



Notice of a public meeting of

Place Scrutiny Committee

To: Councillors Myers (Chair), Clarke, Fenton, Healey (Vice-Chair), Hook, Perrett, K Taylor, Vassie and Whitcroft

Date: Tuesday, 21 July 2026

Time: 5.30 pm

Venue: West Offices - Station Rise, York YO1 6GA

AGENDA

1. Apologies for Absence

To receive and note apologies for absence.

2. Declarations of Interest (Pages 5 - 6)

At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

3. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the Committee.

Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The

deadline for registering at this meeting is 5:00pm on Friday 17 July 2026.

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this meeting will be webcast including any registered public speakers who have given their permission. The meeting can be viewed live and on demand at www.york.gov.uk/webcasts.

4. Minutes (Pages 7 - 12)

To approve and sign the minutes of the meeting held on 16 June 2026.

5. York's Water Network - a health check (Pages 13 - 46)

The Committee has requested a report to consider the management of our cities 'water network'.

6. York Central Mayoral Development Zone (Pages 47 - 74)

This report presents, at Annex A, the York and North Yorkshire Combined Authority paper proposing the creation of Mayoral Development Zones (MDZs), including a proposed York Central MDZ.

7. Work Plan (Pages 75 - 82)

To consider the Committee's work plan for the 2026-27 municipal year.

8. Urgent Business

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

Democratic Services Officer:
Name: Robert Flintoft
Telephone: (01904) 555704
Email: Robert.flintoft@york.gov.uk

Reasonable Adjustments and Alternative formats statement

To request reasonable adjustments or to provide this document in an alternative language or format such as large print, braille, audio, Easy Read or BSL, you can:



Email us at: cycaccessteam@york.gov.uk



Call us: **01904 551550** and customer services will pass your request onto the Access Team.



Use our BSL Video Relay Service:
www.york.gov.uk/BSLInterpretingService

Select 'Switchboard' from the menu.



We can also translate into the following languages:

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 (ہولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

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

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

- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

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

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

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

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

 (01904) 551550

Declarations of Interest – guidance for Members

- (1) Members must consider their interests, and act according to the following:

Type of Interest	You must
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) OR Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) OR Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations,

and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

City of York Council	Committee Minutes
Meeting	Place Scrutiny Committee
Date	16 June 2026
Present	Councillors Myers (Chair), Clarke, Fenton, Healey (Vice-Chair), Hook, Perrett, Vassie and Whitcroft
In Attendance	Garry Taylor - Director of City Development Claire Foale – Chief Strategy Officer Patrick Looker – Assistant Director of Finance Helene Vergereau - Head of Highway Access and Development Dave Atkinson - Director of Highways and Regulatory Services Ian Houlton - Head of Environmental Services Councillor Ravillious – Executive Member for Transport Councillor Kent – Executive Member for Environment and Climate Emergency
Apologies	Councillors K Taylor

1. Apologies for Absence (17:31)

The Committee noted apologies from Cllr Taylor.

2. Declarations of Interest (17:31)

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

Cllr Perrett confirmed that she had a prejudicial interest in minute 6 and would leave the meeting for this item.

3. Minutes (17:32)

Resolved: That the minutes of the Place Scrutiny Committee on 24 March 2026 and 19 May 2026 be signed as a correct record of the meeting.

4. Public Participation (17:32)

It was reported that there had been three registrations to speak at the meeting under the Council's Public Participation Scheme.

Ruth Phillips spoke on behalf of Bishopthorpe Road traders. She welcomed the Arup report and noted it provided an opportunity to reflect and change on parking charges. She suggested the Council explore a low cost first hour rate to support local shopping areas.

Johnny Hayes stated that the Arup report vindicated the decision of the right to challenge. He asked whether the Council had a draft parking policy as it was suggested in the Arup report that the Council should review its policy.

Joe Nasson stated that the increased parking charges had led to a reduction in footfall and time spent on Bishopthorpe road. He supported work to reduce congestion which included a rise in parking costs but that this needed to be over a longer timeframe. He noted that the Council needed to also increase access to and promotion for other forms of travel across the city.

5. Car Parking Charges Review (17:46)

The Council's Chief Strategy Officer introduced the report and the Independent Review by Arup following the right to challenge. Officers asked that the Committee consider the review and that they had the opportunity to provide feedback and recommendations for an upcoming Executive Decision.

The Committee considered the review and enquired about the different pricing levels across the city and whether the Council should consider a single sustainable price across the city. Members noted that the Local Transport Plan in November 2024 included the intention to create a parking strategy that included 2 miles from the city centre policy and asked whether the evidence for a blanket approach or a place-by-place approach would produce a better policy for congestion, accessibility, income etc. Officers noted that the Council had set out a two-tier approach to the city centre and outside that area for parking prices. They noted that each place provided a complicated situation to consider in parking policy which different uses and businesses, with consideration given to whether the parking is being used predominantly for local shopping, commuting or accessing the city centre.

Members enquired as to the rationale relating to the increase in parking costs which meant in some areas like Bishopthorpe road the increase was a 500% price increase and then the decision to reduce the price for some areas. Officers outlined that the Council had a clear framework on climate change and health and wellbeing that sets out the target of reducing the number of car journeys and increasing active travel that is linked through the movement and place data. Officers noted that the recommendations from Arup would assist the Council in identifying ways to better balance different policies and strategies to meet the Council's targets.

Members asked about the income from parking and whether the Council could show how this benefits transport across the city. Officers confirmed that all funding from parking income is used to support the highways and transport budgets, as outlined within the report and that this information could be found in the parking report that is published on the Council website.

The Committee discussed the issues relating to congestion in the city as officers confirmed the need to reduce car dependency to take pressure off the network. Members noted improvements to public transport which needed to work alongside parking policy in relation to congestion. Members also asked about whether residents parking should be part of the overall parking strategy. Officers noted that residents parking was not a tool the Council used to impose restrictions, instead it was something that came from requests and engagement with local communities.

Members asked about whether the Council was developing a parking strategy, officers confirmed that a draft strategy was scheduled for November 2025 but had been delayed due to the necessary resources not being available. Members also asked if the crux of the issue was balancing the Council's local transport strategy and its economic strategy. Officers argued that it was more nuanced than this, citing the economic benefit on the city of a more effective road network from things such as a reduction in congestion.

The Committee noted the option for a 30-minute reduced price option at car parks and whether parking income affected the decision. Officers confirmed that parking policy was not determined based on the levels of income but were determined in relation to the Council's transport policies. The Committee also brought up the Minster Badge and the opportunity to promote it further to residents and its reduced parking prices, however, Members also noted that if the Council wanted to reduce car dependency, then promoting an opportunity for residents to get discounted parking would seem to clash with that objective.

Resolved:

- i. That the Committee recommended that the Executive consider all the recommendations within the Independent Review by Arup, noting that the recommendations presented by Arup do not take into consideration the council's available powers, relationship with York and North Yorkshire Combined Authority (and different transport duties), the capacity for delivery nor the operability of the recommendations.

Reason: To ensure the Executive take full consideration of the recommendations from Arup following the right to challenge.

6. Recycling Review (19:02)

Cllr Perrett left the meeting due to her conflict of interest as noted in minute 2 (19:02)

Officers introduced the report which outlined the proposal to move from boxes to bins for recycling with an intention to take the decision to Executive on 7th July 2026. They also welcomed consideration on the size of bins and noted that there would be challenges to consider particularly for the city centre. It was confirmed that paper and cardboard would still need to be kept separate from other recycling and that bins would be black with different coloured tops for identification.

The Committee considered the benefit of larger and of smaller bins, it was noted that officers would suggest starting with larger bins with the ability for residents to request a different size. Members considered that for terrace streets it might be easier with two 180L bins rather than the larger 240L ones. While some households would find a smaller bin easier, Members also considered the prospect of larger families potentially finding a 240L bin being too small for once-a-month collections. Officers confirmed that larger bins could be available on request, however, noted that larger than 240L would be quite substantial and acknowledged the Council's policy to promote reduce, reuse, and recycle in that order. Members asked about the challenge of moving a bin for some residents and asked if the assistance required for this had been considered. Officers confirmed that they would contact all those households that currently received assistance on collections and would offer the same support for recycling bin collections.

The Committee considered the response to the consultation and noted that while the proposed move was supported on streets with more space,

terrace streets had concerns. Officers noted that about 20,000 houses would be considered smaller/terrace houses but did not believe all of these would be against a move to bins especially with the introduction of film plastics for recycling next year. Officers confirmed that St Nicks would have capacity to support the move to bins and were working up appraisals on the number they can cover, but officers did not expect this to be thousands.

Members also enquired as to whether work was being done to ensure new developments would provide sufficient room for bins over boxes and officers confirmed that they were working with planning to ensure developments were being approved with sufficient room for bins. The Committee also noted a rise in the number of HMOs and asked whether these would create issues in the city for waste that would need to be collected. Officers confirmed that collection at HMOs would be something the Council would need to do as St Nicks in the city would have issues with these collections. Members acknowledged the challenge posed by HMOs and collections more generally on terrace streets and whether more bins lessen the street scene for some areas. The Executive Member for Environment and Climate Emergency recognised the difficulty for York and its different types of housing and agreed that they would continue to work on the potential impact to terrace streets.

Resolved:

- i. The Committee recommended that the Council explore further the challenges relating to terrace streets, support for those that might struggle with large bins, and households that might need larger bins.
- ii. Noted the incoming legislation changes to ensure York and the Council meets Simpler Recycling reforms by making kerbside recycling easier and safer for residents and Council employees in the most efficient way possible.

Reason: To feed into the Executive decision.

7. Work Plan (19:47)

The Committee considered its work plan and the Council's Scrutiny Officer confirmed that work was being done to organise a informal work planning session for 2026/27.

Resolved:

- i. Noted that the Committee work plan.

Reason: To ensure the Committee maintains a programme of work.

Cllr Myers, Chair

[The meeting started at 5.30 pm and finished at 7.49 pm].



Place Scrutiny Committee**21st July 2026****Head of Highway Asset Management****York's Water Network – a health check****Summary**

1. Members of scrutiny have requested a report to consider the management of our cities 'water network':
 - Report on health of the watercourses and sewage management and infrastructure and insight into the current partnership and investment to improve water quality
2. Annex 1 of the report provides a Council review and update on all matters (with particular regard to the Council's collaborative work with Yorkshire Water and Ousewem)
3. Annex 2 provides an update from Yorkshire Water on river health, Combined Sewer Overflows and Wastewater Network, partnership working, Integrated Water Management Planning, Bathing Water Designation and Regulatory Review of the Water Sector
4. Annex's 3 and 4 are an update from the Environment Agency on their roles and responsibilities with regards to regulating activities in relation to water quality.

Members of scrutiny to consider and identify any further recommendations that should be made to investigate the issues further or influence City of York Council or partners actions.

Recommendations

5. The Committee is asked to:

- 1) consider the detail of the report and it's annex(s) and identify any further recommendations that should be made to investigate the issues further or influence City of York Council or partners actions

Reason: To deliver healthy rivers and an effective drainage system in our city and safeguard our communities from flood risk or environmental harm.

Background

6. The management of drainage networks across our city relies upon the actions and investment from a wide range of partners. In many cases these responsibilities are long standing and are underpinned by a number of different legislative sources bestowing powers and duties on organisations or landowners.
7. City of York Council acts in numerous roles to manage our existing drainage infrastructure – Lead Local Flood Authority, Highways Authority and as a landowner. The Environment Agency, Yorkshire Water and Internal Drainage Boards all manage and maintain drainage assets within the City of York Council area.
8. The drainage in new and redeveloped sites is regulated through the planning process, the council as a Local Planning Authority works with a range of internal and external consultees to ensure an effective drainage strategy is in place that will benefit the inhabitants of the site and it's neighbours.
9. Annex 1 of this report provides an overview of the key issues and the work of all partners to contribute to the cleanliness of our waterways and the effectiveness of our drainage systems.
10. Annexes 2,3 and 4 provide a written submission from Yorkshire Water and the Environment Agency respectively to provide additional details on their roles and responsibilities.

Consultation

11. Ongoing consultation with all partners is undertaken through the range of actions detailed in Annex 1:

- a. Local Planning Authority consultations – Environment Agency and Yorkshire Water are statutory bodies in the planning process and are consulted in accordance with the potential impact that may arise within a development site. Internal Drainage Boards, although not a statutory consultee are widely consulted. Internal teams including Lead Local Flood Authority, Highways Regulation and frontline Highways and Public Realm teams are also consulted.
- b. City of York Council work closely with Yorkshire Water on the development of their strategies and their rolling 5 year investment plans. City of York Council have worked with the Yorkshire Leaders Board and Yorkshire Water to develop a process to allow local authorities to help form their new long-term-strategy and business plan.
- c. City of York Council officers and councillors sit on the board of the 4 Internal Drainage Boards that serve the city, all scrutinise and assess the work of the boards to ensure an effective approach is taken to manage our drainage systems.
- d. Highways drainage budgets are published annually and are scrutinised through the Executive Member for Highways Decision Session meetings, our approach to manage highway drainage assets is defined in our Highways Infrastructure Asset Management Plan and it's supporting guidance documents.

Options

- 12. The principal options open to the members of the Place Scrutiny Committee are to comment on and review the detail provided in this report and Annex's 1,2,3 and 4 and make recommendations for further investigation or to influence the actions of City of York council or partners.

Council Plan

- 13. Healthy rivers and an effective drainage system in our city will deliver a wide range of benefits and safeguard our communities from flood risk or environmental harm. City of York's Council Plan, One city for all, details 7 key priorities to be developed from 2023 through to 2027, the actions and programmes of work detailed in this report and its Annex deliver against the following priorities:

- a. A fair, thriving, green economy for all
- b. Sustainable, accessible transport for all
- c. Cutting carbon, enhancing the environment

Implications

14. This report and its annexes do not make any recommendations or changes to existing approaches or policies for City of York Council, our partners or our communities. As such no implications have been recorded below. Any recommendations from members of the Economy, Place, Access and Transport Scrutiny Committee would be developed and taken through the appropriate governance processes with implications considered for all recommendations.

- **Financial**
None
- **Human Resources (HR)**
None
- **Equalities**
None
- **Legal**
None
- **Crime and Disorder**
None
- **Information Technology (IT)**
None
- **Property**
None

Risk Management

8. There are no known risks with the content of this report.

Contact Details

Author:

Chief Officer Responsible for the report:

Mark Henderson
Flood Risk Manager
Flood Risk Management
Tel No. 01904 551586

Steve Wragg
Head of Highway Asset Management

Report ☒ **Date** [13/07/2026]
Approved

Wards Affected:

All ☒

For further information please contact the author of the report

Background Papers: None

Annexes:

Annex 1 – City of York Council update on the Health of our Water Network Scrutiny Report

Annex 2 - Yorkshire Water Update on river health, Combined Sewer Overflows and Wastewater Network, Partnership Working, Integrated Water Management Planning, Bathing Water Designation and Regulatory Review of the Water Sector

Annex 3 – Environment Agency Regulatory Roles and Responsibilities

Annex 4 – Periodic Review Factsheet Updated 2026 AT

This page is intentionally left blank

Annex 1 - Health of Our Water Networks

1.1 This report has been produced to provide information for debate and review by the members of the Place Scrutiny Committee, any recommendations for further consideration will be prioritised and taken through the appropriate governance channels.

1.2 The following areas are considered:

- Report on health of the watercourses and sewage management and infrastructure and insight into the current partnership and investment to improve water quality

2.0 Yorks River Network

2.1 The city of York is in the Vale of York on the confluence of the rivers Ouse and Foss. Centred on this urban core, our administrative area extends to include villages of varying sizes and largely rural land with the River Derwent forming the eastern boundary. Whilst the River Derwent drains an area of more than 2000km² it forms only a very small part of our administrative area and it is not considered in this report, although it is recognised that there are areas of ecological sensitivity on the lower parts of this river catchment and we should support partners in its management wherever possible.

2.2 The River Swale, Ure and Nidd, which form the Ouse just upstream of York drain more than 3500km² of the North Yorkshire Council area with significant agricultural, commercial and residential areas impacting on the quality of the River Ouse through York through regulated and unregulated discharges.

2.3 A number of significant tributaries drain the urban areas of York directly into the Rivers Ouse and Foss, these include, but are not limited to, Holgate Beck, Blue Beck, Burdyke, Germany Beck, Osbaldwick Beck and Tang Hall Beck. Many of these tributaries flow through agricultural areas in the cities outskirts and more densely populated housing and amenity sites in the city.

3.0 Organisations with Roles That Influence River Quality

3.1 A complex network of connections to the watercourses including agricultural drainage, sewerage infrastructure, highways and direct connections from property developments. These all have the potential to

impact on river quality and make assessment, enforcement and remediation difficult for the many actors involved in their management.

3.2 The organisations with roles that influence river quality are currently:

- Regulatory and Enforcement Bodies
- Ofwat sets performance standards and targets for water and sewerage companies.
- The Environment Agency establishes water quality standards, monitors river conditions, conducts inspections, and enforces regulations to address pollution and protect water resources. Ultimately the Environment Agency are responsible for river quality and it is their responsibility to hold polluters to account, not the Council. (See Appendix 3 and 4 for further information on the Environment Agency roles and responsibilities).

The regulation and enforcement, however, is set to change owing to the need to update and align the various regulators with responsibility for the water sector. To this end the Government recently commissioned the Cunliffe Review ([*Independent Water Commission, 2025*](#)) providing a series of recommendations including the restructuring of the current roles and responsibilities of OFWAT, the Environment Agency (EA) and the Drinking Water Inspectorate into a single 'super' regulator.

Some key highlights that relate to water quality improvement of Yorks waterways include:

- Better links between environmental outcomes and funding decisions
- Improved monitoring e.g. ending the removal of self monitoring of waste water treatment discharges to 'open monitoring'
- Setting a clearer set of standards and enforcement for agricultural pollution

There are 88 recommendations from this report and a water reform bill is now making its way through parliament with the expectation that it will become legislation and a new 'super' regulator will be in place in 2027.

- Water and Sewerage Company

- Yorkshire Water manages sewerage infrastructure, including treated effluent discharges and combined sewer overflows (CSOs).
- It works collaboratively with partners, including City of York Council (City of York Council), to reduce storm overflow impacts and improve river quality.

City of York Council is collaborating on a number of projects to help manage CSO storm water discharges. (Further detail on Yorkshire Water's roles and responsibilities can be found in Appendix 2.)

- Delivery and Partnership Organisations
 - Catchment partnerships and river trusts deliver improvement projects, enhance habitats, and coordinate local action.
 - They secure government funding and support volunteer involvement.
- Local Authority Role
 - City of York Council has no direct statutory duty for river water quality but contributes through planning controls, managing fly tipping, advising businesses, and maintaining highway drainage systems.
- Property Owners and Businesses
 - Responsible for managing private drainage and ensuring correct connections to sewer or approved discharge points.
 - Misconnections to surface water systems can cause pollution and can be complex to resolve.

There are key concerns from communities over the impacts of agricultural practices and sewage impacts and there is increasing scrutiny on the need to improve the water quality of our watercourses.

City of York Council is working through the Defra-funded catchment-wide strategic flood risk management project, [Ousewem](#), to strengthen the evidence base around the factors that influence river health across the wider Ouse catchment. This includes work with the University of York to improve understanding of the scale and impact of agricultural runoff on rivers, alongside assessment of the effects of combined sewer overflows (CSOs), helping to build a clearer picture of where interventions may be most effective in reducing pollution runoff and supporting better water quality.

While Ousewem's core focus is flood resilience, its modelling, research and partnership approach also supports a more joined-up understanding of how land use, drainage and river systems interact, creating opportunities to deliver wider environmental benefits. Alongside this, the York rivers trail will help make these issues more accessible to residents, schools and visitors by showing how upstream and downstream places are connected, including links between flood resilience, nature-based solutions and water quality. Through interpretation, digital content and schools engagement, the trail can complement Ousewem's technical work by helping build public understanding and stewardship, while supporting continued collaboration with partners including Yorkshire Water.

Nationally the water industry are placing a significant emphasis on the component of highway drainage that their overflows carry and that the disconnection of these inputs is vital to manage these issues especially if water bills are not to be significantly increased. There will be pressure on highways authorities in light of this. It is likely that for YORKSHIRE WATER to achieve their targets they will need to remove surface water from the city centre's Victorian era combined sewers. This will require City of York Council collaboration across various departments.

To this end the City of York Council are working closely with YORKSHIRE WATER to seeking to identify and secure funding for the interventions that remove surface water from the existing combined sewer system whilst at the same time deliver co benefits, including reduction in flood risk, biodiversity and public realm improvements. Collaborative initiatives include:

- A Yorkshire Water led initiative to Implement an '*Integrated Water Management Plan*'. City of York Council and Yorkshire Water intend to co-produce a plan to map blue green opportunities identifying locations for the removal of surface water from the combined sewer system which will include/consider council properties and highways. This opportunity mapping will complement and support the City of York Council's soon to be revised Local Development Plan and in particular an associated Blue Green Strategy that is being developed as part of the Local Development Plan.
- More generally City of York Council and Yorkshire Water intend to align (where possible) over time ongoing capital investment,

programmes, timelines including regeneration schemes across the city to support co delivery of projects. This will require support and input from a range of council departments to ensure that City of York Council can benefit from co investment and support the delivery of schemes to remove surface water from the Yorkshire Water combined sewer system.

Wider planning legislation such as biodiversity net gain and local nature recovery strategies provide a framework for our officers to link projects and programmes of work that will support a rich and varied biodiversity in and alongside our rivers. Further information can be found [here](#).

Our work relies upon the network of 'friends' groups such as the Friends of Clifton Backies, Hob Moor or Clifton Ings amongst others and other voluntary groups such as the River Foss Society who galvanise the knowledge and input of local activists, academics and specialists extending the reach of council services and informing ours and partners programmes of work.

In some cases charitable groups such as The Friends of St Nicholas Fields have grown beyond their original geographic boundaries – early work focussed on the establishment of the St Nicks Local Nature Reserve – and now inform and lead on a range of projects across the city. City of York Council have worked with the group in the development of the Green Corridors York project which has delivered river channel restoration work in Hull Road Park. The group are working with the cities Internal Drainage Boards to inform their maintenance work to enhance and maintain riverside environments.

York's Drainage Infrastructure

A number of different organisations have responsibilities for managing our cities drainage infrastructure, in many instances a number of organisations have a role in drainage solutions and complex investigations are often required to identify all issues.

Our communities can often find the range of actors involved in the delivery of drainage responsibilities difficult to understand, a combined approach and partnership working is essential.

The organisations with responsibility for managing drainage infrastructure are:

- City of York Council
As a Lead Local Flood Authority - Surface runoff, ordinary watercourses, groundwater
As a Highway Authority - adopted highway drainage
As a landowner – drainage infrastructure in housing sites, public realm, and other community areas
- The Environment Agency – Drainage and flooding from Main Rivers
- Internal Drainage Boards – Drainage and flooding of ordinary watercourses within the boards area
- Yorkshire Water – Drainage and flooding from the public sewer network

Home and business owners have responsibilities regarding private drainage assets and riparian responsibilities adjacent to ditches and rivers. However, it can often be difficult for communities to understand who will take the lead in drainage matters based on the fragmented roles detailed above. City of York Council and Yorkshire Water are actively seeking a means of supporting residents and businesses to do their bit in terms of removing surface water into the Yorkshire Water system and thereby reducing the pressure on the combined system and the resultant pollution issues.

The effective drainage of our urban areas through the management of sewerage systems and highways drainage infrastructure is regulated through the planning process and predominantly the actions of Yorkshire Water and City of York Council as the Highway Authority.

All new developments and major re-developments are required to develop an effective drainage strategy through the planning process. The National Planning Policy Framework places a presumption in favour of Sustainable Drainage Systems (SuDS) which mimic natural process to manage runoff from developments and a hierarchical approach to determine a regulated discharge to a receiving waterbody or drainage system. The City of York Council Lead Local Flood Authority utilises national and local guidance to ensure developers model and design drainage features to ensure no flood risk to the future occupants of the development or neighbouring communities. The revised National standards for sustainable drainage systems (SuDS) were published in the summer of 2025 been and these have been incorporated into the [Councils SuDS Guidance](#). This has included:

- a requirement for new developments to intercept the first 5mm of rainfall before discharging to surface waters or piped drainage systems. This is important as this will capture the 'first flush', which is recognised as contributing/leading to pollution run off.
- A requirement to reuse water at source e.g. rainwater harvesting leading to a reduction in water use. This can, where implemented, reduce surface water discharging to the public sewer and in addition encourage water reuse conserving water supplies as a result.

Internal Drainage Boards, Environment Agency and Yorkshire Water advise and are consulted and provide further consenting and agreements.

Yorkshire Water provide agreements to developers to connect to their sewerage system or requests that they adopt new sewerage assets within developments when constructed to industry standards.

A section within the Flood and Water Management Act 2010, known as Schedule 3, would have required the establishment of a SuDS Approving Body (SAB) to manage the delivery of SuDS in new developments. This has not been enacted as yet and the Council are awaiting further guidance from Central Government. In the interim the aforementioned national suds guidance has been implemented. Further information can be found [here](#).

York's sewerage system is formed by a historic core of combined sewers, newer separate surface and foul drainage networks serve wider parts of the city and are required across all new developments.

Yorkshire Water have worked with the Lead Local Flood Authority to investigate issues and target investment. Areas of flood risk are being looked at as part of ongoing work between Yorkshire Water and City of York Council. Many issues can arise across the network due to extreme weather conditions, blockages or infrastructure failure, it is essential that residents report these issues directly to Yorkshire Water to ensure a response but to also provide information for the justification for investment to remedy wider or repeat issues.

City of York Council's Highways Drainage gulley maintenance programme has been developed to target available funding to key priorities across the network.

The highway maintenance road hierarchy which assesses road usage, presence of amenities, number of accidents and other key criteria is used to target cleansing funding alongside other key issues such as known flood risk areas or tree lined streets. City of York Council has about 45,000 highway gullies and with the current budget allowing for 3 drainage tankers we can clean around 13,000 gullies per year.

Gullies in priority streets are cleansed annually, major roads every 2 years, streets requiring parking suspensions every 3 years and a 5 year programme of cleansing is in place for non priority assets. Reported issues are cleansed reactively within hours or days. The Well-Maintained Highway Infrastructure code of practice recommends a data led approach which prioritises the highest risk areas, The data gathered by front line operatives on handheld tablet devices allows the teams to confirm the layout of our highway drainage assets and a contemporary record of the maintenance of the network, this is essential to target investment.

Approximately 2000 of the 45,000 gullies on City of York Council's network don't work and require repair. With current levels of investment, City of York Council can repair about 50-100 gullies per year, these are targeted according to the effect they have and whether they cause risk of property flooding or risk to road or footway users. Repairing and improving drainage before road surfacing is also prioritised in order to maximise the lifespan of the surfacing, this is because standing water on a road is a key reason for early surfacing failure.

Due to changing weather patterns preventing flooding is going to become more challenging in the future, the key risk is from more frequent intense summer storms falling in isolated areas. These storms

test the drainage system's maximum capacity and any blockages or damage can quickly become apparent and result in the system being overloaded.

Currently all available funds for City of York Council Highway Drainage Capital Programme are devoted to repairing infrastructure and reducing risks of flooding from the highway.

The aim of the Council is to develop a SuDS Design Standard Framework that will enable City of York Council to adopt and maintain more blue green SuDS features associated with highways improvements, new highway developments and other City of York Council assets/property. This will complement other elements of the Council's plans including the local transport strategy and public realm improvements.

This page is intentionally left blank

Annex 2

CITY OF YORK COUNCIL

Water Scrutiny Report

**Yorkshire Water
July 2026**

To: City of York Council, Economy, Place, Access and Transport Scrutiny Committee

Date: 21 July 2026

1. Background

- 1.1 Yorkshire Water delivers clean and wastewater services to over 5 million residential customers, and 141,000 businesses.
- 1.2 This includes responsibilities for sewage and, in some cases, surface water across the City of York, as well as potable water services. We work closely with City of York Council (COYC) colleagues on a range of work areas, notably highways, streetworks, and flooding.
- 1.3 This paper provides key updates regarding Yorkshire Water's responsibilities and roles regarding river health and flooding and the investment we are making.

2. Overview

- 2.1 The water sector is regulated in 5-year cycles, known as asset management periods (AMPs). The current period, AMP8, started in April 2025 and will end in March 2030.
- 2.2 Our business plan for this period was agreed with our economic regulator, Ofwat, in December 2024. It outlines our largest ever investment in the region totalling £8.3bn of expenditure. This is £3bn more than 2020-2025 and includes, but is not limited to:
 - £5.4bn for day-to-day expenditure and operating our core services
 - £99m to improve drinking water quality
 - £1.5bn to reduce storm overflow discharges
 - £350m to prevent nutrient pollution such as the levels of phosphorous present in the final effluent discharged to rivers
 - £163m to roll out smart meters to help reduce leakage and bring down customers' bills
 - £24m to support growth and development
 - £98m to invest in water quality monitoring
 - £70m to reduce barriers for fish in rivers
- 2.3 A breakdown of the schemes anticipated to take place in the City of York Council area will be shared with members prior to the meeting. This list is indicative and will be subject to amendment throughout the Asset Management Period.

- 2.4 The first year of this AMP, April '25- March '26, saw £990m invested across Yorkshire to improve our infrastructure, this included completing 88 significant investment schemes and replacing 174.7km of water mains. We've also installed 177,000 smart meters to help people save water and reduce their water bills.
- 2.5 During this time we have also made some notable improvements, including reducing leakage by 18.5% compared to the 2020 baseline and reducing external sewer flooding incidents by 10.1%.

3. River Health

- 3.1 There are many influences on river water quality. In March 2023, based on the 2022 Water Framework Directive (WFD) assessments, the Environment Agency stated the following reasons for waterbodies failing to reach 'good' ecological status:

- Storm overflows - 7%
- Wider water industry - 36% (including storm overflows)
- Agriculture - 40%
- Urban and transport - 18%

NB They did not specify the cause of the other 6%.

Additionally, figure 1 shows the apportionment of annual loads of nitrogen, phosphorus and fine-grained sediment, from both diffuse (agriculture, urban, river channel banks, atmospheric deposition, groundwater) and point (sewage treatment works, septic tanks, combined sewer overflows, storm tanks) sources to rivers at Water Framework Directive waterbody scale in the York Central and York Outer areas.

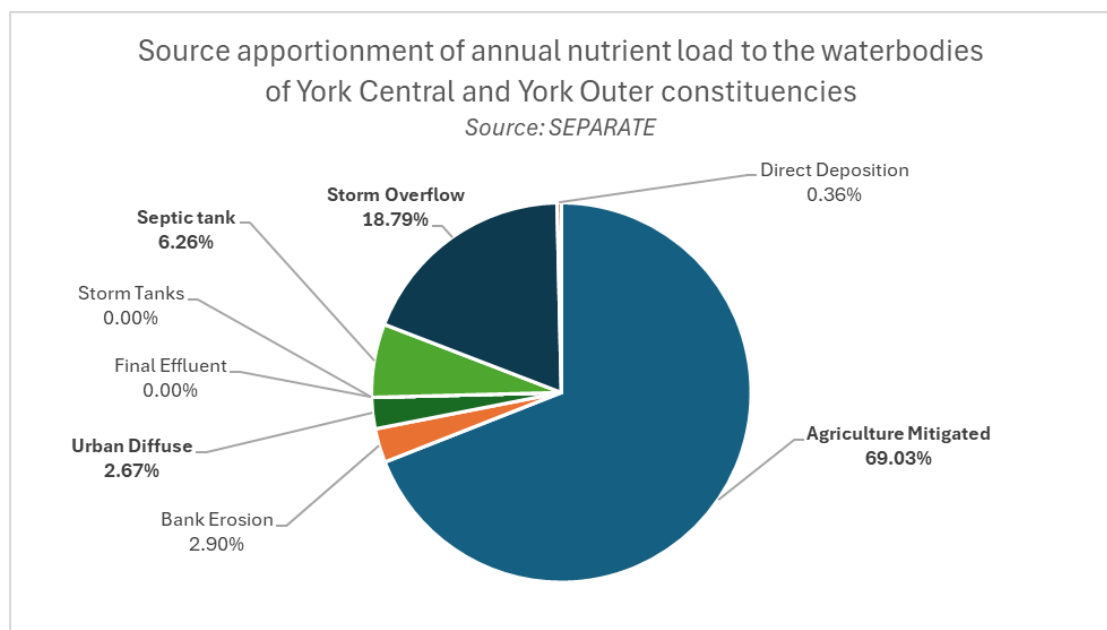


Figure 1 Source apportionment of annual nutrient load to the waterbodies of York Central and York Outer constituencies

Source: <https://data.catchmentbasedapproach.org/datasets/therivertrust::separate-all-sources-of-phosphorus/about>

- 3.2 Waterbodies in the England are classified by the Environment Agency through three-yearly sampling programmes undertaken as part of the Water Framework Directive (WFD). The last cycle of data to be published online is from 2022, with the 2025 data expected to be published in autumn 2026.

While 21 waterbodies are classed as falling either wholly or partially within the York Central and Outer area, it is the following four that make up the largest part of the region. Please note, all classifications and associated data is from 2022 and can be viewed publicly on [the Environment Agency's Catchment Data Explorer website](#).

- 3.2.1 The catchment from Claxton into the City Centre, known as *Tang Hall Bk/Old Foss Bk catch, trib of River Foss Water Body* is rated as 'moderate ecological status'. With the following reasons for not achieving good (RNAG) and reasons for deterioration (RFD)

Reason Type	SWMI	Activity	Category	Classification Element
RNAG	Point source	Private Sewage Treatment	Domestic General Public	Ammonia (Phys-Chem)
RNAG	Physical modification	Flood protection	Local and Central Government	Mitigation Measures Assessment
RNAG	Physical modification	Urbanisation - urban development	Urban and transport	Invertebrates
RNAG	Point source	Private Sewage Treatment	Domestic General Public	Invertebrates
RNAG	Point source	Private Sewage Treatment	Domestic General Public	Phosphate
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Polybrominated diphenyl ethers (PBDE)
RNAG	Physical modification	Land drainage - operational management	Agriculture and rural land management	Dissolved oxygen
RNAG	Diffuse source	Poor nutrient management	Agriculture and rural land management	Dissolved oxygen
RNAG	Point source	Sewage discharge (continuous)	Water Industry	Dissolved oxygen
RNAG	Point source	Private Sewage Treatment	Domestic General Public	Dissolved oxygen
RNAG	Point source	Trade/Industry discharge	Industry	Phosphate
RFD	Unknown (pending investigation)	Unknown (pending investigation)	Sector under investigation	Dissolved oxygen
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Mercury and Its Compounds
RNAG	Point source	Sewage discharge (continuous)	Water Industry	Phosphate
RNAG	Physical modification	Urbanisation	Urban and transport	Mitigation Measures Assessment
RNAG	Diffuse source	Poor soil management	Agriculture and rural land management	Phosphate
RNAG	Point source	Misconnections	Industry	Phosphate

- 3.2.2 The Ouse through central York, known as *Ouse from River Nidd to Stillingfleet Beck Water Body* catchment, is rated as ‘*moderate ecological status*’ by the Environment Agency. Reasons for not achieving good status (RNAG) and reasons for deterioration (RFD), as reported by the EA are:

Reason Type	SWMI	Activity	Category	Classification Element
RNAG	Unknown (pending investigation)	Unknown (pending investigation)	Sector under investigation	Perfluorooctane sulphonate (PFOS)
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Polybrominated diphenyl ethers (PBDE)
RNAG	Point source	Sewage discharge (continuous)	Water Industry	Phosphate
RNAG	Physical modification	Urbanisation	Urban and transport	Mitigation Measures Assessment
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Mercury and Its Compounds
RFD	Unknown (pending investigation)	Unknown (pending investigation)	Sector under investigation	Mercury and Its Compounds
RNAG	Diffuse source	Poor nutrient management	Agriculture and rural land management	Phosphate
RNAG	Physical modification	Flood protection	Local and Central Government	Mitigation Measures Assessment

- 3.2.3 The Holgate Beck from Askham Bryan into the City Centre, known as *Holgate Beck to Ouse Water Body*, is rated as ‘*moderate ecological status*’ by the Environment Agency. Reasons for not achieving good status (RNAG) and reasons for deterioration (RFD), as reported by the EA are:

Reason Type	SWMI	Activity	Category	Classification Element
RNAG	Point source	Misconnections	Local and Central Government	Dissolved oxygen
RNAG	Point source	Misconnections	Local and Central Government	Ammonia (Phys-Chem)
RNAG	Point source	Sewage discharge (intermittent)	Water Industry	Phosphate
RNAG	Point source	Sewage discharge (intermittent)	Water Industry	Invertebrates
RNAG	Physical modification	Urbanisation	Urban and transport	Mitigation Measures Assessment
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Polybrominated diphenyl ethers (PBDE)
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Mercury and Its Compounds
RNAG	Physical modification	Flood protection	Local and Central Government	Mitigation Measures Assessment

- 3.2.4 The River Foss from Strensall into the City Centre, known as *Foss from the Syke to the River Ouse Water Body*, is rated as ‘*moderate ecological status*’ by the Environment Agency. Reasons for not achieving good status (RNAG) and reasons for deterioration (RFD), as reported by the EA are:

Reason Type	SWMI	Activity	Category	Classification Element
RNAG	Point source	Private Sewage Treatment	Domestic General Public	Phosphate
RNAG	Point source	Sewage discharge (continuous)	Water Industry	Phosphate
RNAG	Physical modification	Urbanisation	Urban and transport	Mitigation Measures Assessment
RNAG	Unknown (pending investigation)	Unknown (pending investigation)	Sector under investigation	Perfluorooctane sulphonate (PFOS)
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Polybrominated diphenyl ethers (PBDE)
RNAG	Physical modification	Urbanisation - urban development	Urban and transport	Invertebrates
RNAG	Point source	Sewage discharge (continuous)	Water Industry	Invertebrates
RNAG	Point source	Sewage discharge (continuous)	Industry	Phosphate
RNAG	measures delivered to address reason, awaiting recovery	Not applicable	No sector responsible	Mercury and Its Compounds

- 3.4 As outlined in section 2 we have significant investment planned this AMP including £1.5bn to reduce CSO discharges (please see section 4 for more information) and £350m to reduce nutrient pollution, namely reducing phosphorous present in the treated effluent we return to the environment.
- 3.5 We have set ourselves the goal of reducing phosphorous in our final effluent by 75% by 2030 (from 2020/21 baseline). We’ve already made significant progress in this area over the last 5 years, reducing phosphorus at 80 of our treatment works and reducing levels by 56% (against 2020/2021 baseline). In York phosphorous removal schemes are planned at York Rawcliffe, York Naburn, and Haxby Walbutts treatment works.
- 3.6 As the RNAGs demonstrate however, our assets and operations are not the only influences on river health. As such working in partnership is essential; we work with both with local groups as well as the EA, City of York Council and the Combined Authority and the agricultural sector to help improve water quality.
- 3.7 An example of cross-sector work centres around the impact of private properties misconnected into the Yorkshire Water surface water network, allowing untreated waste to enter watercourses directly and continuously. The legal limit Yorkshire Water has is only to identify the property and issue a letter to the owner to outline what is misconnected with advice on how to resolve it. Any legal proceedings where the property owner does not rectify the misconnection sit with the local authority

under s59 of the Building Act and the team have been working across the region to build lost relationships and understanding with councils. There are currently six known misconnections open in the York City Council area. A further eleven discovered since 2023 have been resolved.

- 3.8 Within the York area the Yorkshire Water River Health Improvement Team are actively engaged with the following citizen science groups:

River Foss Society

One of the first groups we engaged with, the team have been in contact with the River Foss Society since July 2024, providing information on about Yorkshire Water investment and asset operation as well as monitoring equipment such as Hanna Checkers for phosphate and ammonia, Riverfly kits, and reagents to support their citizen science programme. The group regularly contribute their water quality data to the Yorkshire River Watch app, building a great picture of the catchment and impact of discharges.

Ouse it or Lose It

The team were contacted in May this year following a referral from another stakeholder who had passed on information about the citizen science we are supporting around the Yorkshire region. We will be supporting the group with Hanna Checkers and delivering them on-site later this month to talk about what challenges they are having and where we can support.

York Rowing Club

We recently established contact with the York Rowing Club via another stakeholder, Yorkshire Dales Rivers Trust, to investigate some issues raised at an outfall near the rowing club. We're combining the meeting on site with the Ouse it or Lose it session.

Yorkshire Dales Rivers Trust

The team have worked closely with the Yorkshire Dales Rivers Trust almost from the very beginning of the team coming into existence with our first meeting in March 2024. Since then, we've supported the charity with information, investigations, and citizen science support by rolling out CaSTCo (Catchment Systems Thinking Cooperative) developed methodologies like Outfall Safaris, Hanna Checkers, and Riverfly monitoring. Our team of Investigation & Engagement Leads, Improvements Leads, and Senior River Health Officers have also taken part in numerous practical volunteering sessions, removing skunk cabbage and balsam from land around watercourses.



Figure 2 Examples of some citizen science kit provided to groups showing the ammonia and phosphate Hanna Checkers and Riverfly kits.

University of York

The University of York's AQuA (Action for Quality Aquatic environments) project has been supported by the team from the beginning, providing data and on-site support where requested. Groups such as the River Foss Society have been heavily involved in the project and it's been a positive example of organisations working

together on citizen science initiatives to understand our river impacts more clearly.

4 Combined Sewer Overflows

- 4.1 The combined sewer network conveys both wastewater from residential and commercial properties and surface water runoff from impermeable areas such as roofs and pavements. During periods of heavy or sustained rainfall, the volume of surface water entering the system can exceed its hydraulic capacity. Under such conditions, combined sewer overflows (CSOs) operate as a relief mechanism, allowing excess flows to be discharged thereby preventing wastewater surcharges and the associated risk of flooding to properties and infrastructure. This reflects the original design of the network, much of which was constructed several decades ago.
- 4.2 There is a commonly held perception that discharges from storm overflows have increased significantly in recent years. However, this is not necessarily the case. A more accurate interpretation is that the visibility and reporting of discharges has improved, primarily due to the widespread installation of Event Duration Monitoring (EDM) devices. As a result, there is now a more complete, and robust, dataset on overflow discharges than was previously available.
- 4.3 Across Yorkshire, there are approximately 2,200 CSOs, all of which are displayed on a publicly accessible interactive mapping platform. This platform provides near real-time information on individual storm overflow discharge activity. Data is typically subject to an approximate 15-minute delay to allow for transmission and initial validation processes. We also publish the validated data monthly on our website and annually to the the Environment Agency.
- 4.4 We recognise that the use of CSOs is a matter of significant concern for customers and stakeholders and that we must reduce the frequency and duration of discharges. While these assets operate under permits issued by the Environment Agency, and discharges during rainfall conditions do not constitute a breach of consent, we appreciate how dissatisfied customers are about their use. Accordingly, a comprehensive investment programme has been developed to deliver sustained reductions in discharges and to support compliance with Government prescribed targets.
- 4.5 As outlined above, we are investing £1.5 billion during the current regulatory period (AMP8) to reduce storm overflow discharges. This investment programme is designed to contribute towards achieving the relevant Government targets for storm overflow performance.
- 4.6 Two main programmes of investment are running concurrently over different time spans to reduce discharges to the aquatic environment:
 - Storm Overflow Discharge Reduction Plan (SODRP), a Defra target under the Water Industry National Environment Programme (WINEP), which aims to reduces

discharges from all individual storm overflow assets to less than 10 per year by 2050:

	No. Overflows	2030	2035	2045	2050
Bathing Water Site CSOs	10%	50%	100%		
High Priority Site CSOs	33%	38%	75%	100%	
Total CSOs	Remaining 57%	20%	40%	80%	100%

High Priority Sites:

- Sites of Special Scientific Interest (SSSIs),
- Special Areas of Conservation (SAC),
- Urban Wastewater Treatment Regulations sensitive areas,
- Chalk streams,
- Waters currently failing our ecological standards due to storm overflows,
- Shellfish Water Protected Areas,
- Special Protected Areas (SPAs),
- Marine Conservation Zones (MCZs),
- Ramsar sites.

Figure 3 Table outlining the expected upgrade schedule of storm overflows under the SODRP by 2025

- Storm Spill Reduction Programme (SSRP), an OfWat Performance Commitment to reduce the number of annual discharges as an average across the asset base to a maximum of 18 per asset.

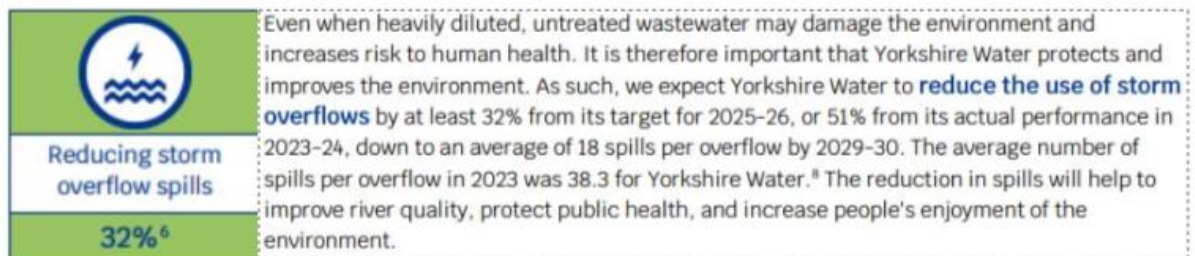


Figure 4 OfWat Performance Commitment for reduction of storm overflow discharge to an average of 18 per asset across the asset base by March 2030

Source: <https://www.ofwat.gov.uk/wp-content/uploads/2024/12/Overview-of-Yorkshire-Waters-PR24-final-determination-1.pdf>

- 4.7 These conflicting targets from multiple regulators make prioritisation complex and selection is based on a fine balance of discharge numbers vs discharge volume vs cost-effectiveness vs receiving waterbody pressures.
- 4.8 While the dominant nutrient load in the York waterbodies is attributed to agriculture, as seen previously, around 19% of the load stems from storm overflow assets. In York we currently have 21 schemes proposed to improve storm overflows performance (see figure 5 for the full Yorkshire Water AMP8 proposed investment map, which includes clean water and wastewater projects). Please note, there is a small chance some schemes may not progress to delivery if there are unforeseen circumstances such as unviable ground conditions.

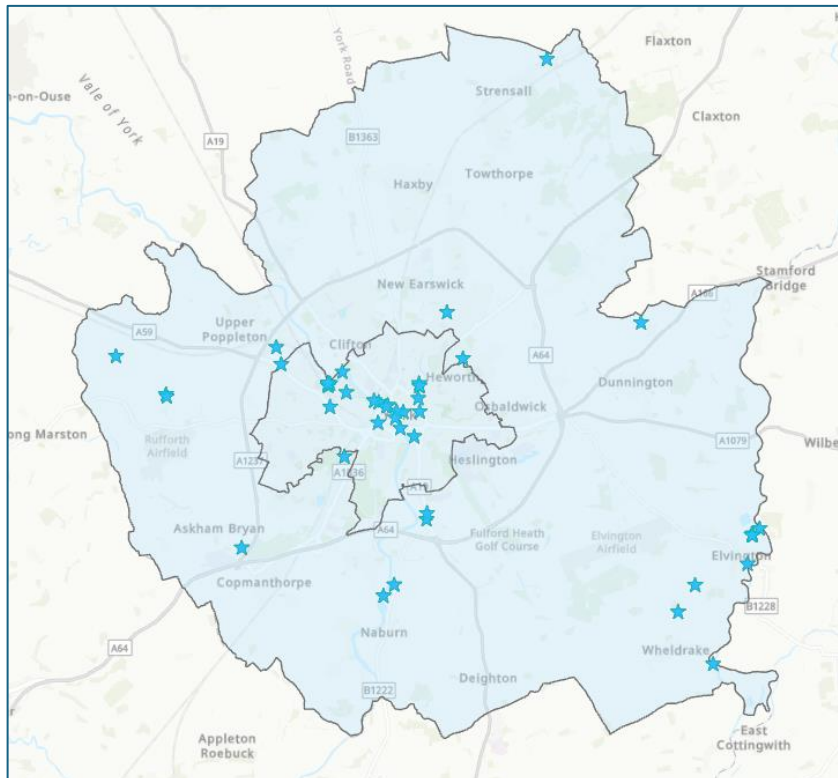


Figure 5 Map of all Yorkshire Water proposed AMP8 investment in the York Central and York Outer constituencies

- 4.9 As these progress to delivery we will be in touch with the corresponding ward councillors to provide further details.

5 Flooding and Integrated Water Management Planning

- 5.1 Integrated Water Management Planning (IWMP) brings partners together to plan water, flooding, and growth at a whole-catchment level rather than through separate schemes. It is particularly needed in York because flooding is driven by multiple interacting sources, alongside increasing pressures from climate change and development. The approach focuses on coordinated, integrated solutions, combining nature-based measures, infrastructure upgrades, and shared investment across organisations. This results in reduced flood risk, better value for public investment, and improved resilience and environmental outcomes for the city.
- 5.2 Yorkshire Water will take a phased approach to IWMP delivery. In the short term, the focus will be on improving existing assets, investigating flood risks, and progressing priority schemes (e.g. pumping, sewer upgrades, and data-led studies). Through AMP8 (the next 2–5 years), Yorkshire Water will invest in capacity, treatment works, and integrated catchment solutions, while co-developing an IWMP with partners to align funding and delivery. In the longer term, Yorkshire Water will support the delivery of a place-based IWMP and develop a business case for large-scale, multi-benefit solutions (e.g. nature-based storage and upstream interventions) to provide sustained flood resilience.

- 5.3 A new North Area partnership team, comprising colleagues from YW, EA, NYC, Y&NYCA, and OuseWem, has been established to deliver a “Working with Water” partnership for the region. The partnership supports integrated water management across York and North Yorkshire, underpinned by the same core aims. To date, work has focused on aligning partner priorities, governance, and data sharing, alongside testing a pragmatic, catchment-based pilot approach to build momentum and avoid duplication. The team meets monthly, and a Local Levy bid to fund a programme coordinator is due in September 2026.

Bathing Water Designation

- 6.1 Should any stretch of the Ouse or Foss be designated as a Bathing Water, this would have a range of implications. Bathing water quality in England is managed through a structured, seasonal monitoring programme designed to protect public health and drive long-term environmental improvement. The bathing water season runs annually from May to September, during which designated coastal and inland sites are sampled regularly by the Environment Agency to assess water quality.
- 6.2 Water quality is highly sensitive to weather conditions. Heavy or prolonged rainfall can wash pollutants from roads, farmland and urban areas into rivers and coastal waters, leading to temporary dips in quality—particularly following heavy and/or prolonged rainfall. Pollution from rainfall-driven pathways, for example CSOs and runoff from roads and farmland, are the dominant drivers of short-term pollution spikes.
- 6.3 Each season, the Environment Agency undertakes extensive monitoring, collecting hundreds of water samples across designated bathing waters. These samples measure bacteria levels and form the basis of the annual classifications published for the public.
- 6.4 Bathing waters are classified annually under the revised Bathing Water Directive, introduced in 2015. This directive raised water quality standards, updated monitoring criteria and strengthened public information requirements. Under the current system, bathing waters are categorised as Excellent, Good, Sufficient or Poor based on a 4-year rolling average. The Environment Agency’s SWIMFO website provides site-specific information for all designated bathing waters.
- 6.5 Significant regulatory changes are now shaping the future of bathing water management. The Environment Act 2021 introduced legally binding targets requiring major reductions in storm overflow discharges near bathing waters by 2035. Meeting these targets will require the largest investment ever made in the wastewater network between 2025 and 2030, with a substantial share directed toward reducing storm overflow discharges and upgrading wastewater treatment facilities near designated bathing sites.
- 6.6 Improving bathing water quality is a shared responsibility. Water companies, regulators, local authorities, landowners and local communities all play essential roles in delivering sustained improvements. The Yorkshire Bathing Water Partnership is central to coordinating this collaborative effort.

Regulatory Review of the Water Sector

- 7.1 Yorkshire Water recognise Regulatory Reform as a key opportunity to resolve many long-term issues within the water sector and its regulatory framework. Many of the issues within the water sector are longstanding and, in some cases, generated by the current processes that determine pricing, investment and environmental standards.
- 7.2 The current regulatory model struggles to balance the inherent trade offs in managing the water sector between cost and outcomes. This is further confused by the numerous regulators and related voices which have different and competing priorities.
- 7.3 Equally, the current system is heavily weighted toward national priorities at the expense of regional flexibility and community feedback. This makes it difficult for Yorkshire Water to deliver regional and local priorities which do not fit neatly into predetermined national frameworks. Through our existing work, Yorkshire Water has seen first hand how effective partnership working can be at delivering positive change and the regulatory reform offers an opportunity to accelerate this way of working.
- 7.4 Regulatory Reform also offers a key opportunity to improve the investability of the water sector, which has tracked consistently below investment opportunities in similar sectors such as energy for some years. Restoring the “aaa” rating of the sector and providing clarity is key to encouraging further investment. This will give the water sector more scope to deliver further investment at pace, whilst reducing the burden on customer bills to meet the increasing demands of environmental and supply obligations.
- 7.5 *Key Measures Supported by Yorkshire Water*
 - 7.5.1 Yorkshire Water has engaged with Government throughout the reform process. A selection of these key deliverables is outlined below:
 - A single independent regulator – By combining Ofwat, the Drinking Water Inspectorate and the water functions of the Environment Agency and Natural England, we can deliver a clearer strategic direction for the sector with a consistent delivery of regulation. This will improve understanding amongst the public who may find the current system confusing and provide greater confidence for investors.
 - A new supervisory regulatory model – Under the current “one-size-fits-all” approach taken by regulation the range of different opportunities and challenges faced by different water companies are ignored. This can create perverse incentives which result in poorer outcomes for customers and the environment. Under a new “supervisory” model the new regulator will have more discretion to manage water companies on a case by case basis, improving outcomes and value-for-money.
 - Regional systems planning – Local planning is currently highly complex with water companies expected to input into over 20 different planning frameworks. We welcome the Government intention to cut this to just two. Furthermore we welcome the proposal to deliver new regional systems planning bodies which will bring together local stakeholders to deliver on

regional water priorities and deliver a more holistic approach to the management of local catchments.

Contacting Yorkshire Water

- 8.1 Members of the public should contact Yorkshire Water through the contact details provided on our website, <https://www.yorkshirewater.com/get-in-touch/> or by phone on 0345 124 2424.
- 8.2 Councillors and Council Officers should contact the Public Affairs Team. Details will be shared directly.

Tim Myatt
Head of Corporate Affairs

Contact Officer: Sarah Robinson, Corporate Affairs Manager

Annex 3 – Environment Agency Response

- **An outline of EA role in dealing with water pollution, including our legal powers**

The Environment Agency (EA) is the main regulator responsible for protecting and improving water quality in England, operating under legislation such as the Environment Act 1995 and the Water Resources Act 1991. Its role is to prevent, reduce, and control pollution while supporting sustainable development. The EA carries out this role by issuing environmental permits under the Environmental Permitting Regulations 2016, which set legal limits and conditions on discharges to water. It also monitors water quality, inspects regulated sites such as wastewater treatment works, and responds to pollution incidents by investigating causes, collecting evidence, and assessing environmental harm.

To ensure compliance, the EA uses a range of legal powers through a risk-based and proportionate enforcement approach. These powers include issuing and enforcing environmental permits, requiring information and access to sites, and serving formal notices such as Enforcement Notices, Suspension Notices, and Stop Notices to control or halt harmful activities. Where breaches occur, the EA can apply civil sanctions, including monetary penalties and enforcement undertakings, or take criminal action, prosecuting offenders in court where serious pollution has occurred. In practice, these powers are used to stop pollution, restore environmental damage, and deter future offences, with recent legislation further strengthening the EA's ability to take swift action and hold both organisations and individuals accountable.

- **specifically including an outline of EA role in tackling diffuse pollution from agricultural sources and what, if any, targets exist in this regard**

The Environment Agency's agriculture report 2026 is the first time we have reported in detail on agriculture. Its purpose is to inform our customers, partner organisations and the wider public on how we work with farmers and share our insights on the performance of the sector, with the aim of reducing the impact of agricultural activity on the environment. You can find it here:

<https://www.gov.uk/government/publications/agriculture-and-the-water-environment-2026-report/agriculture-and-the-water-environment-2026-report>

We'd like to share the following additional information with you to provide some further detail and context on our role and some examples of how we have been working to improve water quality and ecology in CYC area.

EA role in WINEP

*You will find further details on the EA's role in the Water Industry Natural Environment Programme (WINEP) **attached**.*

EA role as a statutory consultee

As a statutory consultee, we provide advice and guidance within the planning system and plan-making process on protecting and improving water quality and by influencing decisions about appropriate uses of land. For example, we can support the LPA in using available evidence (such as water business plans) to anticipate future demand for wastewater treatment and investment that may be required. This can help justify Development Plan (DP) policies that link the rate of planned development to the available capacity of wastewater treatment infrastructure and support a case for further investigation, for example through a water cycle study.

River basin management plans (RBMPs) set the legally binding locally specific environmental objectives that underpin water regulation (such as environmental permitting) and planning activities. Regulation 33 of the WFD regulations (2017) places a duty on each public body, including the EA and local authorities, to 'have regard to' RBMPs when exercising their functions.

The EA is the competent Authority for implementing the WFD in England and we work to ensure that WFD requirements are considered and supported through spatial planning. As mentioned, public bodies (including LPAs) are required to 'have regard to' RBMPs when exercising their functions (Reg 33 of the Water Environment (WFD) Regs 2017). Therefore, EA will seek to promote and support the consideration of RBMPs and incorporation of requirements into the DPs policies and supporting evidence base. Additionally, we protect waters by working with LPAs and developers through the planning system to ensure groundwater and aquifers are protected.

As an environmental regulator, we routinely measure, monitor and report on the water situation across England. We work to protect and improve the water environment by monitoring pressures, investigating sources of water pollution and manage water resources. We issue environmental permits for some activities/developments as lead regulatory under the Environmental Permitting (England and Wales) Regulations 2016 to control water discharge and groundwater activities (including permitting which protects surface waters and groundwater from pollution). We also work to influence the efficient use of water through our regulation of the water industry and through abstraction licensing. Furthermore, we work directly with water companies to ensure that effective plans are in place to secure water supply and minimise environmental impacts, for example reviewing Water Resources Management Plans.

Partnership work

- *The EA has been working on a number of projects to improve water quality and ecology in the CYC area.*
 - *We have worked with YWT to fund the delivery of the Foss Project [Foss Catchment Project](#) | [Yorkshire Wildlife Trust](#) that is a partnership project working with the Foss IDB and land owners to address issues of diffuse pollution from agriculture and improvements to riparian habitat.*
 - *We have worked with the Foss IDB to improve operational practices that contribute to improved habitat and reduce the impact of sedimentation on the Foss.*
 - *We support the work of the River Foss Society to assist where required with their water quality and ecology citizen science monitoring.*
 - *We are an active member of the AQUA project [AQUA \(Action for Quality Aquatic Environments\)](#) | [SEI](#) working with multiple partners that include York University, the River Foss Society and Yorkshire Water to support citizen science effort across Yorkshire. One of the workstreams involves 'outfall safaris' on the Foss to investigate and better understand sources of pollution.*
- *The EA administers the funding for Catchment Partnerships across Yorkshire. These partnerships bring together local organisations, charities and businesses to make collective decisions about our rivers and to work together to improve quality and ecology. North Yorkshire CC through the LNP are members of the DVRN and Derwent Catchment Partnerships.*
 - *[DVRN - Yorkshire Dales Rivers Trust](#)*
 - *[Yorkshire Derwent Catchment Partnership](#) | [Yorkshire Wildlife Trust](#)*
- *The DVRN has recently formed a Foss and Ouse subgroup to focus on issues in this area.*
- *The EA is a partner in the Ousewem project that is delivering natural flood management (NFM) and nature-based solutions (NbS) across the Swale, Ure, Nidd and Upper Ouse*

catchments in York and North Yorkshire. Combining advance modelling with practical delivery, the project is working with landowners to address flood risk in ways that are also beneficial to water quality such as tree planting or pond creation that reduce the sediment impact on our rivers.

- *Welcome to Ousewem – Ousewem*
 - *We have also supported the Ousewem project and provided advice for the development of the York Rivers Trail.*
- *The EA has worked with the Friends of St. Nicks and the Foss IDB on the York Urban Becks project to renaturalise sections of Osbaldwick / Tang Hall Beck to improve ecology. The improved ecology of the becks has contributed to reduce sediment input and helps to filter pollutants.*
- *Recommendations/suggestions:*
 - *Consideration to be given by CYC to reference*
 - *Foss IDB - given that large parts of the Foss are under IDB control.*
 - *CYC obligations to deliver the Local Nature Recovery Strategy for North Yorkshire, which includes many components related to water quality and ecology.*

This page is intentionally left blank

Annex 4

Background

Water companies in England and Wales have been responsible for drinking water supply and wastewater since privatisation in 1989. The Periodic Review (PR), sometime also referred to as *Price Review*, is Ofwat's process for determining what water companies can charge customers over the next five years. This has been carried out in five-year cycles for more than 20 years (Ofwat, 2024).

Periodic Reviews & Asset Management Periods

Ofwat's PRs set price controls and investment for each five-year AMP. The latest, PR24, sets controls for AMP8 (2025–2030) (Ofwat, 2024).

Review	AMP period
PR89	AMP1 (1990–1994)
PR94	AMP2 (1995–1999)
PR99	AMP3 (2000–2004)
PR04	AMP4 (2005–2009)
PR09	AMP5 (2010–2014)
PR14	AMP6 (2015–2019)
PR19	AMP7 (2020–2024)
PR24	AMP8 (2025–2030)

AMP8 & PR24 highlights

- Record investment of around £104 billion approved for 2025–2030 (Ofwat, 2024).
- Expected outcomes include lower leakage, improved resilience and ~45% reduction in storm overflow spills by 2030 (Ofwat, 2024).
- Integration of long-term strategies to align five-year plans with environmental goals (Ofwat, 2025).

WISER & WINEP

Water Industry Strategic Environmental Requirements (WISER) document sets expectations on environmental performance and resilience for PR24 business plans (Environment Agency & Natural England, 2022). The PR24 Water Industry National Environment Programme (WINEP) dataset (issued January 2025) includes 18,598 actions for 2025–2030 (Environment Agency, 2025).

Environment Agency's delivery role

EA Area teams oversee WINEP delivery, liaising with National River Basin Management Service and water companies. Many measures require permit variations handled by the National Permitting Service (Environment Agency, 2025).

Environment Agency's checking role

Water companies report annually on WINEP delivery. EA compiles and assesses performance, contributing to Ofwat's oversight. AMP measure delivery is tracked within the Environmental Performance Assessment (EPA) using updated metrics (Environment Agency, 2025).

River Basin Management Plans (RBMPs) and alignment

RBMPs run on six-year cycles (currently 2022–2027). A mid-cycle interim progress report (Nov 2025) shows ~75% of measures complete or ongoing (Defra, 2025).

References

Environment Agency and Natural Resources Wales (2025) Water and sewerage companies: EPA methodology for 2026 to 2030. GOV.UK. Available at: <https://www.gov.uk/government/publications/water-and-sewerage-companies-epa-methodology-for-2026-to-2030> [Accessed 16 Dec 2025].

Environment Agency (2025) PR24 Water Industry National Environment Programme. Defra Data Services Platform. Available at: <https://environment.data.gov.uk/dataset/39b11ea0-3cfa-4cbb-b3a1-b5950019f169> [Accessed 16 Dec 2025].

Environment Agency and Natural England (2022) Water industry strategic environmental requirements (WISER). GOV.UK. Available at: <https://www.gov.uk/government/publications/developing-the-environmental-resilience-and-flood-risk-actions-for-the-price-review-2024/water-industry-strategic-environmental-requirements-wiser> [Accessed 16 Dec 2025].

Defra (2025) River basin management plans, 2022 to 2027: interim progress report 2025. GOV.UK. Available at: <https://www.gov.uk/government/publications/river-basin-management-plans-2022-to-2027-interim-progress-report-2025/river-basin-management-plans-2022-to-2027-interim-progress-report-2025> [Accessed 16 Dec 2025].

Ofwat (2024) PR24 final determinations: sector summary. Ofwat. Available at: <https://www.ofwat.gov.uk/wp-content/uploads/2024/12/PR24-FD-sector-summary.pdf> [Accessed 16 Dec 2025].

Ofwat (2024) Ofwat approves £104bn upgrade to accelerate delivery of cleaner rivers and seas and secure long-term drinking water supplies for customers. Ofwat News Centre. Available at: <https://www.ofwat.gov.uk/ofwat-approves-104bn-upgrade-to-accelerate-delivery-of-cleaner-rivers-and-seas-and-secure-long-term-drinking-water-supplies-for-customers/> [Acc



Place Scrutiny Committee**21 July 2026**

Report of the Director of City Development

York Central Mayoral Development Zone: Scrutiny Consideration**Summary**

1. This report presents, at Annex A, the York and North Yorkshire Combined Authority paper proposing the creation of Mayoral Development Zones (MDZs), including a proposed York Central MDZ.
2. The Combined Authority is proposing the creation of three MDZs across York and North Yorkshire, which will benefit from a £10m MDZ Regeneration Fund and £500k of revenue capacity funding across the MDZ programme.
3. It enables Place Scrutiny Committee to consider the proposal from a City of York Council perspective and decide whether to make a recommendation to Executive on the Council's position.

Background

4. The Combined Authority paper proposes the designation, in principle, of Scarborough, the Selby Growth Corridor and York Central as MDZs. The purpose is to accelerate regeneration in key locations across York and North Yorkshire.
5. An MDZ is described as a flexible, non-statutory Mayoral designation for an area where regeneration is a priority. This differs from a Mayoral Development Corporation (MDC), which is a statutory delivery body with wider powers and higher set-up and running costs.
6. For York Central, the paper describes a nationally significant brownfield regeneration opportunity on former railway land west of York Railway Station, with outline planning consent, a joint venture partner appointed and major unlocking infrastructure nearing completion.

7. The Combined Authority paper states that an MDC is not required for York Central because land ownership and planning are not considered to be the main barriers. It suggests that an MDZ would help signal York Central as a Mayoral and regional priority, align government and funding commitments, and give confidence to investors and partners.
8. The proposal raises issues which Members may wish to consider before the Council reaches a formal position. These include whether York Central is appropriate for York's first MDZ, how any boundary should be defined, how MDZ governance would interact with the current review of York Central governance arrangements, how future or additional York opportunities could be considered by the Combined Authority, and how the Council can maximise the opportunities afforded by an MDZ.

Previous Discussions

9. York Central has been a long-standing strategic regeneration priority for City of York Council. The site is a critical element in the delivery of the City's Local Plan and offers significant opportunities to generate inward investment and improve social outcomes. Previously, the Council has supported the site through policy, funding, land, infrastructure and partnership decisions, while also acting as the local planning authority.
10. In November 2015, York Central was named as an Enterprise Zone following a joint bid by City of York Council and the York, North Yorkshire and East Riding Local Enterprise Partnership. Enterprise Zone status, which runs until 2052, allows a proportion of business rates generated on the site to be retained locally to help fund infrastructure.
11. Between 2017 and 2018, Executive supported the York Central masterplan, selected the western access option, approved submission of detailed planning applications for key infrastructure, and agreed land and compensation arrangements needed to bring the access road, bridge and spine road forward.
12. In November 2018, Executive considered the York Central Enterprise Zone Investment Case and agreed prudential borrowing of £35m, financed from future retained business rates, as part of a wider £155m infrastructure package.
13. In July 2020, Executive agreed further project funding, delegated authority to agree grant terms for £77.1m of infrastructure funding from Central Government, and approved land disposal arrangements to support relocation of rail infrastructure from the York Central site.

14. In April 2022, Executive delegated authority to enter into an Enterprise Zone funding agreement with Homes England to reimburse infrastructure costs and confirmed the Council's £35m contribution to enabling infrastructure.

Consultation

15. This cover report has been prepared to support Member discussion. It does not constitute public consultation on the Combined Authority proposal.
16. The Combined Authority paper states that the MDZ proposals have been discussed with, and are supported in principle by, the relevant constituent local authorities. Following agreement in principle, the Combined Authority would work with the relevant local authority and delivery partners to define the red-line boundary, primary aims and governance.
17. If Executive Committee is asked to determine the Council's position, it may wish to consider whether further engagement is needed with ward councillors, York Central partners, landowners, developers, statutory consultees, community representatives and other interested parties before a final position is communicated to the Combined Authority.

Issues for Member Consideration

18. Members may wish to focus their discussion on the matters where the Council can most usefully influence the next stage: whether York Central is the appropriate first York MDZ; whether the boundary should be limited to the existing York Central geography or include related station-area and city-centre growth opportunities; what governance role the Council should have; what transparency and reporting should be required; how this can best contribute towards the site's outcomes and any additionality that might be provided for the surrounding areas through implementing an MDZ with a broader boundary than the "teardrop" site.
19. The designation decision itself will sit within Combined Authority governance. The purpose of this discussion is therefore to shape the Council's formal position and the matters Executive may wish to raise with the Combined Authority, rather than to scrutinise the Combined Authority or substitute for its own overview and scrutiny arrangements.
20. The proposed decision pathway is that Scrutiny may advise Executive; Executive determines the Council's formal position; any future Council funding, land, property, highways or resource commitments return through the Council's normal governance processes;

21. It should be noted that statutory planning decisions, including reserved matters, remain with the Council in its capacity as local planning authority and must be considered on their own merits.

Options

22. Option 1:

Recommend to Executive that the Council supports, in principle, designation of York Central as a Mayoral Development Zone (MDZ), with Executive invited to seek assurance on governance arrangements, boundary, transparency, capacity, statutory roles, future Council commitments and wider city benefits.

23. Option 2:

Recommend to Executive that the Council does not confirm support at this stage and instead asks for further work on whether other York regeneration opportunities should be considered as future or additional MDZ candidates before reaching a final position.

Analysis

Option 1 – Support in principle the designation of York Central as a Mayoral Development Zone

24. The Combined Authority paper sets out a strategic case for York Central as a proposed MDZ. It describes the site as a nationally significant 45-hectare brownfield regeneration opportunity with outline planning permission, a joint venture partner appointed and £135m of unlocking infrastructure nearing completion.
25. The paper identifies York Central as a major driver of regional growth, with potential to deliver around 3,000 homes, up to 40% affordable housing, 1.4m sq. ft. of commercial and retail floorspace, jobs, public realm, an expanded National Railway Museum and wider economic benefits.
26. On that basis, supporting an MDZ would be consistent with both City of York Council's and the Combined Authority's view that York Central is advanced, investible and strategically significant. The designation could help maintain momentum, strengthen confidence and support alignment between government, the Combined Authority, Homes England, landowners, developers and other partners.
27. The paper also presents an MDZ as a proportionate mechanism because it would not create a statutory delivery body or replace existing planning

and delivery structures. Its main value would be coordination, prioritisation, funding alignment and investor confidence.

28. This option would allow the Council to engage positively while shaping the boundary, governance and delivery framework. It would also allow the Council to make clear that support is for a non-statutory designation which does not transfer or dilute City of York Council's statutory planning, highways, land or democratic decision-making responsibilities.
29. The main risk is that support could be perceived as endorsing York Central as the only priority location before wider York opportunities have been fully considered. However, York Central is the only York opportunity identified in the Combined Authority paper and is the most mature and immediately investible site within the City Development portfolio. The Committee could therefore distinguish between support for York Central as the immediate MDZ opportunity and further work on future or additional York opportunities.
30. Members may wish to consider the practical significance of the MDZ "badge". Although non-statutory, the designation would signal Mayoral priority and provide a recognised framework for coordinated development and investment.
31. Conversely, if the Council is seen as delaying or withholding support, this could be interpreted externally as a lack of local alignment at a point when the scheme is moving from planning and infrastructure preparation into delivery.
32. Members may also wish to consider the capital enabling funds. The Combined Authority paper proposes a £10m MDZ Regeneration Fund and £500k of revenue capacity funding across the MDZ programme which may be beneficial in realising inward investment in site opportunities including the Innovation Hub.
33. Executive could therefore seek a wider discussion with the Combined Authority and Homes England about how the York Central MDZ can support a broader York growth and investment approach, including investor engagement, related sites, city-centre and station-area growth, and the capacity needed to maximise benefits for the city.
34. The case for support is therefore not only about access to a limited funding pot. The stronger argument is that an MDZ could provide a platform for delivery confidence, government alignment, investor perception and additional capacity, provided it adds value to existing York Central governance rather than duplicating it.

35. For these reasons, Option 1 could be supported if the Council's support is framed as support in principle and accompanied by clear asks on boundary, governance, transparency, statutory roles, access to MDZ capacity funding, wider York growth and investment support, and protection of future Council decision-making.

Option 2 – Ask for further work on other potential York sites before the Council confirms its position

36. The alternative option is for the Committee to recommend that Executive does not confirm support for a York Central MDZ at this stage and instead asks for further work to assess whether other York sites should be considered as future or additional MDZ candidates.
37. York Central is already a mature regeneration programme with planning status, delivery partners and significant infrastructure investment secured or nearing completion. Members may therefore wish to test whether designation should be limited to York Central at this stage, or whether a future York MDZ pipeline should also be developed for discussion with the Combined Authority.
38. The advantage of this option is that it would allow a fuller citywide assessment before the Council signals support for a Mayoral designation. Sites could be compared against criteria such as deliverability, housing and economic benefit, brownfield regeneration, infrastructure need, inclusive growth, funding potential and alignment with the existing and forthcoming Local Plan. This would provide a transparent local view without substituting for the Combined Authority's own regional prioritisation.
39. The disadvantage is that further work could delay the Council's ability to influence the York Central MDZ while the Combined Authority is actively progressing designation. It could also be read as a lack of support for York Central, despite both the Council and Combined Authority's view that the site is one of the region's largest and most advanced regeneration opportunities.

Council Plan

40. The proposal links to the Council Plan priorities for a fair, thriving, green and connected city. York Central *will* support new homes, employment, public realm, sustainable travel, culture, skills and inward investment, which are key outcomes for the successful delivery of the City's Local Plan.

41. Members may wish to recommend that any Council support is explicitly linked to inclusive growth, affordable housing, climate and environmental outcomes, active and sustainable travel, community benefit and high-quality place-making.

Implications

Financial

42. There are no direct financial implications arising from this scrutiny cover report. The Combined Authority paper proposes a ringfenced £10m capital MDZ Regeneration Fund and £500k capacity funding from Combined Authority resources. Any City of York Council financial commitments from future MDZ activity would require separate consideration through the Council's governance processes.

Human Resources (HR)

43. There are no direct HR implications arising from this report. Officer capacity may be required if the Council participates in boundary, governance, delivery framework or funding discussions with the Combined Authority.

Equalities

44. There are no direct equalities implications arising from this cover report. Any future Council decision should consider how regeneration benefits would be shared, including accessibility, affordable housing, employment opportunities and impacts on communities affected by development.

Legal

45. The Combined Authority paper states that MDZs are informal, non-statutory designations and do not have formal legal status. Before any Executive decision, the Council should satisfy itself that support for an MDZ would not prejudice or fetter its statutory roles, including planning, highways, consultation, land, governance and decision-making functions. In particular, any support for an MDZ must not predetermine future planning decisions or reserved matters, which must continue to be considered on their own merits.

Crime and Disorder

46. There are no direct crime and disorder implications arising from this report. Future regeneration proposals should consider community safety, natural surveillance, public realm design and safe access through and around York Central.

Information Technology (IT)

47. There are no direct IT implications arising from this report.

Property

48. There are no direct property implications arising from this cover report. York Central involves significant land and property interests; any Council property implications from future MDZ activity would need to be considered separately.

Other

49. Other implications may include planning, transport and highways, environment, climate change, economic development, skills and communications. These would require further assessment if Executive is asked to take a formal decision or if specific projects are brought forward through an MDZ delivery framework or business case.
50. It is noted that the provision of an MDZ would not prejudice any of the Council's statutory functions.

Risk Management

Risk	Consequence	Mitigation / consideration
There may be missed opportunities around other sites within the City.	Failure to capitalise upon the most beneficial opportunities for the City.	Committee can recommend that Executive support is conditional or that further work is undertaken.
Potential confusion between existing York Central arrangements, Council roles and CA advisory structures.	Delayed and confused decision making and accountability surrounding the York Central site.	Seek clear boundary, terms of reference, reporting arrangements and Council

		representation before final support.
Future financial or delivery expectations	Council may be assumed to support future commitments beyond the principle of an MDZ.	State that any future Council commitments require separate decisions.
Perception that formal position has already been taken	Member confidence may be reduced if previous informal support is seen as replacing formal local governance.	Clarify that scrutiny is advising Executive, that any earlier support was informal engagement, and that future Council commitments require separate decisions.

Recommendations

51. Members are asked to consider the Combined Authority paper at Annex A and determine whether they wish to make a recommendation to Executive on the Council's position in relation to the proposed York Central MDZ.
52. Recommended Option: Option 1. Members are asked to consider recommending to Executive that the Council supports, in principle, the designation of York Central as a Mayoral Development Zone, with Executive invited to seek assurance on the following matters before confirming the Council's formal position to the Combined Authority:
 - the Combined Authority and Homes England provide clarity on the capacity and investment support that would accompany the MDZ, including whether a wider York growth hub or investment team approach could support investor engagement, unlock related opportunities and maximise wider economic benefits for the city;
 - the proposed red-line boundary is developed with the Council and reported through appropriate governance before designation;
 - any governance or advisory board arrangements include appropriate City of York Council representation, interface clearly with existing York Central governance, and provide suitable transparency and reporting;

- support for a York Central MDZ does not preclude future discussions with the Combined Authority about other York regeneration priorities;

53. Reason: This approach allows the Committee to shape the Council's formal position while supporting the strategic opportunity presented by York Central. It ensures that Executive considers local democratic accountability, boundary, governance, transparency, capacity, wider city benefits and protection of the Council's statutory responsibilities before confirming the Council's position to the Combined Authority.

Contact Details

Author:

Simon King
Programme Manager
City Development

Chief Officer Responsible for the report:

Garry Taylor
Director of City Development

**Report
Approved**



Date 13/7/26



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

All ☒

For further information please contact the author of the report

Background Papers:

Annexes

Annex A: York and North Yorkshire Combined Authority Cabinet report - New Mayoral Development Zones for York and North Yorkshire.

Abbreviations

CA	<i>York and North Yorkshire Combined Authority</i>
CYC	<i>City of York Council</i>
MDZ	<i>Mayoral Development Zone</i>
MDC	<i>Mayoral Development Corporation</i>
MDA	<i>Mayoral Development Area</i>
NRM	<i>National Railway Museum</i>

This page is intentionally left blank

CABINET MEETING**2 July 2026****NEW MAYORAL DEVELOPMENT ZONES FOR YORK AND NORTH YORKSHIRE****Report of the Director of Economy**

1.0 Purpose of the Report

- 1.1 This report sets out the proposal to designate Scarborough, the Selby Growth Corridor and York Central as Mayoral Development Zones to accelerate and drive the regeneration of the region's key development opportunities.

2.0 Recommendations

- 2.1 It is recommended that the Combined Authority Cabinet:
- 2.1.1 Approve in principle the designation of Scarborough, Selby Growth Corridor and York Central as Mayoral Development Zones (MDZs)
 - 2.1.2 Delegate to the Mayor, in agreement with the Lead Member of the relevant local authority, approval of the redline boundary of each MDZ
 - 2.1.3 Delegate to the Director of Economy, in consultation with the Mayor, the administration of the processes required to designate and launch the three MDZs in agreement with the relevant local authorities
 - 2.1.4 Delegate to the Mayor, in consultation with the Lead Member of the relevant local authority, the creation and appointments to any MDZ Advisory Board structures required where existing governance is not deemed sufficient
 - 2.1.5 Approve the ringfencing of an initial £10m capital MDZ Regeneration Fund from Mayoral Investment Funding and Local Growth Funding
 - 2.1.6 Approve the creation of £500k capacity fund to develop and administer the MDZs from Local Growth Fund revenue

3.0 Background

3.1 In the last year the Combined Authority have undertaken significant appraisals of the range of regeneration and development opportunities across the region. This analysis has informed two significant submissions to government funding programmes – the Business Rates Retention Zone (BRRZ) submission and the Strategic Sites Accelerator submission.

3.2 Through engagement with City of York Council and North Yorkshire Council, officers have identified York, Scarborough and Selby as key priority locations for the region. There are a number of reasons for this prioritisation, including:

- The **scale of investible propositions**, particularly housing and commercial development, which were identified alongside partners as part of the development of an Investment Pitchbook (available [here](#)). The Combined Authority has a key strategic role in ensuring that these sites are unlocked and enable the region to achieve its growth potential. For example:
 - York is home to York Central, one of the largest city centre regeneration schemes in the UK, with potential to deliver 2,500 new homes and a bold new Innovation Hub.
 - Selby is part of a large-scale generation programme led by North Yorkshire Council, alongside major commercial development opportunities, such as Olympia Park which could create up to 3,250 new jobs and Gascoigne Interchange with potential for 4,500 FTE jobs, to name a few. Given the scale of brownfield land that could be unlocked, officers have also been in discussions with the Ministry of Housing, Communities and Local Government around the levers that could unlock this (such as a Business Rate Retention Zone).
 - Scarborough has major brownfield redevelopment opportunities, including quality leisure and tourism developments and prime commercial space opportunities, residential and mix use proposals; alongside 1,000 new homes at Middle Deepdale. North Yorkshire

Council have also flagged the emerging opportunities at **Harrogate** as being an area of priority, although not yet as advanced as Scarborough.

- 3.3 **Targeting activity in some of the region's most deprived areas** and ensuring that devolution and its benefits are inclusive to all of our communities is also a critical part of prioritising regeneration activity. According to the Indices of Multiple Deprivation¹ (2025), Scarborough has the highest levels of deprivation within the region, with 19 Lower Super Output Areas (LSOAs) classified within the 20% most deprived areas within England. Although to a lesser degree, this is followed by York, with 8 LSOAs in the 20% most deprived, then Selby with 2 LSOAs. Deprivation is concentrated along the coast, but this clearly demonstrates that challenges exist elsewhere within the region.
- 3.4 The **geographical significance** of each location – York is at the heart of Yorkshire, if not the UK, in terms of its connectivity, and is strategically positioned between major UK cities. York to London is less than 2 hours by train and the city is part of the Northern Powerhouse Rail. Selby similarly has strong rail connectivity and road links, as part of an M62 corridor, with strong economic links across to West Yorkshire and East Yorkshire. Both York and Selby have roles to play beyond the region and could contribute to national growth, particularly supporting the government's Northern Growth Strategy. Comparatively, Scarborough has geographic significance for the opposite reason – it is the most populated area on the coast but can be perceived as isolated and constrained by transport connectivity. As highlighted previously, it is one of the most deprived areas and devolution needs to ensure that these communities are not excluded.
- 3.5 As a consequence of this work there are three clearly identified regeneration priorities that align across the Selby Growth Corridor, York Central, and the masterplan to regenerate Scarborough. It should be noted that this does not mean these are the only places that require regeneration investment across the region, or preclude those projects from accessing CA or other funding. It is

¹ [English indices of deprivation 2025 - GOV.UK](#)

instead an acknowledgment that at this stage these three areas have the scale and development readiness to be regional priorities and for consideration as to how the regeneration of these areas can be accelerated by the powers available to the Mayor through devolution

4.0 Driving regeneration through devolution

- 4.1 Devolution provides regional Mayors with a wide range of tools to drive regeneration. These include formal Mayoral Development Corporations (MDCs) which are established in statute (MDCs) and Mayoral Development Zones (MDZs), which are informal locally created delivery mechanisms focused on specific geographical areas.
- 4.2 **MDCs** are statutory delivery bodies that require formal approval from the Secretary of State under the Localism Act 2011. They have extensive powers to assemble land, deliver infrastructure and (can) take on responsibility for full planning powers for the area. They are directed by a governing body appointed by the Mayor and become formal corporations with directly employed staff.
- 4.3 The consolidation of powers mean they can drive and accelerate development, overcome land ownership or planning issues that are holding back regeneration, grant business rate relief, and provide market and investor confidence to unlock funding. There are currently nine MDCs in the UK, several of which are in London for the regeneration sites that transcend local authority boundaries to coordinate planning powers, but with notable examples in the north including three in Tees Valley.
- 4.4 MDCs are not small undertakings. They have a typical start-up cost of £5m to £15m. A small to early-stage MDC has an estimated running cost of between £1m to £3m, as staff are required to manage the MDC and administer the powers that it has assumed from the local authority, although clearly dependent on which powers it does take on.
- 4.5 Critically, MDCs are most typically used where there are major land ownership or planning impediments that are holding back development or regeneration.

- 4.6 **MDZs** meanwhile are a more flexible and less formal mechanism, but can be equally effective in driving regeneration, particularly where land and planning are not principal barriers. Unlike MDCs they are not statutory bodies, or a corporate structure with associated running costs. Instead, they are a Mayoral designation of a geographical area where regeneration is a priority. They work with the local authorities rather than taking on their statutory planning roles and provide a strategic framework to coordinate development and investment across public and private partners. They can also be useful tools in laying the foundations for a future MDC **should** - over time - the nature of the challenges in an area evolve to an extent that the full powers of a new statutory body proves to be the best model to realise the full ambition of the area.
- 4.7 As a consequence, MDZs are flexible, providing strategic direction, collaboration and commitment to an area but without the statutory burden. They create a unified geography of coordinated development to attract private investment and align public sector funding. In short, they signal that they are a Mayoral priority within a region to drive transformational development.
- 4.8 The Mayor is committed to using the full powers of devolution to drive this change for York and North Yorkshire. However, given the very different nature of MDCs and MDZs it is important that they carefully consider the context of the geographies to which they are being applied.
- 4.9 **Scarborough** – North Yorkshire's second-largest town, Scarborough faces entrenched socio-economic challenges, including high levels of deprivation across employment, health, skills, and crime. Its economy is reliant on tourism and retail, leaving many residents with insecure, low-quality jobs. Poor transport connectivity restricts access to employment and essential services. At the same time, safety concerns in the town centre undermine confidence and vitality. Critically, Scarborough also suffers from market failure: low land values, high construction costs, and limited commercial rents deter private investment, leaving key sites vacant. The high street lacks diversity, green space, and leisure options, contributing to health inequalities and negative perceptions. Addressing these interconnected issues and delivering on the Mayor's vision for healthy and thriving town centres requires a large-scale,

coordinated, strategic response to unlock regeneration, improve connectivity, enhance the public realm, and create inclusive economic opportunities.

- 4.10 However, Scarborough also benefits from significant opportunities, with assets that set it apart from many other UK coastal towns. It has a university campus, a county cricket ground, a major outdoor concert venue that attracts world class acts, and strong – and improving - rail connections. It has benefited from major national government investment in recent years through a £20.2m Local Regeneration Fund and £20m Pride in Place funding. It has an approved Station to Shore masterplan for transport and high street regeneration, and private developer with planning permission to redevelop the former Brunswick shopping centre. To begin to realise this phase of development North Yorkshire Council have also indicated they are willing to invest significant capital to contribute towards the funding gaps needed to drive forward the proposals.
- 4.11 The council and private sector also has a number of significant mixed-use development opportunities across the town that they are preparing to take to the market in the coming years, whilst there are a significant housing sites allocated for development.
- 4.12 The challenges relating to the regeneration of Scarborough are ultimately based on viability rather than land ownership or planning related. There are willing landowners and developers and a consensus supporting the need for re-development. The key to unlocking Scarborough's potential is securing public sector funding and finance to address market failure and unlock the private sector investment. At this stage an MDC would not be proportionate or needed to address these issues, but an MDZ – backed with regeneration funding – would allow the early phases of regeneration to accelerate at pace and provide investor and developer confidence to help unlock further phases as they are brought to the market.
- 4.13 **Selby Growth Corridor** – there are a significant number of large-scale re-development sites that form a corridor in and around the Selby area that have the potential to create thousands of jobs and investment into the region. These sites include many of the former colliery and associated mining sites

that developed along the Selby coalfield. The principal sites forming the corridor are:

- Gascoigne Wood
- Core 62
- Konect 62 (Kellingley Colliery)
- Olympia Park
- Selby town centre and station gateway

- 4.14 Collectively these sites form over 200 hectares of future development land, covering a range of opportunities from rail to logistics, data centres to advanced manufacturing. The sites benefit from their industrial heritage, with rail connections, power supplies, and access to water. But they also suffer from the legacy of their former uses, with the resolution of decontamination and flood attenuation being key barriers to development. In addition, there are major ongoing regeneration activities taking place in and around the town centre and station gateway.
- 4.15 However, as with Scarborough the sites have proactive and willing landowners and developers and planning permissions in place (with further expansions being sought through the North Yorkshire Council local plan process). As noted above the Gascoigne Wood site and Konect 62 have also been subject to the Combined Authority's Business Rate Retention Zone (BRRZ) submission to government. As such an MDC is not deemed to be the appropriate model at this stage. However, unifying the sites under a MDZ would help promote the opportunities to the market, allow the necessary infrastructure investment to be sought, and add weight to the ongoing BRRZ submission.
- 4.16 **York Central** – a major regeneration development on former railway land to the west of York Railway Station, York Central is a 45-hectare (110-acre) site is one of the largest brownfield developments in England and has been through a variety of masterplan iterations over the last 25 years. It is now at the point of delivery, with outline planning in place, a JV partner appointed (McLaren/Arlington), and £135m unlocking site infrastructure nearing completion. Should detailed planning permission be secured and outstanding viability gaps resolved, development could start on site in early 2027.

- 4.17 York Central is a nationally significant regeneration opportunity and will be the major driver of future economic growth in the region. It has a Gross Development Value of £2.5bn, will create a new Central Business District for York, and add a (conservative) estimate of £1.2bn GVA to the region's economy. The completed development could deliver:
- 3,000 new homes (up to 40% affordable)
 - 1.4m sq. ft of commercial and retail space
 - Create 10,000 new jobs
 - 18-hectare park and a further 30 hectares of public realm
 - Zero carbon heating for up to 30,000 homes
 - Major expansion of the National Railway Museum
- 4.18 The delivery of a regeneration scheme of this size and scale is dependent on a range of inter-related complex public and private funding mechanisms and commitments. Many of these involve multiple decisions across government departments which if dis-aggregated could cause the totality of the development to fail. Twice in the last year alone the Mayor's intervention at the most senior level in government has safeguarded the investment in the National Railway Museum and secured the commitment for central government to bring over 2,000 civil service jobs in a government office hub on the site, which in turn will unlock the future commercial office space.
- 4.19 There still remain viability challenges to deliver York Central. The ambition to achieve 40% of the new homes as affordable housing will require grant funding; there are viability gaps relating to the proposed Innovation Hub which will be a catalyst for the region's high growth opportunity sectors; and inflationary pressures and commercial returns remain volatile due to both global and national instability.
- 4.20 As with Scarborough and the Selby Growth Corridor, York Central has no land ownership or planning barriers to development. Outline permissions are in place, detailed planning permissions are imminent, the vast majority of finance is secured, and there are willing landowners and developers. An MDC is not required. However, designating York Central as an MDZ would reiterate its role as the north's biggest mixed-use regeneration opportunity and provide a status that would signify the region's commitment to its delivery. Crucially, it

would provide a designation that is short-hand in Westminster for regional priorities and help ensure that the complex package of government commitments and funding remain aligned to allow its delivery.

5.0 York and North Yorkshire MDZ proposals

5.1 Having considered the large-scale regional opportunities and their characteristics it is therefore proposed that the Combined Authority formal designates these three geographies as:

- **Scarborough Mayoral Development Zone**
- **Selby Growth Corridor Mayoral Development Zone**
- **York Central Mayoral Development Zone**

5.2 It is vital from the Combined Authority's perspective that the MDZs are seen as a partnership with the local authorities within which they sit. Since inception the Combined Authority, City of York Council and North Yorkshire Council have worked in partnership to advance the region's regeneration and growth opportunities. Each of the proposed MDZ have been discussed with and are supported in principle by the constituent local authorities as an agreed mechanism for accelerating their delivery.

5.3 Each zone will require appropriate governance to be overseen by the Mayor with representation from the relevant local authority and key private sector developers and landowners with interests in the area. However, this must interface with existing governance relating to the MDZ area, and due to the different stages of development and coordination of each one the needs may differ from MDZ to MDZ. York Central for example already has extensive governance arrangements in place and the appropriate approach will need to be carefully considered and developed with existing stakeholders, whilst ensuring the Mayor has sufficient oversight to drive forward the development and to inform CA decisions. Similarly, Scarborough already has a Neighbourhood Board that oversees Pride in Place funding and the interplay with any new governance must be carefully considered.

- 5.4 Where existing governance is not deemed to be sufficient to enact a step change in delivery it is proposed to create an MDZ Advisory Board that will be chaired by the Mayor. The decision to establish any new MDZ Advisory Board and the proposed make-up of the board would be delegated to the Mayor in consultation with the lead member of the relevant local authority. It should be noted that any board would be advisory only, and the decision-making body for all MDZ activity will remain the Combined Authority.
- 5.5 To kickstart the impact of the MDZs it is proposed to ringfence an initial £10m MDZ Regeneration Fund to unlock regeneration opportunities. The MDZ Regeneration Fund will be funded through ringfencing £5m of remaining capital Mayoral Investment Funding, and an allocation of £5m of the £22m capital element of the Local Growth Fund. The allocation of the MDZ Regeneration Fund will only be available for the region's MDZs, with its application subject to detailed business case submissions and appraisals, and further CA decisions to allocate the funding.
- 5.6 In addition to this capital funding, £500k of Local Growth Fund revenue funding will be used for Combined Authority capacity to allow the development of the MDZs and any associated technical support needed for the delivery of activity.
- 5.7 However, the initial £10m is only the first commitment to providing funding to unlock the potential of the region's MDZs. Officers will work across all three MDZs to identify any future or further investment needed to deliver the full scale of each MDZ, allowing the design of mixed model funding and investment plans across local, regional, national government; public and private sector borrowing; and leveraged private sector investment. This will be undertaken through the Combined Authorities Investment Framework and will help define the overall scale of long-term Combined Authority funding needed to drive delivery of each MDZ.

6.0 Next Steps

- 6.1 As noted earlier in the report, unlike MDCs, MDZs are non-statutory designations, and as such are not a legal entity and do not need any approvals beyond that of the Combined Authority. Consequently, there is no

prescribed national criteria or guidance. There are however a number of key steps:

- Establishing a red-line boundary for the MDZ and identifying the key sites within it
- Produce an evidence base or strategic case that sets out the overarching needs of the MDZ
- Develop an MDZ masterplan or a delivery framework (or formally adopt existing masterplans)
- Integrate in to existing regional strategies
- Mobilise activity

- 6.2 It is proposed following the agreement in principle – and subject to any approvals each local authority deems necessary within their own governance processes – that the CA will work with the relevant local authority and key delivery partners to define a red line boundary for each MDZ, establish the primary aims of each, and the appropriate governance associated. Once agreed the formal launch and designation of the MDZ is delegated to the Director of Economy in consultation with the Mayor. This will allow each MDZ to be stood up at pace once ready.
- 6.3 As noted earlier in the report, where a new MDZ Advisory Board is required, it will be chaired by and appointed to by the Mayor, including as a minimum either the lead officer or an agreed elected Member of the relevant local authority. The Board will oversee the development of the strategic case, delivery mechanisms and any masterplan activity. The Board will not be a formal committee of the Combined Authority or a decision-making body but an advisory board. Meetings will not be held in public due to the commercial sensitivities relating to the MDZ, but to ensure transparency 6 monthly update reports will be brought back to the Combined Authority.
- 6.4 The allocation of the ringfenced £10m MDZ Regeneration Fund would be subject to detailed business cases in line with the Combined Authority's Investment Framework and Assurance processes, and any decisions to

allocate funding to any MDZ will remain a decision of the Combined Authority Cabinet.

- 6.5 To deliver the MDZ programme of activity £500k of revenue funding from the Local Growth Fund will be used as Combined Authority capacity funding. This will allow staff resources to be allocated to the administration of the MDZs and to procure and external consultancy support that is needed. These are operational decisions that will be undertaken by the Director of Economy.

7.0 Financial Implications (please confirm words agreed with Finance)

- 7.1 The proposals set out in this report can be accommodated within existing approved funding envelopes. The creation of the £10m Mayoral Development Zone Regeneration Fund (MDZ RF) will be funded from £5m of remaining Mayoral Investment Funding and £5m from the Local Growth Fund capital allocation. The allocation of up to £8m to Scarborough reflects the relative maturity of schemes and the ability to leverage match funding and private sector investment.
- 7.2 Provision is included within the MDZ RF for £500k of capacity funding to support the establishment and delivery of the MDZ programme. This funding will be profiled over a two-year period and is expected to cover the costs of a strategic programme manager, access to a framework delivery partner, and associated corporate support required to mobilise and coordinate activity across the three zones.
- 7.3 As MDZs are non-statutory designations, they do not create ongoing baseline revenue liabilities comparable to Mayoral Development Corporations. Financial commitments will instead be made on a scheme-by-scheme basis through the Combined Authority's existing Investment Framework and Assurance processes, ensuring that funding is aligned to deliverability, value for money, and risk management.

8.0 Procurement Implications

- 8.1 Should any priorities emerge from this report and require procurement, all works and/or services must be procured via a compliant, open, transparent, and fair process in accordance with the Combined Authority's Contract

Procedure Rules and where applicable, the Procurement Act 2023. Further advice regarding the procurement process and development of procurement strategies must be sought from the Commercial Procurement team.

- 8.2 Commercial Procurement must be consulted to identify whether there are opportunities for granting arrangements or if a public contract is required, prior to any services commencing.

9.0 Legal Implications

- 9.1 Mayoral Development Zones can be created informally using York and North Yorkshire Combined Authority and the Mayor's existing economic development and regeneration powers. Whilst an MDZ does not have formal legal status it identifies an area for regeneration, investment or development. It would not have any other legal implications as to the status of the area.
- 9.2 The Mayor may subsequently identify a Mayoral Development Area with the object of securing regeneration of that area, having consulted with and gaining consent of the relevant bodies and persons. A Mayoral Development Corporation is established with secondary legislation following designation of a Mayoral Development Area. The choice of between a MDZ, MDA and MDC or other structure will vary depending on the development needs of the different sites.
- 9.3 This report seeks approval 'in principle' to establish Mayoral Development Zones in Scarborough, Selby Growth Corridor and York Central with a delegation to the Mayor in consultation with the Leader of with North Yorkshire Council or City of York Council to formally designate depending on the location of the proposed area.

10.0 Equalities Implications

- 10.1 There are no specific equalities implications associated with the principle of establishing MDZs. However, it should be noted that the proposed MDZs are seeking to accelerate the regeneration opportunities of the most deprived areas within the region, helping to address inequalities and improve the opportunities and life chances of the communities in those places.

11.0 Human Resources Implications

- 11.1 There are no immediate human resource implications at this stage. Should it be identified that any staff are required for the Combined Authority to administer the MDZs then HR will advise on the necessary recruitment processes.

12.0 Environmental Implications

- 12.1 The principle of creating MDZs have no specific environmental considerations. Any funding of future projects by the CA within the MDZs will be subject to consideration of the environmental implications of that investment.

13.0 Combined Authority Areas Impacted (Council Areas/Wards/Divisions)

- 13.1 Scarborough, Selby and York.

14.0 Recommendations

- 14.1 It is recommended that Cabinet:
- 14.1.1 Approve in principle the designation of Scarborough, Selby Growth Corridor and York Central as Mayoral Development Zones (MDZs)
 - 14.1.2 Delegate to the Mayor, in agreement with the Lead Member of the relevant local authority, approval of the redline boundary of each MDZ
 - 14.1.3 Delegate to the Director of Economy, in consultation with the Mayor, the administration of the processes required to designate and launch the three MDZs in agreement with the relevant local authorities
 - 14.1.4 Delegate to the Mayor, in consultation with the Lead Member of the relevant local authority, the creation and appointments to any MDZ Advisory Board structures required where existing governance is not deemed sufficient
 - 14.1.5 Approve the ringfencing of an initial £10m capital MDZ Regeneration Fund from Mayoral Investment Funding and Local Growth Funding
 - 14.1.6 Approve the creation of £500k capacity fund to develop and administer the MDZs from Local Growth Fund revenue

15.0 Reasons For Recommendations

- 15.1 To allow the creation of three MDZs in York and North Yorkshire to accelerate the delivery of the regeneration of Scarborough, Selby Growth Zone and York Central.

16.0 Contact Details

For further information please contact the authors of this Report.

Author

Name:	Andy Kerr
Job Title:	Director of Economy
Service Area:	Economy
Email:	andy.kerr@yorknorthyorks-ca.gov.uk
Report approved:	
Date:	

Co-author

Name:	
Job Title:	
Service Area:	
Email:	
Report approved:	
Date:	

Background papers - none

Appendices - none

This page is intentionally left blank



Place Scrutiny Committee**21 July 2026**

Report of the Head of Democratic Services

Place Scrutiny Committee Work Programme**Summary**

1. This report presents the Committee's draft work programme for the municipal year 2026/27 at Annex A for Members' consideration.

Background and Approach

2. The Committee sets its own programme of work, with input from Executive Members, officers and residents. A draft work programme is set at the start of the municipal year and, as a live document, is a standing item for consideration at each meeting.
3. The Committee's work programme should not be considered a fixed, rigid schedule, but instead can be adapted to reflect any new and emerging issues throughout the municipal year, and any timetabling issues that might occur from time to time.
4. In agreeing its work programme, the Committee should consider the resources, remit and powers available to it whilst also prioritising those areas of scrutiny which would be of most value. The role and remit of the Committee is set out fully in Article 8 of the Council's Constitution.
5. In considering any developments and/or modifications to the work programme, effort should be made to:
 - Avoid unnecessary duplication, including any existing groups already monitoring a particular issue.
 - Ensure any review work has clarity and focus of purpose, will add value, and can be delivered within an agreed timeframe.
 - Consider available resources and relevant timeframes, bearing in mind the Committee's workload and the type of scrutiny activity.

- Build in sufficient flexibility to enable consideration of any urgent matters that may arise during the municipal year, noting that items can be carried over to the following municipal year if required.

Implications and Risk Management

6. There are no direct implications or risks arising from this report; any relevant implications and risks will be identified in the cover report for each agenda item.

Recommendations

7. Members are asked:
- To consider and agree the Committee's draft work programme for the 2026/27 municipal year.

Reason: To ensure that the Committee maintains an appropriate programme of work.

Contact Details

Author:

James Parker
Scrutiny Officer
Democratic Services
james.parker@york.gov.uk

Chief Officer Responsible for the report:

Julie Gallagher
Head of Democratic Services
julie.gallagher@york.gov.uk

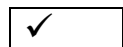
Report
Approved



Date 13 July 2026

Wards Affected:

All



For further information please contact the author of the report.

Background Papers

City of York Council Constitution, Article 8: Scrutiny,
<https://democracy.york.gov.uk/documents/s185896/08%20-%20Article%208%20-%20Scrutiny.pdf>

Annexes:

Annex A – Place Scrutiny Committee Draft Work Programme, 2026-27

Reviewed July 2026

Committee Meetings

Item	Lead Officer / Executive Member	Notes
16 June 2026 (additional meeting)		
Recycling Review	Dave Atkinson, Ian Hoult / Cllr Kent	Pre-decision scrutiny; Move from boxes to bins: public engagement and business case.
Car Parking Charges Review	Garry Taylor, Claire Foale, Helene Vergereau / Cllr Ravilious	Pre-decision scrutiny
21 July 2026		
Water Quality	Dave Atkinson, Mark Henderson / Cllr Kent	Following aims of Motion on Water Quality passed at Full Council November 2025, to explore and consider all the ways CYC and partners can improve water quality in York.
Mayoral Development Zone (MDZ) at York Central	Garry Taylor, Ben Murphy, Simon King / Cllrs Kilbane, Lomas	YNYCA colleagues to be in attendance.
22 September 2026		
TBC		
24 November 2026		
TBC		
12 January 2027		
TBC		

Reviewed July 2026

Item	Lead Officer / Executive Member	Notes
16 March 2027		
TBC		

Potential or unallocated topics

Item	Lead Officer / Executive Member	Notes
Finance and Performance Quarterly Reports	Debbie Mitchell, Ian Cunningham / Cllr Lomas	Regular quarterly briefing to be shared with members via e-mail.
Library Needs Assessment Report (containing data from the Early Engagement Consultation)	Pauline Stuchfield / Cllr Kilbane	Briefing provided in October 2025 on feedback from consultation on library usage that fed into the Assessment of Need document. This information will then feed into a library strategy and associated budget savings (target £600k) proposals which will be then consulted on. Further opportunity further Scrutiny including either be a part of the consultation or pre scrutiny (or both) before recommended proposals for Executive likely in the first quarter of 2026.
Assets of Community Value (ACVs)	Nick Collins / Cllr Lomas	How can CYC: - Promote adding to the local register of ACVs; - Make it easier for residents and community groups to nominate an ACV;

Reviewed July 2026

Item	Lead Officer / Executive Member	Notes
		• Celebrate the success stories of ACVs in our community to encourage new nominations; • Prepare for law changes on the Community Right to Buy in securing a wider range of ACVs.
Car Parking provision across the city	Garry Taylor / Cllr Ravilious	Covering public, private and Park & Ride provision, Blue Badge parking, income received, usage, impact on closing Castle Car Park on the wider estate, wider aims e.g. shifting to less polluting vehicles, approach taken for busy shopping areas outside of the city-centre (e.g. Haxby, Acomb Front St), future of Res Park.
Parking Enforcement	Garry Taylor / Cllr Ravilious	Costs of service / Income generated - scope to improve? Can we offer services to private land owners? Activity across entire local authority area - How many enforcement officers do we have, how many fines issued, which areas of their city are they issued in, how often are Res Park zones visited. A view of this over the last 5 - 10 years would be helpful for identifying trends. • Position on pavement parking • Consistency of enforcement (seen officers apply different limits to Double Yellow Lines) • Hotline performance - how many reports logged, how many of these received visits in a timely manner (or at all) • Out-of-hours drop in provision due to over-stretched Police unable to prioritise parking

Reviewed July 2026

Item	Lead Officer / Executive Member	Notes
Review of York's economy / economic development strategy	Claire Foale? Garry Taylor? Cllr Lomas? Cllr Kilbane?	Stock-take of performance against current strategy and its relevance next to the Combined Authority's economic development role, as well as key personnel changes within CYC; Pros and cons of combining economic development services with the Combined Authority
Planning and Development Services - enforcement	Dave Atkinson / Cllr Pavlovic	Operational challenges / opportunities, performance over the last 5-10 years relative to staffing numbers, numbers of (known) breaches by developers. Non-parking enforcement generally; including A-Board ban.
Make It York	Andy Laslett	General update on their work, successes, challenges, relationship with all of the market traders, plans for Christmas Market (with reference to Committee's previous recommendation to look at ways to "spread" it out to reduce crowding and make it more accessible).
Park & Ride	Garry Taylor / Cllr Ravilious	Opportunity to feed into full tender, following likely short-term tender discussed at March 2025 Scrutiny.
Review of the original Bus Service Improvement Plan (BSIP) and other Bus-related matters	Garry Taylor / Cllr Ravilious	- Review of how the first BSIP has gone, achievements, next steps, future asks of the Combined Authority - Enhanced Bus Partnership; how effective is it, is this the best model for delivering service improvements for residents? - Bus stop improvements
York's Pay Gap	Claire Foale / Cllr Lomas	For 2026 as already had an initial report on the Gender Pay Gap – what is the city's pay gap like in relation to ethnicity and disability? What is the Council doing to support local businesses

Reviewed July 2026

Item	Lead Officer / Executive Member	Notes
		– especially smaller ones – to improve on their gender pay gap performance?
Highway Maintenance	Dave Atkinson / Cllr Ravilious	Adoption of the Highway Infrastructure Asset Management Plan will go through public decision making.

Agreed Task and Finish Groups (TFGs)

Topic	Membership	Notes
Section 106 Agreements Process Improvements Date for consideration of draft report: Autumn 2026 (TBC) .	Cllrs Steward, Merrett, Orrell, Vassie	Originated with agreed Council Motion, September 2025; remit agreed by Place Scrutiny Committee, 19 May 2026; full details at: https://democracy.york.gov.uk/documents/s189235/Task%20and%20Finish%20Proposal%20s106.pdf First meeting held 3 July 2026; next meeting 3 August 2026.

Possible Task and Finish Groups (TFGs)

Topic	Origin	Notes
Holiday Lets	May 2025 Committee meeting.	Discussed at May 2025 EPAT meeting; no further action taken.
On-Street EV Charging	November 2025 Committee meeting.	Discussed at November 2025 Place Scrutiny meeting arising from item on Electric Vehicle Charging Strategy.

Reviewed July 2026

Scrutiny Member Briefings

Topic	Committee	Lead Officer / Executive Member	Notes
30 June 2026			
Integrated Care Board (ICB) Changes POSTPONED	People Scrutiny Committee	Peter Roderick / Cllr Steels-Walshaw	Initial briefing on structural changes; to be followed by briefing on implementation phase and an appropriate point.
29 September 2026			
TBC			
22 October 2026			
TBC			
3 December 2026			
TBC			
3 February 2027			
TBC			