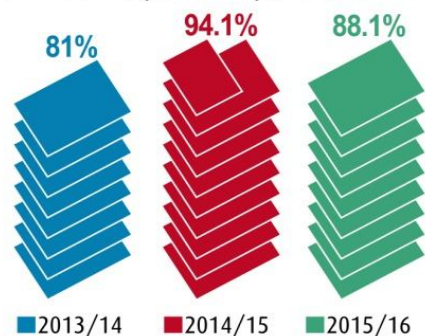
Number of users visiting yorkopendata.org for the first time



Overall Customer Centre satisfaction



Freedom of Information and Environmental Information requests responded to in time



Open Data

York Open Data (www.yorkopendata.org) was launched in March 2015. It offers residents and businesses free access to a wealth of information about their city, to help to build new solutions to all kinds of challenges such as those around sustainability, transport, energy and community engagement.

The site has around 630 datasets which cover a diverse range of topics from Council and City performance, to community assets or information on individual business sectors in York. With the joint successful bid between the University and the Council to the Research Council for "Urban Living" these datasets will expand to include wider partners datasets.

With over 12,500 visits during its first year, the platform has had more than 4,600 dataset downloads and almost 11,000 dataset previews. The 21 ward profiles for 2015/16 are now available on the open data website.

Staff redundancies

In 2015/16 61 employees were made redundant, 46 on a voluntary basis and 15 compulsory. In 2014/15 a total of 83 employees were made redundant, 62 voluntary and 21 compulsory.

Our Organisation

Budget Consultation

To help shape the 2016/17 Budget proposals, the Council invited residents to have their say to assist the council's Executive. The consultation closed on 20th January with 416 responses.

Respondents thought increased Council Tax would help balance the Council's budget (56%), and/or increased charges (48%) with fewer people opting for reduced services (26%).

Planning services and adult education courses were the services most respondents would be willing to pay more for, but not parking, waste collection and public toilets. The services most selected to have reduced funding were sport and leisure (33.25%) and theatres and museums (32.47%).

Sickness

The average sickness days per Full Time Employee (excluding schools) has reduced to 10.2 days from 11.4 last year with the number of days lost due to stress (per FTE) also reducing to 2.3 from 2.5 in 2014/15.

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Executive

30 June 2016

Report of the Director of Customer and Business Support Services

Portfolio of the Executive Member for Finance and Performance

CAPITAL PROGRAMME OUTTURN 2015/16 AND REVISIONS TO THE 2016/17 – 2020/21 PROGRAMME

Report Summary

1. The purpose of this report is to set out the capital programme outturn position including any under or over spends, overall funding of the programme and an update as to the impact on future years of the programme.
2. The report shows an outturn of £41.505m compared to an approved budget of £51.538, an overall variation of £10.033m.
3. The net variation of -£10.033m is made up as follows:
 - Requests to re-profile budgets of a net -£11.308m of schemes from 2015/16 to future years (currently approved budgets in the capital programme but requires moving to or from future years in line with a changing timetable of delivery for individual schemes)
 - Adjustments to schemes increasing expenditure by a net £1.275m (funded from external funding sources such as Government Grants)
4. The level of re profiling reflects the scale of the capital Programme, and in particular that it contains a number of major and complex projects. The overall capital Programme continues to operate within budget, due to careful management of expenditure against the budget.

5. The main areas of re-profiling included within the £11.308m include:
- £670k - DfE Maintenance Programme budget (*para 15*)
 - £691k - Fulford School Works (*para 19*)
 - £781k - Local Authority homes Phase 1 (*para 37*)
 - £742k - Modernisation of Local Authority Homes (*para 39*)
 - £670k - Highways resurfacing & reconstruction (*para 32*)
 - £759k - Better Bus Are (*para 46*)
 - £1.110m - Local Transport Plan (*para 48*)
 - £822k - Highways Improvements (*para 50*)

Recommendations

6. The Executive is requested to
- Note the 2015/16 capital outturn position of £41.505m and approve the requests for re-profiling totalling £11.308m from the 2015/16 programme to future years.
 - Note the adjustments to schemes increasing expenditure in 2015/16 by a net £1.275m
 - Note the adjustments to schemes increasing expenditure in future years totalling £6.340m in 2016/17 and £24.552m in 2017/18
 - Recommend to Full Council the restated 2016/17 to 2020/21 programme of £221.594m as summarised in Table 3 and detailed in Annex A.
 - Members are also asked to approve the appropriation of 0.51 acres of land previously occupied by the Heworth Lighthouse children's centre from the General Fund to the Housing Revenue Account in order to facilitate the extension of Glen Lodge Extra Care Facility as part of the Older Persons' Accommodation Programme as set out at paragraphs 42-43
7. Reason: to enable the effective management and monitoring of the Council's capital programme

Consultation

8. The capital programme was developed under the Capital Resource Allocation Model (CRAM) framework and agreed by Council on 10 February 2015. Whilst the capital programme as a whole is not consulted on, the individual scheme proposals and associated capital

receipt sales do follow a consultation process with local Councillors and residents in the locality of the individual schemes.

Summary of Key Issues

9. Table 1 below shows the total variances for individual departments along with requests for re-profiling.

Department	Para Ref	Approved Budget £m	Revisions to Approved Budget (re-profile) £m	Revised Budget £m	2015/16 Outturn £m	Net increase/ (decrease) in expenditure (All externally funded) £m
		(1)	(2)	(3)	(4)	(5)
				(1) + (2)		(4) - (3)
Children's Services, Education & Skills	11-22	10.259	(1.775)	8.484	8.542	0.058
Adult Social Services	23-25	1.257	(317)	0.940	0.940	0.000
Communities Culture & Public Realm	26-28	2.171	(289)	1.882	1.896	0.014
Housing & Community Safety	35-42	13.229	(1.748)	11.481	11.609	0.128
Highways & Waste	29-34	6.026	(1.229)	4.797	4.367	(0.430)
Transport	43-52	8.318	(3.741)	4.577	4.956	0.379
Community Stadium	53-56	5.000	(0.050)	4.950	4.950	0.000
Asset Management	57	1.742	(0.728)	1.014	1.014	0.000
West Offices - Admin Accom	58	0.512	(0.498)	0.014	0.014	0.000
IT Development Plan	61-64	2.601	(0.510)	2.091	3.217	1.126
Misc (Contingency)	65	0.423	(0.423)	0.000	0.000	0.000

Total		51.538	(11.308)	40.230	41.505	1.275
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Table 1 – Summary of capital outturn by department

10. The variations of £1.275m as set out in table 1 are funded by corresponding changes in the use of Government grants, S106 funds, the Major Repairs Grant and Commuted Sums. The following paragraphs set out the main variances and the requirements for re-profiling above £100k. All other variations below £100k are shown in the accompanying annex. All the explanations are based on movement against the approved monitor 3 position.
11. The Adjustments made to future capital budgets in 2016/17 are set out within the relevant department headers below at paragraphs 22 and 57.

CSES – Children Services, Education and Skills

12. Within the DfE Maintenance programme overall, work to preserve exterior elevations at Fishergate Primary and Poppleton Road Primary, both listed building, was completed during 2015/16. Headlands Primary also benefitted from an upgrade to heating system infrastructure. Major kitchen refurbishments took place at Ralph Butterfield Primary and St Pauls Primary, while Skelton Primary was provided with a new hall floor.
13. A new hygiene and therapy suite for SEND pupils was completed at York High School, and work at Hempland was undertaken to create classroom space for the new Hearing Impaired Centre. The facility was opened in December 2015. Electrical upgrade/ rewiring schemes were completed at Huntington Secondary, Knavesmire Primary, Tang Hall Primary and Woodthorpe Primary.
14. The overall maintenance allocations within the DfE Maintenance programme have been reduced by 10% per annum from 2016/17 to reflect best estimates of the effect of academy conversions on grant allocations
15. £670k of DfE Maintenance programme requires re-profiling to future years due to unused contingency. There has also been slippage due to retentions on schemes carried out during the year but payable after the end of 2015/16

16. There have been a number of underspends within the DfE Maintenance programme overall including £14k on a boiler replacement at Headlands, £63k on the rewire phase 1 at Huntington secondary, £17k on elevation works at Poppleton Road and £49k on kitchen ventilation at Ralph Butterfield. These underspends remained within the Maintenance programme overall to be used for other schemes
17. Within the Basic Need budget, in relation to the Fulford Expansion, the new classroom block was completed in time for the start of the 2015/16 academic year and the Sports Hall was handed over in December 2015. The St Barnabas extension also progressed during the year with the two classroom extension and kitchen improvements completed and in use from the beginning of the new academic year in September 2015. Minor alterations were also carried out on the Hob Moor sites, and at Dringhouses Primary to enable the best use of space at these schools.
18. At the end of 2015/16 £125k remained unspent on Basic Need and requires reprofiling into 2016/17 in relation to the project at Lord Deramores. As was reported at monitor 3, it was possible that the contribution to this EFA led scheme would be required in 2015/16. However, this was not the case and the budget for this contribution now needs to be slipped into 2016/17.
19. In relation to works at Fulford School £691k of budget is required to be re-profiled to 2016/17. Within this figure, £200k of retention on phase 1 is now due in 2016/17 rather than 2015/16. The Phase 1 budget also contained a contingency of £200k for unforeseen works. As only £50k was required in 2015/16 the remaining £150k will be held in the overall scheme budget until completion of all works. Finally, the start of the construction of the new Tennis courts with a budget of £185k was delayed until 2016/17.
20. The Schools electricity upgrade scheme requires £115k of budget to be reprofiled into 2016/17 due to the 2015/16 electrical works being funded from maintenance grant budget. The 2016/17 electrical works will need to be funded from this budget.
21. There has also been an underspend within the overall electricity upgrade scheme due to Tang Hall major rewire underspend of £44k on budget of £200k, which has meant more work able to be funded in 2016/17

22. Overall, requests to re-profile budget to future years within CSES total £1.775m and there has been an increase in expenditure in future years of £2.001m 16/17 and £6.657m in 17/18 mainly in relation to the Basic Need programme as explained below.
23. The Basic need programme has been updated to reflect the latest announcement of actual grant funding. The programme previously only reflected actual announcements until the end of 2016/17, with provisional figures for future years based only on the previous formula based allocations, ie £2,250m per annum. The 2017/18 grant has now been confirmed at £9.228m, an increase of £6,978m over the previous budget assumption. This has now been added into the 2017/18 programme for now, although this may not reflect the future expenditure profile which will be dependent on detailed planning to respond to place pressures across the city.

Health & Wellbeing Board – Adult Social Services and Public Health

24. There are 2 requests to re-profile budget to future years totalling £317k
25. In relation to the Telecare Equipment the capital budget continues to be committed by Be Independent (BI) on behalf of CYC. Telecare has not been rolled out as widely as first anticipated in 2015/16. £136k of this budget therefore requires re-profiling into 2016/17 to fund an initiative to give reablement users the equipment and response service free for the first four weeks.
26. £251k of budget in relation to the Older persons Accommodation review requires re-profiling into 2016/17. This is due to a slight delay in progressing the Burnholme Health and Wellbeing Campus into 2016/17.

CANS – Communities, Culture and Public Realm

27. Achievements delivered supported by the Capital budget in this area include the Art Gallery refurbishment project which was completed in 2015/16 with the Gallery reopening in August 2015, The £8m project was partly funded from a £500k contribution from CYC and has resulted in 60% more display space, major exhibitions, new gardens and a Centre of Ceramic Art (CoCA). The Art Gallery has been shortlisted for the Art Fund museum of the Year 2016. The Council

also contributed £350k towards the new garden facility behind the Art Gallery allowing access to the Museum Gardens from Exhibition square.

28. The Theatre Royal reopened in spring 2016 following a £6m refurbishment project. CYC contribution totalled £140k in 2015/16 in addition to £350k provided in 14/15 and support in temporary facilities. In addition, the Shambles Market refurbishment was primarily completed in 2015/16 with new layout, kiosks, lighting, stall canopies and surfacing.
29. Requests to re-profile budget to 2016/17 total £289k. Specifically in relation to Millfield Lane Community Sports Facility £180k requires re-profiling to 2016/17 to purchase the land from North Yorkshire County Council.

CES – Highways and Waste

30. The Capital budget spent in Highways in 2015/16 has led to the installation of 7,000 LED lanterns and replacement of 120 concrete columns. 7,380m /15,958m² of Footways and 14,243m² of carriageways have also been resurfaced during the year.
31. There are a number of amendments proposed as part of this outturn report, including re-profiling of £1.229m budget into 2016/17 and a reduction in expenditure of £430k.
32. £670k in relation to Highway resurfacing and reconstruction is requested to be re-profiled in to 2016/17. This is due to a number of footway schemes not being completed by the end of the financial year which will be finished early in 2016/17. In addition some carriageway schemes have been delayed due to design complications and a change in the type of surfacing works required.
33. £250k in relation to Highways, Road adoption and Drainage Fund is requested to be re-profiled into 2016/17. This is to allow further time to complete work on identifying potential schemes.
34. £106k in relation to Wheeled bins in back lane terraces requires re-profiling into 2016-17 as work on collection options is not yet complete.
35. There has been a reduction of £430k on the Fleet vehicles budget as following a financial options appraisal the 2015/16 vehicle purchases

were financed by leasing, therefore the capital budget was not required. The budget will be used to support the cost of financing the leasing route of procuring the vehicles which is outside of the capital programme.

CANS - Housing & Community

36. There are a number of requests to re-profile budget to future years totalling £1.748m and an increase in expenditure of £128k which was externally funded by the Major Repairs Allowance.
37. The Local Authority homes phase 1 scheme has seen a total of 40 new council properties being completed and let out during the year. This includes 9 flats and 9 houses on Beckfield Lane, 14 Flats on Hewley Avenue and 8 flats on Lindsey Avenue (The pack of Cards site). The scheme has requested re-profiling of £781k into 2016/17. Delays in the procurement process for the replacement hostel at Ordnance Lane and the new council homes schemes have led to slippage into next financial year. Construction contracts have now been awarded for most sites and all remaining approved schemes are due to be completed during 2016/17.
38. The Assistance to Older & Disabled People scheme has seen 158 major and 270 minor adaptations being completed on council dwellings during the year. Similarly 168 disabled facilities grants have been awarded to residents in 15/16 enabling adaptations to be undertaken on their properties.
39. The Modernisation of Local Authority Homes scheme has resulted in work during the year including a programme of external door replacements, major damp works, asbestos removal works and a number of improvements to sheltered schemes (boilers, security doors, communal areas and fire remedial works). The scheme has requested re-profiling totalling £742k. This is comprised of £320k in relation to the Damp programme which has seen significant backlog built up due to issues with the contractor. A new contract is now in place and works will be completed during 2016/17. Fire remedial works of £491k also requires re-profiling due to delays in the tender process due to extensive surveying required because of the extent and nature of works required. The tender has now been awarded and works will be completed during 2016/17.

40. The Major Repairs scheme has seen over 200 properties have their kitchens, bathrooms and wiring updated through our Tenants Choice programme. 479 installations of new energy efficient boilers and central heating systems have also been completed during the year. There has been an increase in expenditure of £332k on this scheme in 15/16 externally funded by the Major Repairs Allowance. This has been in relation to flood damaged properties and additional work to replace kitchens and bathrooms in a number of void properties. Contrasting against this there has been an underspend of £100k on Empty homes in 2015/16. This was due to no empty homes work being identified or undertaken during the year allowing officers to prioritise support for residents in relation to flood recovery work.
41. 9 properties have had their lofts converted during 15/16 as a result of the Loft Conversion scheme. This scheme has resulted in an underspend of £67k due to all properties identified as being suitable for conversion now being completed. The remaining budget has been used to support other areas of the housing programme.

Housing & Community – Heworth Lighthouse

42. The Heworth Lighthouse children's centre closed in August 2014 when the services moved to be accommodated in Tang Hall Primary School. A report to Executive on 31st July 2015 reported the strategic and financial review of this site and received Member approval to proceed with the Older Persons' Accommodation Programme as set out in the report, including building a 27 home extension to the Glen Lodge Extra Care Sheltered Housing Scheme. This extension is to be built on part of the Heworth Lighthouse site and partly on existing Housing Revenue Account land. Executive are therefore asked to formally approve the appropriation of part of the site from its previous use as a children's centre to use as an extra care sheltered housing scheme within the HRA
43. The financial impact of this appropriation will be that an adjustment equivalent to the market value of the land to be transferred will be made to the apportionment of the council's debt financing costs; increasing the costs to the HRA and decreasing the costs to the General Fund by approximately £9k per year. The increased costs will be met from existing HRA budgets

CES – Transport

44. The Transport Capital budget has delivered a number of outcomes during 2015/16 including the installation of a new CCTV system at Rawcliffe Bar, and new cameras at 6 key junctions. New electric vehicle charging points have been installed at three Park & Ride sites, and restoration work on Walmgate Bar was completed in December 2015 with a new viewing platform added to the roof.
45. A number of amendments are proposed as part of this outturn report, including re-profiling of £3.741m into 2016/17 and increases in expenditure of £379k, all of which is externally funded either by contributions from the West Yorkshire Combined Authority (WYCA) or Grant funding.
46. The Better Bus Area fund requires re-profiling of £759k into 2016/17. This is primarily made up of two unspent grants for Clean Bus technology. The first grant of £476k was not progressed in 15/16 due to problems with the initial procurement process. The tender has now been reissued. Subject to an acceptable price being received the conversion work should be undertaken in Summer 2016. The second grant of £308k was awarded in January 2016 however it has not been possible to procure and carry out the work before 31st March. The work is planned for Summer 2016.
47. Within the Better Bus Area fund, 11 new off-bus ticket machines have been installed at the Park and Ride sites. This additional scheme was funded by £195k received through West Yorkshire Combined Authority (WYCA).
48. Within the Local Transport Plan, the first phase of the A19 pinchpoint scheme was completed in September 2015 including providing a new traffic lane and bus lane. Within this budget £1.110m requires slipping into 2016/17. The main schemes within this re-profiling request relate to the remaining phase of the A19 pinch point which is on hold due to the delays to the delivery of the Germany Beck development access. There were also a number of Safety and Speed Management schemes which were also delayed as design and feasibility works took longer than anticipated. These are now programmed for delivery in 2016/17. Park and Ride upgrades mainly at Monks Cross and Grimston Bar have also been delayed due to a lack of capacity.

49. There has been an increase in expenditure of £118k relating to electric vehicle rapid charging points. This has been funded by additional OLEV funding.
50. Highways Improvements of £822k require re-profiling into 2016/17. This is comprised of a number of highways and drainage schemes where conditions and team capacity has affected their deliverability. The A59 SCOOT works have been re-profiled due to supplier delays and the Schools Crossing Patrol work was delayed as the scope of the scheme was expanded to include a review of pedestrian crossings at schools, which meant the review of wigwag equipment was not completed in the year.
51. The Scarborough Bridge scheme requires £306k to be re-profiled into 2016/17 due to a delay in the initial feasibility work. It should also be noted that a £73.6k funding contribution was received from the WYCA as a contribution to the scheme in 15/16 which meant a reduction in the amount required to be funded by Prudential borrowing in 2015/16.
52. The Hungate and Peasholme Public Realm scheme requires re-profiling of £175k into 2016/17. This is due to the layout of the highway at this location taking longer than anticipated to finalise due to ongoing development in the area. The funding will be used in 2016/17 to deliver enhanced public realm provision in the Peasholme Green/ Hungate area.
53. The Better Business Fund requires total re-profiling of £473k. This is primarily made up of two schemes. The presence of extensive utility equipment has prevented the delivery of the original planned scheme at Clarence Street. Further feasibility work has been undertaken and a revised design will be presented to the June 2016 Decision session for approval. There are also delays to the scheme at the Mount as work cannot be progressed until the A59 SCOOT work has been completed.

CES – Community Stadium

54. The Community Stadium capital scheme has an outturn position of £4.950m in 2015/16.
55. A report to Executive on 17 March 2016 provided an update on the revised £44.2m budget for the combined Stadium and Leisure complex, Community Hub and Retail Development. The report

recommended approval by Council and this was achieved on 24 March 2016

56. The Athletics track at the University of York has been completed, Waterworld and the old stadium have been demolished and the site cleared in preparation for construction. The contract to design build and operate the new contract is expected to be signed in the summer with stadium being operational in early 2018.
57. The increased cost of the project and the revised project timetable has led to a re-profiling of budget into future years of £3.236m into 2016/17 and £17.895m into 2017/18. This is to reflect the future capital budget profile as approved at Council.

CBSS – West Offices Administrative Accommodation)

58. £498k of funds are required to be re-profiled to 2016/17. The £498k balance is primarily the remaining payment to be made to York Investors LLP. This will be paid over upon completion of outstanding snagging etc

CBSS – Asset Management

59. Schemes totalling £728k require re-profiling into 2016/17.
60. £397k in relation to Holgate Park land – York central land clearance has been requested to be re-profiled into 2016/17 due to the works being due to take place early 2016/17.
61. £107k in relation to Asset Maintenance and Critical Health & Safety repairs requires re-profiling into 2016/17. This is due to the balance of works in relation to 17/21 Piccadilly demolition & St Crux boundary wall will not be delivered until 2016/17.

CBSS – IT Development Plan

62. Within the IT development plan overall there have been significant achievements made on individual schemes. Advancement of the CRM programme and telephony platforms have improved the way customers are able to interact with the council via the recently improved website. The outdated RAISE system with mosaic within Children's services has been replaced providing much improved management information and workflow processes and will allow the system to easily respond to changing requirements form central

government, changing local delivery systems and service models. An upgrade to the Civica enterprise suite has seen improvements in increasing uptake of digital enabled transactions and reducing face to face and telephone transactions where appropriate and is expected to positively impact on income collection. Mobile working software has also been rolled out to Building services resulting in more efficient working processes and this will be expanded in 16/17.

63. Within the IT development plan budget it is requested that £390k be re-profiled into 2016/17 to allow the continued delivery of planned corporate projects including the Adults and Childrens Case Management systems and the replacement of the CRM that are currently underway but delayed, or have been deferred in terms of actual commencement until 2016/17.
64. It is requested that £120k of budget in relation to Super Connected cities be re-profiled into 2016-17 to allow the delivery of projects including the Rural Broadband scheme, wider Wi-Fi connectivity and digital inclusion initiatives.
65. There has been £1.037m of additional expenditure across the Super Connected Cities IT programme all of which has been funded by government grant. £1.009m was received from Broadband Delivery UK (BDUK) for payment of 'Connection Vouchers' to enable SMEs to upgrade to a faster broadband connection, leading to better productivity and business growth. Overall 570 SMEs across the region (including York, Selby, Harrogate and East Riding) benefited from the connection voucher scheme between April 2015 and March 2016. In addition a further £28k grant was awarded by the Arts Council England to upgrade the Wi-Fi solution in 14 Explore Libraries.

Capital Contingency

66. The £423k of remaining budget will be re-profiled into 2016/17 leaving a balance of £673k to be used in 16/17 to address other contingency requirements

Funding the 2015/16 Capital Programme

67. The 2015/16 capital programme of £41.505m has been funded from £25.936m external funding and £15.569m of internal funding. The internal funding includes resources such as revenue contributions, Supported Capital Expenditure, capital receipts and reserves.

68. The overall funding position continues to be closely monitored to ensure the overall capital programme remains affordable and is sustainable over the 5 year approved duration.

Update on the 2016/17 – 2020/21 Capital Programme

69. As a result of this report amendments have been made to future year's capital programmes as a result of re-profiling schemes from 2015/16 to future years as set out above.
70. The restated capital programme for 2016/17 to 2020/21 split by portfolio is shown in table 3. The individual scheme level profiles can be seen in Annex 1.

		2016/17 Budget	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	Total Budget
		£m	£m	£m	£m	£m	£m
CSES	Children's Services, Education and Skills	11.853	19.937	5.987	3.837	5.081	46.125
H&WB	Adult Social Services and Public Health	1.472	0.967	0.915	0.565	0.565	4.484
CANS	Communities Culture & Public Realm	2.235	0	0	0	0	2.235
CES	Highways & Waste	8.568	3.168	2.977	2.977	2.977	20.667
CANS	Housing & Community Safety	26.232	9.535	9.547	9.401	9.862	64.577
CES	Transport	19.366	4.381	1.710	1.660	1.660	28.777
CES	Community Stadium	19.000	17.895	0	0	0	36.895
CBSS	Asset Management	5.095	0.300	0.300	0.300	0.300	6.295
CBSS	West Offices - Admin Accom	0.498	0	0	0	0	0.498
CBSS	IT Development Plan	3.043	2.245	2.025	1.970	1.085	10.368
CBSS	Misc(Contingency)	0.673	0	0	0	0	0.673
	Total	98.035	57.858	23.461	20.710	21.530	221.594

Table 3 – Restated Capital Programme 2016/17 to 2020/21

71. Table 4 shows the projected call on Council resources going forward.

	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	Total £m
Gross Capital Programme	98.035	57.858	23.461	20.710	21.530	221.594
Funded by:						
External Funding	43.431	42.845	15.544	13.544	15.563	130.937
Council Controlled Resources	54.604	15.013	7.917	7.156	5.967	90.657
Total Funding	98.035	57.858	23.461	20.710	21.530	221.594

Table 4 - 2016/17 –2020/21 Capital Programme Financing

72. The Council controlled figure is comprised of a number of resources that the Council has ultimate control over. These include Right to Buy receipts, revenue contributions, supported (government awarded) borrowing, prudential (Council funded) borrowing, reserves (including Venture Fund) and capital receipts.
73. Capital receipts, which form part of the Council controlled resources, should be considered at risk both of not being realised within set time frames and having estimated values until the receipt is received. The capital programme is predicated on a small number of large capital receipts which, if not achieved, would cause significant funding pressures for the programme. The Director of Customer and Business Support closely monitors the overall funding position to ensure that over the full duration of the capital programme it remains balanced. Any issues with regard to financing will be reported as part of the standard reporting to the Executive.

Council Plan

74. The capital programme is decided through a formal process, using a Capital Resource Allocation Model (CRAM). CRAM is a tool used for allocating the Council's scarce capital resources to schemes that contribute toward the achievement of the Council Plan. The Capital Asset Board (CAB) meet monthly to ensure the capital programme targets the Councils Plan. The capital programme addresses all 5

priorities of the Council Plan due to its varied and numerous schemes as shown in the main body of the report.

Financial Implications

75. The financial implications are considered in the main body of the report.

Human Resources Implications

76. There are no HR implications as a result of this report

Equalities Implications

77. The capital programme seeks to address key equalities issues that affect the Council and the public. Schemes that address equalities include the Disabilities Support Grant, the Schools Access Initiative, the Community Equipment Loans Store (CELS) and the Disabilities Discrimination Act (DDA) Access Improvements.
78. All individual schemes will be subject to Equalities Impact Assessments

Legal Implications

79. There are no Legal implications as a result of this report.

Crime and Disorder

80. There are no crime and disorder implications as a result of this report.

Information Technology

81. There are no information technology implications as a result of this report.

Property

82. The property implications of this paper are included in the main body of the report which covers the funding of the capital programme from capital receipts.

Risk Management

83. The capital programme is regularly monitored as part of the corporate monitoring process. In addition to this the Capital Asset Board (CAB) meets regularly to plan monitor and review major capital schemes to ensure that all capital risks to the Council are minimised.

Contact Details

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Wards Affected: <i>All</i>			
For further information please contact the authors of the report			

Specialist Implications:
Legal – Not Applicable
Property – Philip Callow
Information Technology – Not Applicable

Annexes

Annex A – Capital Programme by year 2015/16 – 2020/21

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Executive**30 June 2016**

Report of the Director of Customer Services and Business Support
(Portfolio of the Executive Member for Finance & Performance)

FINANCIAL STRATEGY UPDATE 2016/17 to 2020/21**Summary**

1. This report presents an update to the Financial Strategy 2016/17 to 2020/21 as agreed by Council on 25th February 2016 and sets out the outline process for the 2017/18 to 2021/22 Financial Strategy. It includes a 4 year Efficiency Plan as required by government policy and updates Members on the latest government announcements in relation to funding.

Recommendations

2. Members are asked to:
 - a) agree to the outline budget planning process for 2017/18 to 2021/22
 - b) recommend to Full Council the adoption of the Efficiency Plan 2016/17 to 2019/20 which is set out in Annex 1.

Reason: In order to achieve the proposed savings and efficiencies set out in the Council's Financial Strategy and Efficiency Plan and protect priority areas and key statutory safeguarding services.

Background**Financial Strategy 2016/17 to 2020/21**

3. The Financial Strategy agreed by Council on 25th February 2016 delivered a balanced budget for 2016/17, including revenue savings of £6.1m and growth of £6.5m (including £2.2m for pay and prices, £1.9m for looked after children and £0.8m for adult social services).
4. The Strategy set out the strategic direction towards achievement of savings proposals for each directorate over the 4 year period from 2016/17 to 2019/20. This included the directorate approach to protecting

priority areas, safeguarding key statutory services and further details of the type of savings or efficiencies under consideration for the medium term.

5. The budget process adopted a risk based approach, and in particular prioritised statutory services to vulnerable adults and children, and key frontline services. For example savings across Corporate Services in 16/17 were 7.3% of net budget whilst in Adult Services they were 2.4%. Whilst all areas were asked to consider the long term implications of up to a 30% reduction in their net spend over the next 4 years, assessment of options, risks, and links with priorities took place in formulating the final proposals submitted in February 2016.
6. The medium term strategy will focus on a transformational approach across all areas and a significant amount of savings will be delivered by restructuring services. Ensuring that there is the capacity to invest was a critical part of the budget deliberations.
7. Specific details of future years (2017/18 onwards) savings proposals will be covered in future budget reports.

2015/16 outturn position

8. In a separate report elsewhere on this agenda, the Finance and Performance 2015/16 outturn report details an underspend of £876k. The report identifies a range of budget pressures, some of which will continue into 2016/17. The most significant risk is in relation to adult care and in particular the Better Care Fund.
9. As part of the budget approved in February 2016, considerable investment was made in priority services to ensure sufficient resources to deliver statutory and priority services. The most notable example was additional funding for Looked After Children, with the inclusion of £1.9m growth.
10. There is continued pressure on budgets from an increase in costs in elderly care due to an increase in demand and more complex needs. Other factors that will affect the council include inflationary increases, continued pressure on many of the council's income budgets and implications of the capital programme.
11. Whilst devolution of business rates presents opportunities for the council, there are also associated risks with business rates appeals.
12. The Better Care Fund (BCF) is a £12m pooled budget between CYC and Vale of York Clinical Commissioning Group (VYCCG), and is a

government initiative to transform local health and social care services so that they work together to provide better joined up care and support. A significant proportion of the pooled budget is earmarked to be spent on protecting adult social care services. There are significant challenges in the health sector, and this brings with it significant financial risks for the Council.

Council Priorities

13. As outlined in the Financial Strategy report, by 2019/20, the Council will be self funded from council tax and business rates. Therefore, it is critical that the Council continues to support Economic growth, recognising the significant financial benefits in the form of retained business rates, and creation of jobs.
14. The budget process ensures that there is a strong link between the capital and revenue budgets to support the delivery of Council Priorities.
15. In shaping the budgets of recent years, the approach was to deliver a prudent and balanced budget, whilst protecting the needs of vulnerable people.
16. Some significant areas of investment approved in the last 12 months are included below.
17. In July 2015 the new administration amended the 2015/16 budget to include the following investment:

Children and Young People

- Children & Young People's Services £50k - to enhance work with community partners and the continuation of the Shine magazine.
- Extra support to review and help to boost the attainment of pupils from disadvantaged backgrounds for 1 year £25k

Environment

- Additional city wide cleaning programme £25k for one year
- Increase Recycling Promotion Budget for 2 years £30k
- Reverse savings proposals for charging for green bin collection £1,000k
- Extend Green Waste provision (2 additional rounds) £64k

Transport and Planning

- Additional Planning Enforcement Officer £35k
- Extra support for local and rural bus travel and subsidies £75k
- Increase Highways capital 250k - to create a Highways, Road Adoption and Drainage Hotspot Fund.
- Additional Investment in gritting £60k

Economic Development and Ward Committees

- Extra support for local small businesses £30k - to cut red tape and bid for council contracts
- Additional Investment for Ward Grants as part of new Ward Committee system £75k
- Investment and Review of Community Centres £70k

Corporate

- Customer Services £80k- improving response times by additional staffing and improvements to customer support systems.
- Democracy, decision making and transparency £100k - To bring forward new arrangements for governance and democratic support.

18. Significant investment included in the 2016/17 to 2019/20 Financial Strategy includes the following:

Adult Social Care and Health

- Mental Health Services £100k – additional investment
- Adult social care £788k- to address budget pressures relating to Haisthorpe House and the Whittlestone legal judgement
- Additional investment of £26k for one year to ensure that substance misuse advice can continue to be offered at York Carers Centre ahead of a review and the move towards greater service integration

Children and Young People

- Children's Social Care £1,930k – to address budget pressures in Children Looked After (CLA) budgets

Environment

- An additional £35k to fund the ongoing cost of maintenance for 70 new litter and dog bins across the city
- Additional investment of £150k for one year (with a further £150k in 17/18) to support the Pride in York local delivery of environmental projects, grounds maintenance and build capacity in the voluntary sector.
- Drainage – Strategic Flood Risk Assessment £60k 1 year funding

Transport and Planning

- Additional investment of £20k for one year to support the building of greater capacity in planning enforcement work
- Additional investment of £50k for one year to support the remodelling of bus subsidies
- Additional investment of £30k for one year to support the continuation of elements of the Local Sustainable Transport Fund programme.
- Additional Investment in gritting £115k
- Neighbourhood Plan Assistance £33k – direct funding support to communities who wish to develop a Neighbourhood Plan.
- Local Plan £350k - to support delivery of the Local Plan for 1 year

Housing and Safer Communities

- Community Safety Hub Officers £234k – to fund officers to cover additional enforcement around dog fouling, street drinking, licensing infringement, noise enforcement and a reactive service for Street Services to deal with fly-tipping, graffiti, litter and weeds.

Corporate

- Increase in Contingency £195k in 16/17– Due to potential costs arising due to flooding, and risks associated with adult care funding

Medium Term Planning

19. The CSR 2015, announced in November 2015, set out government spending plans for the length of this parliament.
20. The settlement funding assessment (SFA), comprises revenue support grant (RSG) and a business rates baseline. Provisional figures were provided for the year 2017/18 to 2019/20 which confirms that central government support to local authorities will continue to be reduced in coming years.
21. The 4 year settlement includes a reduction of £19m in SFA over the period from 2015/16 to 2019/20. Until further details emerge in relation to business rates devolution and additional burdens it is difficult to put this figure into context. The scale of savings that will be required in the future will be driven by potential further government funding reductions and the outcomes of the devolution agenda, alongside the extent to which spending pressures affect the council.
22. The table below sets out the SFA settlement from 2016/17 to 2019/20.

	16/17 £m	17/18 £m	18/19 £m	19/20 £m
RSG	14.892	8.580	4.934	1.947
Business Rates Baseline	24.303	24.781	25.512	26.327
Total SFA	39.195	33.360	30.446	28.274

SFA Settlement figures

23. Estimated savings required are in the region of £23m over the period from 2016/17 to 2019/20.

Financial Strategy 2017/18 to 2021/22

24. The Council's budget process has successfully managed the significant financial challenges, and delivered significant investment into Council Priorities such as Economic Development and Protecting Vulnerable People.
25. Recent audit reports on treasury management, accounting systems and budget savings have also highlighted the good arrangements in place in Financial Management.

26. The process for the Financial Strategy 2017/18 to 2021/22 will build upon the work already undertaken to identify the strategic direction and transformational approach for each service area, as set out in Paragraph 4.
27. Over the coming months, there will be a series of meetings with Executive Members to review savings proposals and any requirements for growth. Final proposals will be compiled in December 2016, to present to Budget Council in February 2017.

Update on Funding Sources

28. An update on the significant areas of funding is provided below, including the latest announcements from Government.

Council Tax Funding

29. The flexibility to charge a further 1.99% in addition to the 2% referendum threshold will remain in 17/18. The additional 2% social care precept must be used entirely to fund adult social care. A 2% increase generates additional income of approximately £1.5m for the Council.

Business Rates Current System

30. The settlement funding assessment (SFA), comprises revenue support grant (RSG) and a business rates baseline. Revenue Support Grant (RSG) will be phased out by 2019/20 and will be replaced by a system which allows local government to retain 100% of business rates.
31. As a reminder of the current system, business rates receipts are shared between central and local government. However, receipts of business rates in each individual local authority area may or may not match the amount the government believes the authority needs to spend, so, at the outset of the scheme in April 2013, amounts were equalised through a system of 'tariffs' and 'top-ups', according to need. Authorities that collect more than the government believes they need to spend pay over a 'tariff' to government and those that collect less receive a 'top-up' to make up the difference.
32. Tariff authorities that are successful in growing their rates are also liable for 'levies' which scale back the rewards of growth – by as much as 50% in some cases.
33. The scheme allows groups of authorities to join together to form business rates pools. Pooling allows groups of 'tariff' and 'top-up' authorities to gain financial advantage by enabling levy payments to be

paid to the pool rather than central government. City of York Council is a member of the Leeds City Region (LCR) Business Rates Pool.

34. City of York Council is a tariff authority and pays a levy of 48.57%. Effectively, the council to keep c.25p of growth after shares have been paid to Central Government and the LCR business rates pool.
35. The levy payable to the pool from the Council in 15/16 will be £2.3m. This equates to approximately 70% of the amount paid into the pool.

Business Rates Review

36. A review of the retained rates system was deemed necessary by the Government to address the high risk local authorities face from the appeals system, the revaluation due in 2017/18 and the reset of the baseline in 2020/21. In addition the Government has also announced a review of needs, which may effect the allocation of top ups and tariffs.
37. A Steering Group has been formed to advise Ministers on the process required to set up and operate a 100% rates retention system, including the timing and implementation of reforms. This will include the design of the system, the review of local authority needs and new service responsibilities.
38. There is likely to be a consultation document in July 2016, but since the review is so wide ranging it could take some time to complete and the outcome may have a significant effect on funding.
39. It is implied that there will not be levies on growth in the future. As a tariff authority, this would benefit City of York Council. If this was the case, the incentive for operating a pool may disappear unless there were some other financial benefits. However, there is potential that the new system may be regional or be linked to local devolution deals to help manage risk and volatility.
40. Councils will have increased powers to reduce business rates to boost growth or give elected city regional mayors the power to levy a premium (infrastructure levy) on business rates to fund infrastructure projects.
41. As part of the reform, additional responsibilities will transfer to local government, potentially the administration of housing benefits for pensioners and funding of public health.

Social Care Funding

42. Additional funding will be available for the Better Care Fund (BCF) by 2019/20 which should increase budget available for adult social care.
43. The Better Care Fund nationally will grow from £3.8bn in 2015/16 to £5.3bn by 2019/20 and will encourage the integration between Health and Adult Social Care as more budget is pooled for use across the health and social care sector. This needs considering in the wider context of the Health and Social Care Economy in York as both the health commissioner and main provider are currently carrying significant deficits. Their plans to address these deficits may well impact on the social care budget.
44. Phase Two of the Care Act is still due for implementation in April 2020 which, as it stands, will cap the amount people contribute to the cost of their care. This will significantly reduce the income the Council gets to support the services it provides and commissions.

Schools Funding

45. The Educational Services Grant (ESG) provides funding for central education services to the local authority and academy schools. Government has announced that total national ESG funding will reduce from £815m in 2015/16 to £215m by 2019/20. For the local authority this has meant an initial ESG allocation for 2016/17 of £1,909k, a reduction of £200k compared to 2015/16. York's allocation is then expected to reduce by a further £1,543k to £366k by 2019/20. The actual pace of this future reduction is yet to be announced, although as a significant proportion of the ESG (£77 per pupil out of the total £92 per pupil) transfers to academy schools then the reduction in funding for the council will accelerate as more schools convert to academy status.

New Homes Bonus (NHB) Grant

46. The New Homes Bonus was introduced to provide an incentive for local authorities to encourage housing growth in their areas. NHB funding is currently provided over a 6 year period and is not ring fenced.
47. A further round of funding was announced in December 2015, totalling £1,030k per annum. The total funding available in 2016/17 is £4.6m. £2.6m is used to fund ongoing expenditure.
48. Consultation is underway to change the operation of New Homes Bonus (NHB) funding from 2017/18. The expectation is that there will be a reduction in NHB of at least £800m nationally to fund social care, so it is

likely that the grant to the Council will reduce. Funding may reduce from a 6 year to a 4 year period.

49. Future payment may also be linked to delivery of a Local Plan. This represents a risk to the Council, if the Local Plan is not finalised payment of the grant may be deferred or reduced.
50. Should the operation or value of NHB grant change significantly, the funding of ongoing expenditure will be subject to further consideration. It is envisaged that any change is likely to be implemented alongside other changes, such as business rates retention.

Capital Receipts

51. The Government have announced greater flexibility for Council's in how they make use of capital receipts – money received when an asset such as a building is sold. Councils are currently only allowed to spend such money on capital projects. The new flexibility allows money from asset sales (excluding Right to Buy receipts) to be used on the revenue costs of reform projects, subject to certain conditions, including publication of a 4 year Efficiency Plan.
52. In 16/17 we propose to use this flexibility for up to £1.2m of capital receipts which will be used to fund the Older People's Accommodation project. This project aims to provide suitable accommodation, ideally in a community setting, for the city's older residents including those with complex care needs, those with dementia and those moving out of, or diverted from moving to, existing Council-run Older People Homes which are no longer fit-for-purpose.

4 Year Settlement and Efficiency Plan

53. Under the usual process the Government confirm funding (SFA) figures provisionally in late December, and final figures are announced in early February preceding the financial year to which funding relates. Subsequent years figures remain provisional and are subject to change in future announcements. This means that future funding figures, in this case from 2017/18 onwards, can reduce but the Council would not receive the final figure until February 2017 for 2017/18 funding.
54. Under the current process the uncertainty of funding can present problems for the Council to plan over the medium term, as assumptions are required to predict the level of funding. It is also difficult to manage the uncertainty in the budget timetable as ideally decisions ought to be finalised by early January, but are often subject to last minute revisions or amendments at Budget Council following the final announcement.

55. To combat these problems, the Government have offered councils that wish to take it up a 4 year funding settlement if they publish an Efficiency Plan before 14th October 2016.
56. The government have confirmed that any Council which takes up the offer will not see a reduction in the settlement figures already announced. This will mean that if the Council take up the offer there would be no further reduction to the funding settlement figures included above in Paragraph 20.
57. A 4 year settlement will improve stability and aid medium term planning. The majority of other Councils have indicated that they will take up this offer.
58. In order to qualify for the 4 year funding settlement and benefit from the flexibility in the use of capital receipts, it is recommended that Members approve the Efficiency Plan, which is included in Annex 1.

Specialist Implications

Financial

59. The financial implications are contained within the body of the report.

Human Resources (HR)

60. The impact of delivering savings will continue to result in a reduction in posts. The HR implications of change are managed in accordance with established council procedures. As part of the budget process consultation with trade unions and affected staff will continue to be undertaken and every opportunity will be explored to mitigate compulsory redundancies, such as vacancy controls, flexible working, voluntary redundancy / early retirement and extended redeployment. Where consideration is being given to the transfer of services to another provider TUPE will apply which will protect the terms and conditions of employment of transferring staff.
61. A programme of support for staff who are going through change is in place which will help staff adapt to changes to the way they will need to work or to prepare for a move into a new role.

Equalities

62. There are no specific equality implications in this report, however equality issues are accounted for at all stages of the financial planning and reporting process.

Legal

63. There are no legal implications to this report.

Crime and Disorder

64. There are no crime and disorder implications to this report.

Information Technology (IT)

65. There are no information technology implications to this report.

Property

66. There are no property implications to this report.

Other

67. There are no other implications to this report.

Contact Details

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Chief Officer Responsible for the report:

Ian Floyd
Director of Customer and Business Support
Services

Debbie Mitchell
Finance Manager

**Report
Approved**

Date 15 June 2016

Sarah Kirby
Principal Accountant

Specialist Implications Officer(s)

HR – Mark Bennett

Wards Affected: List wards or tick box to indicate all

All

For further information please contact the authors of the report

Background Papers:

Financial Strategy 2016/17 to 2020/21

Capital Strategy 2016/17 to 2020/21

Treasury Management Strategy 2016/17 to 2020/21

Annex:

Annex 1 – Efficiency Plan 2016/17 to 2019/20

Glossary of abbreviations used in the report:

BCF – Better Care Fund

CLA – Children Looked After

CSR – Comprehensive Spending Review

ESG – Educational Services Grant

HR – Human Resources

LCR – Leeds City Region

NHB – New Homes Bonus

RSG – Revenue Support Grant

SFA – Settlement Funding Assessment

TUPE – Transfer of Undertakings (Protection of Employment) Regulations
2006

VYCCG – Vale of York Clinical Commissioning Group

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City of York Council: Efficiency Strategy 2016/17 to 2019/20

Purpose

1. This strategy has been developed so that the Council can qualify for a 4 year funding settlement from Government and also benefit from some flexibility in the use of capital receipts generated in the three years starting from April 2016. A 4 year settlement will improve financial planning and will aid the medium term financial stability of the Council.
2. This efficiency strategy is a summary of appropriate sections of the Council's Financial Strategy 2016/17 to 2020/21 which identifies how efficiencies and savings will be delivered and was approved by Council on 25th February 2016.
3. In line with available Government guidance, this strategy includes three themes:
 - Our approach to delivering efficiencies to make £23m of savings over the 4 years.
 - How new flexibilities in the use of capital receipts will be used
 - Prudential Indicators for 2016/17 to ensure borrowing by the Council is affordable in the medium to long term.
4. This strategy will be reviewed annually and updated with the progress made delivering each of these themes.

Delivering Efficiencies

5. City of York Council has a proven track record of delivering savings and efficiencies. In the past 6 years the Council has delivered £73.4m savings including:
 - In recent years the council has significantly reduced its senior management, and transformed its core back office functions. These have saved some £13m.
 - Consolidation of office space following a move to West Offices, saving the Council in excess of £20m over 25 years.

- Transformational projects over the last 4 years within School Improvement Services, Youth Services and Children's Centres delivering approximately £2.6m
 - Focus on economic growth has generated an extra £2.1m of income up to 2016/17, through growth in business rates since April 2013 and £5.1m from growth in the council tax base (which excludes council tax increases)
6. Moving forward the Council has to deliver an estimated further £23m of savings over the next 4 years.
7. As set out in the Financial Strategy 2016/17 to 2020/21, each directorate is developing plans which will change the way services are provided and deliver budget reductions. Savings proposals totalling £6.1m for 16/17 are set out in Annex 2 of the Financial Strategy Report. Annex 3a to 3e of the report included the directorate approaches to protecting priority areas, safeguarding key statutory services and further details of the type of savings or efficiencies under consideration for the medium term. These annexes can be found in the Financial Strategy document at:
- <http://modgov.york.gov.uk/mgAi.aspx?ID=40283#mgDocuments>
8. The medium term strategy will focus on a transformational approach across all areas and a significant amount of savings will be delivered by restructuring services. Ensuring that there is the capacity to invest was a critical part of the budget deliberations. Efficiency Plans are already underway to deliver the savings. These include
- Transforming Care Agenda
 - Older Peoples Accommodation Review
 - Home to School Transport Review
 - Prevention and Early Intervention – New Operating Model
 - Commercial Portfolio Review

Capital Receipt Flexibility

9. As part of the local government settlement for 2016/17, Government announced greater flexibility for Council's in how they make use of capital receipts - the money received when an asset such as a building is sold. Councils currently are only allowed to spend such money on further capital projects. However the Government has announced that Councils are to have greater flexibility as to how they spend this money for the years 2016/17 to 2018/19.
10. In 2016/17 we propose to use this flexibility for up to £1.2m of capital receipts which will be used to fund the Older People's Accommodation project. This project aims to provide suitable accommodation, ideally in a community setting, for the city's older residents including those with complex care needs, those with dementia and those moving out of, or diverted from moving to, existing Council-run Older People Homes which are no longer fit-for-purpose.

Prudential Indicators

11. The Treasury Management Strategy and Prudential Indicators sets out the Council's prudential indicators for 2016/17. The report is available here:

<http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=8846&Ver=4> (Minute 119 refers)
12. These indicators are designed to ensure that the Council's capital borrowing is affordable and does not place undue burden on the Council's revenue budget or Council tax payers (i.e. the cost of servicing the interest paid on capital borrowing). This report alongside the Financial Strategy and Capital Strategy 2016/17 to 2020/21 forms part of the overall financial planning strategy which was approved at full Council on 25th February 2016. The treasury strategy and monitoring reports also are presented to Audit and Governance Committee in line with recommended best practice.

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Executive

30 June 2016

Report of the Director of Customer and Business Support Services

Portfolio of the Executive Member for Finance and Performance

Treasury Management Annual Report & Review of Prudential Indicators 2015/16

Purpose of Report

1. The Council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury management review of activities and the actual prudential and treasury indicators. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code). Prudential indicators are attached at Annex A.
2. The regulatory environment places responsibility on members for the review and scrutiny of treasury management policies and activities. This report provides details of the outturn position and highlights compliance with the Council's policies previously approved by members.

Recommendations

3. Executive is asked to:
 - a. Note the 2015/16 performance of treasury management activity and
 - b. Note the compliance with and movements of the prudential indicators in Annex A

Reason: to ensure the continued performance of the Council's treasury management function can be monitored.

Analysis

The Economy and Interest Rates

4. Market expectations for the first increase in Bank Rate moved considerably during 2015/16, starting at quarter 3 2015 but soon moving back to quarter 1 2016. However, by the end of the year, market expectations had moved back radically to quarter 2 2018 due to many fears including concerns that China's economic growth could be heading towards a hard landing, the continuation of the collapse in oil prices during 2015 together with continuing Eurozone growth uncertainties
5. These concerns have caused sharp market volatility in equity prices during the year with corresponding impacts on bond prices and bond yields due to safe haven flows. Bank rate remained unchanged at 0.5% for the seventh successive year. Economic growth in 2015/16 has been disappointing with growth falling steadily from an annual rate of 2.9% in quarter 1 2015 to 2.1% in quarter 4.
6. The sharp volatility in equity markets during the year was reflected in sharp volatility in bond yields. However, the overall dominant trend in bond yields since July 2015 has been for yields to fall to historically low levels as forecasts for inflation have repeatedly been revised downwards and expectations of increases in central rates have been pushed back. In addition, a notable trend in the year was that several central banks introduced negative interest rates as a measure to stimulate the creation of credit and hence economic growth.
7. The UK government maintained its tight fiscal policy stance but the more recent downturn in expectations for economic growth has made it more difficult to return the public sector net borrowing to a balanced annual position within the period of this parliament.

Overall Treasury Position as at 31 March 2016

8. The Council's year end treasury debt and investment position for 2015/16 compared to 2014/15 is summarised in the table below:

Debt

<u>Debt</u>	31/03/2016 £m	Rate %	31/03/2015 £m	Rate %
General Fund Debt	126.7	4.20	128.8	4.18
Housing Revenue Account Debt	140.3	3.34	140.3	3.40
Total Debt	267.1	3.75	269.1	3.74
<u>Investments</u>				
Councils Investment Balance	77.2	0.56	60.997	0.52

Table 1 summary of year end treasury position as at 31 March 2016

9. The expectation for interest rates within the treasury management strategy for 2015/16 anticipated low but rising Bank Rate, (starting in quarter 1 of 2016) and gradual rises in medium and longer term fixed borrowing rates during 2016/17. Variable, or short term, rates were expected to be the cheaper form of borrowing over the period. Continued uncertainty in the aftermath of the 2008 financial crisis promoted a cautious approach, whereby investments would continue to be dominated by low counterparty risk considerations, resulting in relatively low returns compared to borrowing rates.
10. In this scenario the treasury strategy was to postpone borrowing to avoid the cost of holding higher levels of investments and to reduce counter party risk.
11. The sharp volatility in equity markets during the year was reflected in sharp volatility in bond yields. However, the overall dominant trend in bond yields since July 2015 has been for yields to fall to historically low levels as forecasts for inflation have been repeatedly revised downwards and expectations of increases in central rates have been pushed back.

Borrowing Outturn 2015/16

12. The Councils capital expenditure impacts upon the level of borrowing and the prudential indicators which control the borrowing activity of the Council are contained in Annex A.

13. The purpose of the Council's underlying need to borrow is to finance capital expenditure, termed the Capital Financing Requirement (CFR). The total CFR for the council at the end of 2015/16 was £319.4m (compared to £ 317.4m 2014/15) split between the General Fund at £179.1m and the HRA at £140.3m.
14. The CFR suggests the Councils level of borrowing could be as high as £319.4m, however in accordance with the flexibility allowed by the borrowing strategy it currently stands at £267.1m. The Council continues make efficient use of its strong cash balance position to support its current capital expenditure requirements and no new borrowing was undertaken during the year.
15. The Council did not restructure any of its borrowing during the year as the average 1% differential between PWLB new borrowing rates and premature repayment rates made rescheduling unviable.

Investment Outturn 2015/16

16. All investment activity during the year was carried out in accordance with the approved treasury management strategy and the Council had no liquidity difficulties in meeting its obligations
17. The Council maintained an average investment balance of £104.57m compared to £74.792m in 2014/15. The surplus funds earned an average rate of return of 0.555% in 2015/16 compared to 0.521% in 2014/15. There has been a gradual increase in cash balances over recent years to due the level of developer's contributions held pending investment through the capital programme, along with the continued early receipt of grant funding from Government in advance of spending. These balances are therefore not available in the longer term and will start to decrease as capital investment is made in a range of projects, as outlined in the Capital Strategy approved by Council in February 2016.
18. The comparable performance indicator for the Councils investment performance is the average London Inter Bank Bid Rate that represents average interest rate which major London banks borrow from other banks. Table 2 shows the rates for financial year 2015/16 and shows that for all cash holdings the rate of return exceeds the levels of the usual 7 day and 3 month benchmarks.

Benchmark	Benchmark Return	Council Performance	CYC Variance
7 day	0.36	0.55	+19
3 month	0.46	0.55	+9

Table 2 – LIBID vs. CYC comparison

Consultation

19. Not applicable.

Options

20. Not applicable.

Corporate Priorities

21. Treasury Management is aimed at ensuring the Council has sufficient liquidity to allow it to operate, safeguards its investments through a prudent investment approach and maximises its return on investments and minimises the cost of its debts. Effective management allows more resources to be freed up to invest in the Council's priorities, values and imperatives, as set out in the Council plan.

Financial Implications

22. Contained throughout the main body of the report.

Legal Implications

23. Treasury Management activities have to conform to the Local Government Act 2003, which specifies that the Council is required to adopt the CIPFA Prudential Code and the CIPFA Treasury Management Code of Practice.

Other Implications

24. There are no human resource, equalities, crime and disorder, information technology, property or other implications as a result of this report.

Risk Management

25. The treasury function is a high-risk area due to the level of large money transactions that take place. As a result of this there are strict procedures set out as part of the Treasury Management Practices statement. The scrutiny of this and other monitoring reports is carried out by Audit & Governance Committee as part of the council's system of internal control

Contact Details

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Sarah Kirby Principal Accountant	Report Approved	√	Date 15 June 2016
Wards Affected: <i>All</i>			
For further information please contact the authors of the report			

Annexes

Annex A: Prudential Indicators 2015/16

Glossary of abbreviations used in the report:

CFR – Capital Financing Requirement

CIPFA – Chartered Institute of Public Finance and Accountancy

HRA – Housing Revenue Account

LIBID – London Interbank Bid Rate

PWLB – Public Works Loan Board

Annex A

	Prudential Indicator		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
4	CFR as at 2015/16 Outturn Indicates the Council's underlying need to borrow money for capital purposes. The majority of the capital programme is funded through government support, government grant or the use of capital receipts. The use of borrowing increases the CFR.	GF HRA <hr/> Total	£179.1m £140.3m <hr/> £319.4m	£206.5m £140.3m <hr/> £346.8m	£209.3m £140.3m <hr/> £349.6m	£204.9m £140.3m <hr/> £345.2m	£201.1m £140.3m <hr/> £341.4m	£196.5m £140.3m <hr/> £336.8m
5	External Debt To ensure that borrowing levels are prudent over the medium term the Council's external borrowing, net of investments, must only be for a capital purpose and so not exceed the CFR.	Gross Debt Invest <hr/> Net Debt	£272.4m £77.2m <hr/> £195.2m	£287.2m £45.0m <hr/> £242.2m	£295.1m £25.0m <hr/> £270.1m	£290.0m £20.0m <hr/> £270.0m	£288.8m £20.0m <hr/> £268.8m	£283.6m £20.0m <hr/> £263.6m
6a	Authorised Limit for External Debt The authorised limit is a level set above the operational boundary in acceptance that the operational boundary may well be breached because of cash flows. It represents an absolute maximum level of debt that could be sustained for only a short period of time. The council sets an operational boundary for its total external debt, gross of investments, separately identifying borrowing from other long-term liabilities.	Borrowing / Other long term liabilities Total	£357.7m £30.0m <hr/> £387.7m	£355.3m £30.0m <hr/> £385.3m	£359.7m £30.0m <hr/> £389.7m	£355.2m £30.0m <hr/> £385.2m	£351.4m £30.0m <hr/> £381.4m	£346.8m £30.0m <hr/> £376.8m

Annex A

	Prudential Indicator		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
6b	<p>Operational Boundary for external debt The operational boundary is a measure of the most likely, prudent, level of debt. It takes account of risk management and analysis to arrive at the maximum level of debt projected as part of this prudent assessment. It is a means by which the authority manages its external debt to ensure that it remains within the self-imposed authority limit. It is a direct link between the Council's plans for capital expenditure; our estimates of the capital financing requirement; and estimated operational cash flow for the year.</p>	Borrowing Other long term liabilities Total	£347.7m £10.0m <u>£357.7m</u>	£345.3m £10.0m <u>£355.3m</u>	£349.7m £10m <u>£359.7m</u>	£345.2m £10.0m <u>£355.2m</u>	£341.4m £10.0m <u>£351.4m</u>	£336.8m £10.0m <u>£346.8m</u>
7	Adoption of the CIPFA Code of Practice for Treasury Management in Public Services		✓					
8a	<p>Upper limit for fixed interest rate exposure The Council sets limits to its exposures to the effects of changes in interest rates for 5 years. The Council should not be overly exposed to fluctuations in interest rates which can have an adverse impact on the revenue budget if it is overly exposed to variable rate investments or debts.</p>		133%	119%	109%	108%	108%	108%
8b	<p>Upper limit for variable rate exposure The Council sets limits to its exposures to the effects of changes in interest rates for 5 years. The Council should not be overly exposed to fluctuations in interest rates which can have an</p>		-33%	-19%	-9%	-8%	-8%	-8%

Annex A

	Prudential Indicator		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
	adverse impact on the revenue budget if it is overly exposed to variable rate investments or debts.							
9	<p>Upper limit for total principal sums invested for over 364 days</p> <p>The Council sets an upper limit for each forward financial year period for the level of investments that mature in over 364 days. These limits reduce the liquidity and interest rate risk associated with investing for more than one year. The limits are set as a percentage of the average balances of the investment portfolio.</p>		£0	£0	£0	£0	£0	£0
10	<p>Maturity structure of new fixed rate borrowing</p> <p>To minimise the impact of debt maturity on the cash flow of the Council. Over exposure to debt maturity in any one year could mean that the Council has insufficient liquidity to meet its repayment liabilities, and as a result could be exposed to risk of interest rate fluctuations in the future where loans are maturing. The Council therefore sets limits whereby long-term loans mature in different periods thus spreading the risk.</p>	Maturity profile of debt against approved limits	Maturity Profile	Debt (£)	Debt (£)	Approved Minimum Limit	Approved Maximum Limit	
			Less than 1 yr	£12.0m	4%	0%	30%	
			1 to 2 yrs	£5.0m	2%	0%	30%	
			2 to 5 yrs	£31.0m	12%	0%	40%	
			5 to 10 yrs	£44.8m	17%	0%	40%	
			10 yrs and above	£174.3m	65%	30%	90%	
			Total	£267.1m	100%	-	-	