



Notice of meeting of

Local Development Framework Working Group

To: Councillors Steve Galloway (Chair), Potter (Vice-Chair), D'Agorne, Merrett, Reid, Simpson-Laing, R Watson and Watt

Date: Monday, 4 January 2010

Time: 4.30 pm

Venue: The Guildhall

AGENDA

1. Declarations of Interest

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

2. Minutes (Pages 3 - 8)

To approve and sign the minutes of the meeting of the Local Development Framework Working Group held on 7 September 2009.

3. Public Participation

At this point in the meeting, members of the public who have registered their wish to speak, regarding an item on the agenda or an issue within the remit of the Working Group, may do so. The deadline for registering is **4.00pm on Thursday 31 December 2009.**

4. York Northwest Area Action Plan - Progress Report and Next Steps. (Pages 9 - 22)

This report outlines the position with the York Northwest area and sets out a programme of work to move the York Central project forward. Members are asked to note the progress with York Northwest and to endorse the approach outlined.

5. Local Development Framework: City Centre Action Plan - Progress Toward Preferred Options. (Pages 23 - 338)

This report outlines progress on the City Centre Area Action Plan (AAP). Following comprehensive consultation on the Issues and Options Report last year, it presents:-

- Appraisals of options emerging and preferred options
- Progress on ongoing consultation
- Progress on background documents and further work required
- Next steps in preparation of a Preferred Options document.

6. Local Development Framework - Core Strategy Preferred Options City-Wide Leaflet Feedback. (Pages 339 - 386)

This report is the first of two reports that will advise Members of the outcome of the Core Strategy Preferred Options consultation carried out in Summer 2009.

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

Democracy Officer:

Name: Laura Bootland

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

- Registering to speak
- Business of the meeting
- Any special arrangements
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Contact details are set out above.

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City of York Council

Committee Minutes

MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	7 SEPTEMBER 2009
PRESENT	COUNCILLORS STEVE GALLOWAY (CHAIR), POTTER (VICE-CHAIR), SIMPSON-LAING, MERRETT, R WATSON, WATT AND REID
APOLOGIES	COUNCILLORS D'AGORNE

1. DECLARATIONS OF INTEREST

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

Councillor Watson declared a personal non prejudicial interest in item 4 as he acts for clients on Public Rights of Way matters.

Councillor Watson also declared a personal interest in item 5 as he acts for clients who are major landowners at Derwenthorpe.

2. MINUTES

RESOLVED: That the minutes of the previous two meetings of the Local Development Framework Group, held on 6 and 20 April 2009 be approved and signed by the Chair as a correct record subject to the following amendments:

Minutes of the meeting on 6 April 2009

On Page 7 of the agenda. This should read that Cllrs. Simpson-Laing, Merrett and Potter voted against recommendations 1 to 3 only, and not against recommendation 4.

Minutes of the meeting on 20 April 2009:

Page 10 of the agenda, minute 33.(ii) should refer to the LDF Working group held on the 6 March not the 3rd as stated and the words 'preventing coalescence between the ring road and Murton to be added to the italics after the word 'Green Wedge'.

Page 14 5th paragraph, minute 35, should read 'the document should incorporate three further options for consideration plus a further 4th option put forward by the Labour Group'.

Page 15 Section 3 bullet point 4 should read 'Distinction to be made between flood zones 3a and 3b on the map'.

3. PUBLIC PARTICIPATION

It was reported that two people had registered to speak at the meeting under the Council's Public Participation Scheme.

Tom Hughes, from the Meadlands Area Residents Association commented on the minutes of the 20 April meeting, in particular on page 11 of the agenda, minute item 34 which referred to the protection of the Green Belt and the discussions, which were held at Full Council surrounding it on 2 April 2009. He advised that he is concerned that there has been no resume of what was agreed and that the LDF Core Strategy seems to be moving on with no further mention of the matter. He also expressed his dismay that himself and his colleagues had written to the leader but not received a response.

Mark Warters addressed the Working Group on behalf of York Natural Environment Trust. He queried how the LDF Core Strategy proposes to protect open spaces in areas which are deficient of such spaces. He distributed two letters on the matter which had not been responded to by Officers.

4. GREEN INFRASTRUCTURE UPDATE

Members considered a report which set out the current local position in terms of national, regional and sub-regional context including the work undertaken with Natural England, relevant local evidence base and how Green Infrastructure is addressed through the Local Development Framework (LDF).

Green Infrastructure relates to all green assets. It is the physical environment within and between our cities, towns and villages. It is a network of multifunctional open spaces including formal parks, gardens, woodlands, green corridors, waterways, street trees, nature reserves and open countryside. The Green Infrastructure of York is a key priority for the LDF process and work has continued towards ensuring that it is embedded within the Core Strategy along with the production of a Green Infrastructure Supplementary Planning Document (SPD). Officers updated that work has continued with Natural England and with adjacent Local Authorities to map Green Corridors and that the next stage will be to establish a hierarchy of corridors, at regional, district and local level.

Members discussed and raised various concerns about the Green Infrastructure work to date, to which Officers responded.

- A Member expressed concern that instead of concluding the work on Green Corridors, the report seemed to be pushing the conclusion

of the work further into the future. Officers explained that the work on Green Infrastructure is work in progress and due to the number of different strands to it, such as the cycle network and biodiversity audit, it is a fluid process and it is not the intention to put it off.

- A Member expressed concern over the wording in paragraph 29 of the officers report which states 'green infrastructure work is not about applying restrictions to future development'. The Member felt that the point of Green Infrastructure work, in particular Green Corridors, is to improve the quality of life in the City and where appropriate, form a constraint on future developments. Officers advised that they would expect the Green Infrastructure to be used as tool in urban planning and that the Council already had in place, strong existing policies for protecting open space green wedges and other forms of green infrastructure.
- Members commented that the Natural England approach, using a function matrix was missing green sites within built up areas such as tree lined corridors and rail corridors and that such sites should be included. It was also recognised that the function matrix should be amended to reflect the weighting of different functions such as nationally important nature conservation sites, and functional flood plans. Members identified sites within their Wards such as Acomb Wood and Badger Hill field, which had been missed. Members suggested that the next stage in the process should be to use local knowledge by holding a consultation with Ward Members to ensure such sites are not missed out.

RESOLVED:

- (i) A consultation with Ward Members to be undertaken by Officers to identify local green corridors in order to bring the consideration of local green corridors to a conclusion.
- (ii) That the production of the Green Infrastructure Supplementary Planning Document be aligned with the production of the Core Strategy to be referred back to the LDF Working Group.
- (iii) That the natural England function matrix should be amended to reflect the weighting of different functions.

REASON: So that further work can be progressed to support the emerging Core Strategy and wider LDF.

5. BIODIVERSITY AUDIT

Members received a report which requested the LDF Working Group to recommend to the Council's Executive that they approve the Biodiversity Audit, subject to recommendations of the group, as evidence base to support the Local Development Framework.

The Biodiversity Audit identifies species and habitats which are of national or local conservation concern and provides baseline information on which to prioritise any further action. Species and habitat action plans will be developed for these priorities with specific targets and proposals for action. The initial "City of York Biodiversity Audit" took place in 1996, but this was essentially a review of the City's known wildlife and not intended to be a local strategy or action plan. Since then the criteria used by Department for Environment Food and Rural Affairs (DEFRA) to establish Sites of Importance for Nature Conservation (SINCs) has been changed. This, along with the decision to develop the Local Development Framework, has meant all existing data needed to be reviewed.

Officers advised members that there has never been an overall survey of York and its sites and species of interest and that initially aerial photographs of York were studied on a field by field basis to identify possible sites of interest. 300 plus sites were identified which have now been surveyed and subdivided into categories of high to low interest.

Following a presentation, Member's made the following comments:

- Concerns were raised on the issue of buffering and how areas adjacent to sites of interest can be used to help protect such sites and how areas need to be included in any policies. Officers advised that work will be undertaken to ensure that the Core Strategy Policy is worded correctly to enable the correct assessment of such areas to be carried out.
- Member's expressed concern that some areas appeared to be missing from the audit such as railway land. Officers explained that there are problems with railway owned land such as the high fees charged to obtain access.
- Members queried whether the document should be subject to public consultation. Officers advised a SINC panel would be set up to look at wider consultation, particularly at social value sites. Members were reminded that confidentiality is important as some sites are private land and not publicly accessible.

RESOLVED: (i) That the biodiversity audit be approved for publication as part of the Local Development Framework evidence base.

REASON: So that the Biodiversity Audit can be used as part of the Local Development Framework evidence base and to avoid delays to the Core Strategy production.

RESOLVED: (ii) delegate to the Director of City Strategy, in consultation with the Executive Member and Shadow Executive Member for City Strategy, the making of any incidental changes arising from the recommendation of the LDF Working Group, and further survey information prior to its publication as part of the Local Development Framework evidence base.

REASON: So that any recommended changes can be incorporated into the Biodiversity Audit.

Cllr S F Galloway, Chair

[The meeting started at 4.30 pm and finished at 6.05 pm].

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Meeting of the Local Development Framework
Working Group

4 January 2010

Report of the Director of City Strategy

YORK NORTHWEST AREA ACTION PLAN

Progress Report and Next Steps

Summary

1. A substantial amount of work has been carried out over the past eighteen months in developing the Preferred Option(s) for the York Northwest Area Action Plan (the AAP). In parallel with this a proposal for a demonstration exemplar Urban Eco Settlement (UES) at the former British Sugar site has been developed in collaboration with the landowner, Associated British Foods (ABF).
2. Since the end of September the council has been proactively leading work with the York Central Consortium (YC Consortium) following the suspension of the York Central developer selection process. All parties have reaffirmed their commitment to bringing forward York Central, which is a key project both for York and the region. The focus of work since then is to ensure that a clear delivery route is identified and the momentum of the project maintained.
3. The following paper briefly outlines the position with York Northwest and sets out a programme of work to move the York Central project forward. Members are asked to note progress with York Northwest and to endorse the approach outlined.

Background

4. Work to progress the AAP has been ongoing with key strands of evidence base work produced. Extensive consultation on the Issues and Options report has taken place with the outcomes reported back to the LDF Working Group. A revised vision, objectives and emerging spatial relationship and spatial themes for the area have also been produced.
5. The York Central landowners, Network Rail, the National Museum of Science and Industry and the Regional Development Agency, Yorkshire Forward, (collectively known as the York Central Consortium) commenced the process to select a developer for the York Central site in July 2008. The original intention was to have a developer in place to engage in consultation on the emerging AAP. At the end of September this year, however, the developer selection process was suspended by the York Central Consortium due to the current market conditions.

6. As part of the Leeds City Region (LCR) Urban Eco Settlement (UES) Programme, York Northwest is being promoted as one of four areas within the region for designation and funding. The UES programme is a key component of LCR Forerunner proposals to deliver growth and regeneration in the region and is the city region's response to the national Eco Towns Programme. In collaboration with ABF, the council have developed an 'early deliverable' proposal for a demonstration exemplar UES at the former British Sugar site. The proposal was agreed at a meeting of the Executive in July this year.

Progress

7. Over the past eighteen months considerable progress has been made in developing the Preferred Option(s) for the York Northwest AAP. Evidence Base documents produced include Option Appraisal, Financial Appraisal and Land Use Model. Background papers on Transport and Open Space have also been produced. It is intended that a report is brought to Members within the next few weeks outlining the key findings of transport work undertaken to date together with a suggested approach to transport for the area. A summary of progress on the AAP is attached at Appendix 1.
8. Deliverability is an essential element in ensuring the soundness of a Development Plan Document (DPD). As part of the Preferred Options work for York Northwest the deliverability of various land use scenarios has been tested by applying council standards for provision of open space, education, affordable housing, S106 contributions etc. The implications of this for the city can now be more clearly identified and understood. This work forms a foundation for dialogue with the YC Consortium, ABF and other key stakeholders.
9. In light of issues arising from market testing of York Central by the YC Consortium, further more detailed work is being undertaken to look at deliverability, including phasing, of the AAP. This work was originally programmed to be carried out as part of submission stage work for the AAP but has now been brought forward and started with immediate effect. This means that the Preferred Option(s) taken forward for consultation will have been considered at high level in terms of deliverability.
10. The council are working jointly with the YC Consortium to explore alternative opportunities to deliver key aspirations for the City in the short, medium and long term. Evidence Base work produced for the Preferred Options is being used to inform this work. Significant upfront public sector funding has been identified as one of ways of supporting delivery of York Central. The council have, therefore, prepared and submitted a bid to the Government for York Central to be considered as an Accelerated Development Zone, where upfront funding can be secured on the basis of projected future business revenues.
11. Since September, the council has held a number of meetings with the YC Consortium and other parties. The council have prepared a joint programme of work which is attached at Appendix 2. A shared understanding of the issues and implications arising from both the developer selection and work on the AAP is key to this process.

12. Three themed workshops between the council and the YC Consortium have taken place to look at issues in relation to retail, social infrastructure (including affordable housing, education, open space) and transport infrastructure. Further joint workshops are being arranged to take place before Christmas to review the lessons learned from the market testing and to explore the way forward including the possibility of alternative approaches for delivery.
13. In parallel with work on the AAP, the council has also been working in collaboration with ABF and the Leeds City Region Partnership to develop a proposal to deliver a first phase 60 unit demonstration exemplar UES at the former British Sugar site. The final master plan and specific land uses will be determined following further public/stakeholder consultation and evidence base gathering as part of the ongoing AAP and master planning process.
14. The proposal will move towards delivering zero carbon development, with homes achieving Code for Sustainable Homes Level 4 as standard, and seeking to achieve Level 5 and Level 6 performance in water use and energy generation and efficiency. Other sustainability initiatives include, for example: developing an approach to manage water cycle impacts; constructing a show-home community advice and information 'eco hub'; providing a car club with an element of zero private parking; exploring the opportunity for cycle hire and providing good cycle space within homes; and installing Real Time information panels in all residential units.
15. The proposal was incorporated in the LCR UES Delivery Programme and was submitted to the Government at the end of October for consideration. In addition to the UES Delivery programme, LCR also submitted a separate expression of interest to the government for revenue funding to support the development of the UES proposals.

Way Forward

16. The key focus of work over the next three months will be to work with the York Central Consortium to undertake a joint approach to identify a clear way forward for all parties with key actions set against timescales. A joint review of the outcomes of the recent developer procurement process and work on the Preferred Options produced for the AAP will be carried out. The implications of the emerging joint work and timescales for delivery of York Central and former British Sugar site on the AAP, will be considered by the council as part of this review. The aim is to bring a report back on the outcome of joint work in early spring.
17. The council will also be working with ABF and the LCR Partnership to progress delivery of the demonstration exemplar UES at the former British Sugar site. The next step will be to prepare more detailed information for discussion with the Leeds City Region partnership and the government over the next few weeks.

Options

18. No options have been put forward.

Corporate Priorities

19. The York Northwest area provides large brownfield development opportunities adjacent to the city centre. Development of this area will help to protect and enhance York's existing built and green environment and provides an opportunity for a flagship sustainable development. The regeneration of this area will support the following corporate priorities:
- Increase the use of public and other environmentally friendly modes of transport
 - Improve the quality and availability of decent affordable homes in the City
 - Improve the contribution that Science City York makes to economic prosperity

Implications

20. Implications are as listed below:
- **Financial** None.
 - **Human Resources (HR)** None
 - **Equalities** None
 - **Legal** None
 - **Crime and Disorder** None
 - **Information Technology (IT)** None
 - **Property** None
 - **Other** None

Risk Management

21. In compliance with the Councils risk management strategy, there are no risks associated with the recommendations of this report.

Recommendations

22. Members are asked to:

- 1) Note the progress with the York Northwest AAP.

Reason: To ensure that work being undertaken for York Northwest is progressed.

- 2) Endorse the joint approach for York Central and the joint programme of work outlined in Appendix 2.

Reason: To ensure the regeneration of the area is delivered which will meet the objectives for the area.

Contact Details

Author:

Sue Houghton Tel: (01904 551375)
York Northwest Project Manager

Chief Officer Responsible for the report:

Bill Woolley
Director of City Strategy

Report Approved☒**Date** 17.12.09**Specialist Implications Officer(s):** None**All**☐**Wards Affected:** Holgate, Micklegate, Acomb and Rural West York**For further information please contact the author of the report****Background Papers:**

Report to Executive 21st July 2009

Report to LDF Working Group 15th July 2008

Report to LDF Working Group 13th May 2008

Report to Executive, 27 February 2007

Appendices

Appendix 1 AAP Summary of Progress

Appendix 2 Joint Programme for York Central

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APPENDIX 1

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APPENDIX 1

York Northwest Area Action Plan Summary of Progress

AAP Preferred Options

Vision and Objectives

Revised Vision, Objectives and emerging spatial relationship and spatial themes for the area have been developed and outlined in a report to LDF WG last summer (July 2008).

Preferred Options

From the wide range of options produced at the Issues and Options stage, four options have been developed. These are:

1. Residential at YC and BS;
2. Residential with All Saints Secondary School at York Central;
3. Residential with employment (B8) at British Sugar; and
4. Residential with Retail at York Central.

All four options include an urban quarter, with employment (B1 office) and leisure (NRM) at York Central.

Land Use Model

A land use model has been developed by the council to assess the quantum of land uses which could theoretically be accommodated within the area, by applying the Council standards for community/open space/education/transport etc. The broad mix of land uses tested relate to the spatial uses/arrangement considered by Members of the LDF Working Group on 15 July 2008.

Testing

The four options have been tested in terms of financial viability, sustainability and transport implications. Outputs of testing the first three scenarios is complete – in process of finalising documents. The fourth option which includes comparison retail is being tested and the final outputs will be available shortly.

YNW Evidence base

Evidence Base work includes:

- YNW Open Space Audit, PMP (final document expected shortly)
- YNW Open Space Assessment, CYC (ongoing)
- Playing Pitch Assessment, CYC (end December)
- Transport Background Paper, CYC/Halcrow (ongoing)
- York Central/City Centre Retail study work, GVA Grimley/CYC (complete)
- Financial Appraisal work for Preferred Options, DTZ (final document expected shortly)
- Financial Baseline Report, DTZ (final report expected shortly)
- Education Background Paper, CYC (ongoing)
- River Ouse Study, Environment Agency (expected shortly)

Liaison with Specific Consultees and Key Stakeholders

Officers have liaised on an ongoing basis with the key stakeholders, including both the main landowners and key organisations/groups to ensure their involvement in the project.

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APPENDIX 2

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APPENDIX 2

York Central Joint Project Programme October 2009 – February 2010

Task	Action	Timescale	Comment
CYC review developer submissions	CYC project team	Completed	<p>Key stands of work to:</p> <ul style="list-style-type: none"> • Enable shared understanding of the planning and policy issues arising from the developer process and the planning process. • Investigate alternative opportunities to deliver key aspirations for city • Further investigate funding opportunities
YC Consortium feedback on developer process	YC Consortium project team	Completed	
CYC review position with YNW AAP Preferred Options	CYC project team	Completed	
Themed workshops: <ul style="list-style-type: none"> • Retail • Social Infrastructure/Housing • Transport infrastructure 	CYC project team/ YC Consortium project team	Completed	
Joint review of developer submissions.	CYC Steering Group/YC Consortium project team	Completed	
Investigate alternative delivery approaches	CYC project team with YC Consortium project team	Start beginning November Ongoing	
Review Planning Policy	CYC	Start beginning November Ongoing	
Joint review of funding opportunities	CYC project team/YC Consortium project team	Start beginning November Ongoing	
Joint review of outcomes of work	CYC project team/YC Consortium project team	Mid January	
YC Steering Board Meeting	CYC/YC Consortium	Mid February	
Report back to Members	CYC	To be agreed	

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**Agenda Item**

Local Development Framework Working Group

04 January 2010

Report of the Director of City Strategy

**Local Development Framework:
City Centre Area Action Plan – Progress Toward Preferred Options**

Summary

1. This report outlines progress on the City Centre Area Action Plan (AAP). Following comprehensive consultation on the Issues and Options Report last year, it presents:-
 - appraisals of options and emerging preferred options
 - progress on ongoing consultation
 - progress on background documents and further work required
 - next steps in preparation of a Preferred Options document.

Background

2. The City Centre AAP will be one of a suite of Development Plan Documents in the Local Development Framework. Public consultation took place on an Issues and Options document in 2008. The outcomes of the consultation were reported to LDF Working Group in January 2009.

Summary of Progress since January 2009 Report

3. Since January, Officers have completed the appended options appraisals, progressed the evidence base, worked with Beam on the People Changing Places project, progressed discussions regarding a number of key projects including the riverside, cultural quarter, Minster Piazza and undertook ongoing consultation, including a presentation of information to the WOW Board in March and the York Civic Trust in September.
4. Another key area of work has been the production of a Vision Prospectus (see below and Annex C – please note that Annex C is available online with hardcopies provided for LDF Working Group Members. The Prospectus is intended to be printed in a bespoke format with fold-out maps so the hardcopies provided have map content spread over a number of pages, a mock-up of the intended format is available in the Members' Library). This work was guided by the City Strategy Management Team who felt it was important that there was a clear expression of the vision and objectives for the city centre and how the various potential projects fitted together. Closely allied to this work have been ongoing discussions, and recent agreement, with Yorkshire Forward to fund the York Renaissance Project which includes Visioning and Economic Masterplanning including the consultant team acting as a 'critical friend' on the City Centre AAP. It also will fund 6 new temporary

posts as part of a Renaissance Team (see paragraphs 30-32 below) to help develop major projects including those within the city centre. More detail on each area of work is set out in the remainder of this report.

Options Appraisal

5. To move forward the AAP it is necessary to review the Issues and Options set out and consulted upon in Summer 2008 and decide which ones should be taken forward as Preferred Options. See Annex A (Summary of Options Appraisals - Emerging Preferred Options) and Annex B (Options Appraisal – Emerging Preferred Options, which is available in the Members’ Library, online or a hardcopy on request).
6. The option appraisals has followed a similar process to that already agreed by Members for the York Northwest AAP. Options are reviewed against the criteria of PPS12 – that options are consistent, justified and effective. The outcomes of the Issues and Options consultation and the Sustainability Statement have been reviewed, as well as a review of changes to national and regional planning policy and updates to the York LDF evidence base.
7. The options appraisal process will be incorporated into a Background Paper that will be published as part of the Preferred Options consultation. This will show a clear audit trail of the evaluation of options consulted on at Issues and Options stage.
8. Options appraisal work is ongoing. Annexes A and B notes the further work required to complete the process prior to Preferred Options consultation. The main areas of proposed further work are discussed below, namely the Accessibility Framework, Conservation Area Appraisal and Placecheck.

Ongoing Consultation

9. An important component of producing a ‘sound’ development plan document is the need to engage stakeholders on an ongoing basis with consultation proportionate to the options being proposed. In the preparation of preferred options, a number of consultation approaches are proposed. This includes:
 - engaging key stakeholders in the preparation of the Conservation Area Appraisal and Accessibility Framework
 - public participation in place-shaping through the ‘Placecheck’ process (based on the People Changing Places pilot), and
 - participation of key delivery stakeholders through a Vision Prospectus and a ‘Charter for Place’.
10. In addition to the above, before preferred options, further discussions will take place with key groups including the Without Walls Board and ‘thematic’ Partnerships, Retail Forum, Property Forum, Conservation Area Advisory Panel and others. A consultation strategy for the Renaissance Project is also being developed that will include issues relevant to the city centre through the Economic Masterplanning process.

People Changing Places

11. People Changing Places (PCP) is a one-year programme funded by the Commission for Architecture and The Built Environment (CABE) and The City of York Council. It is being run on behalf of the Council by an organisation called BEAM, an arts, architecture and learning centre based in Yorkshire, and their partner architects DSDHA.
12. City of York Council were approached by BEAM to work with them to run the programme in York in 2009/10. The programme is jointly funded by CABE and funding from the City Centre AAP budget. The programme aims to raise public and stakeholder awareness of high quality design by linking communities with professionals through a programme of design exercises and consultation workshops. It is helping to facilitate stakeholder involvement (internal and external), as well as providing an ideal opportunity to rehearse public consultation methods such as 'Placecheck' and design workshops that can be used to implement the public realm proposals being developed through the AAP.

Vision Prospectus (Annex C).

13. Feedback from previous presentations of the AAP (Issues & Options) to LDF Working Group, Without Walls Board, Retail Forum, Property Forum, and others strongly backed the idea of branding and raising the profile of this important city centre work.
14. People were extremely enthusiastic and keen to support the place-making principles and longer-term plan for York city centre but wanted to be clear about what the AAP would do.
15. We were specifically requested, therefore, to produce something eye-catching, inspirational and welcoming that defined clearly and simply the Council's vision for the future of the city centre. They wanted to see a shared vision, not just a Council one. It should cross professional boundaries, they said, and provide us all with a common framework and a clear and shared goal for the city centre.
16. It was also seen as a great opportunity to attract early attention, to encourage people to engage in the process, to get broad support for the ambitions of the plan and, ultimately, to encourage investment and funding for the ideas put forward.
17. For these reasons it was agreed that a separate Vision Prospectus be produced. A prospectus was chosen since, as well as being a summary of the thinking behind the wider AAP (and therefore a lead document of the AAP), is literally a search or a sketch of the landscape ahead. It is a prospect of success.
18. The York-based design group Stone Soup were commissioned to carry out branding and image work, working together closely with the Projects team. They have previously produced well received work for the Council and the Without Walls Local Strategic Partnership.

19. The style of the vision document is intended to promote a striking and memorable yet accessible image and to raise the profile of the York City Centre Plan now.
20. It is intended that the professionally finished booklet be given a limited print run, with electronic copies and CD's also available. Following presentation to members of the LDF Working Group, it would be sent to key groups and organisations such as the Property Forum, Retail Forum, Yorkshire Forward, York Civic Trust, English Heritage, Visit York, CABI, and others who have a direct interest in the future of the city centre. These groups could be given the opportunity to comment on the format of the plan before wider public consultation.
21. An A4 format document will be produced for wider public consultation, alongside the wider City Centre AAP. It would stand out and engage the public, but still be aligned with the other documents in the York LDF.

Vision Prospectus Sustainability Appraisal

22. A Sustainability Appraisal Statement of the Vision Prospectus is attached at Annex D. This has been undertaken for this informal stage of the Area Action Plan as an interim measure to audit the progression of the vision for the City Centre. The purpose of a Sustainability Appraisal is to promote Sustainable Development through better integration of sustainability considerations into the preparation and adoption of plans. It is intended that this statement will feed into the Audit Trail to be detailed within future Sustainability Appraisals to set out how the AAP has progressed and incorporated suggestions made through the SA process. A full Sustainability Appraisal will be produced in line with the emerging AAP Preferred Options document.

Charter for Place

23. The Charter for Place, which is introduced early on in the Prospectus, is intended to encourage early and common ownership and a partnership approach to implementing the Plan. It is asking individuals and organisations to openly demonstrate their commitment to design quality and change for the better, whether small or large-scale.
24. Early engagement of key delivery stakeholders is vital to the success of the AAP. The Charter will insure buy-in from organisations that can fund the enhancements to the centre and investors. The Prospectus and the AAP will raise awareness of investment opportunities and the future commercial potential of the centre once revitalised.

Vision Prospectus and Charter for Place Launch

25. Discussions have started about how to successfully launch the City Centre Vision Prospectus and tie it into the proposed consultation for the York Visioning and Economic Masterplanning. It will take place early in 2010 and involve a targeted audience of architects, designers and other interested parties and individuals.

Preferred Options

26. We intend to consult on a Preferred Options document in Summer 2010. The emerging preferred options in terms of both the suite of policies and the 30 projects (as set out in the Prospectus), represents a significant step forward from the high level analysis of the issues and options document. This, combined with the new evidence base (Conservation Area Appraisal, Accessibility Framework and Placecheck), will present a considerable amount of new information for the public and key stakeholders to comment on.
27. As stated in January 2009, we intend that the AAP would include three documents: 1 - A Preferred Options Justification Document, with a summary of issues and options, reasons for selection and rejection of options, as well as details of evidence bases and implementation; 2 - the Preferred Options Policy Framework Document, with visions, objectives and thematic policies; and 3 - a Spatial Masterplan, which would be a visual document showing the action areas and proposals being suggested.
28. In order to progress the AAP toward Preferred Options, there is a significant level of background work to be completed. The work to preferred options includes:
- An Accessibility Framework that will review changes to access into and through the city centre for all modes of transport – this will be led by the Transport Planning Unit and is included in their work programme.
 - 'Placecheck' of key spaces – this process will involve the Renaissance team (6 new posts) and will build on the pilot project – People Changing Places.
 - A Conservation Area Appraisal and strategic views analysis – this will be prepared by consultants and a budget is in place for this with a contribution from English Heritage.
 - Conservation Area Management Strategy, to be incorporated into the APP, involving the Renaissance Heritage Officer.
 - Development of a 'Charter for Place' – this will follow on from the launch of the Vision Prospectus, and link in with the York Visioning and Economic Masterplanning as part of the Renaissance Project, to engage key delivery stakeholders in the production of the AAP. This will be progressed by City Development and the Renaissance Team.
 - Sustainability Appraisal – this will be undertaken for the Preferred Options by existing staff.
 - Drafting of the document itself – led by the Projects team within City Development.
29. Preferred Options consultations will take place in Summer 2010 and pre-submission consultation in Winter 2010/11. A revised detailed timetable will be produced to coincide with the timetable for the Conservation Area Appraisal and to reflect the work programme of the Renaissance team when that has been established. It is the intention that the target date for preferred options consultation will coincide with consultation on the Central Historic Core Conservation Area Appraisal.

Involvement of the Renaissance Team

30. Progress on the AAP will be greatly assisted by the involvement of the Renaissance Team, part of the Renaissance Project approved by Executive on 17 November 2009 and funded by Yorkshire Forward and English Heritage.
31. The York Renaissance Team will lead on the delivery of major developments in the City. It will also help to deliver the key projects emerging from the work on the AAP, including public realm, accessibility improvements and proposals to enhance gateway streets. This team will work closely alongside existing staff, particularly those involved with the LDF, conservation and development control.

Visioning and Economic Masterplanning – ‘Critical Friend’ role for the City Centre Area Action Plan

32. The Visioning and Economic Master Planning commission will also comprise a role acting as a ‘critical friend’ in terms of the AAP. This will involve acting as an advocate and a ‘stimulator’ in terms of the work carried out to date on the AAP flowing out of workshops, including advice on how to embed its aspirations with key stakeholders in the city, raise its profile and ensure that it is led by a clear vision.

Evidence Base

33. As indicated in the Options Appraisals, further work is required in terms of the evidence base before the Preferred Options document can be completed for public consultation. The key strands of work are as follows:

Conservation Area Appraisal

34. A Conservation Area Appraisal for the Central Historic Core Conservation will be produced by consultants to a brief set by the Council in partnership with English Heritage and will also include an analysis of strategic views for the city as a whole. The Appraisal will follow English Heritage guidance: “A character appraisal should set out how the area or place has evolved as an exciting, but unfinished story, draw out the key elements of the townscape quality and character of the place as it now is and define what is positive and negative – the opportunities for beneficial change. A successful appraisal should provide an insight into the character of the area that goes beyond mere description linked to historical facts... involving the community in the appraisal process is vital.” (English Heritage/Planning Advisory Service, Guidance on the Management of Conservation Areas). The beneficial future management of the Conservation Area will be achieved through appropriate policies incorporated into the AAP. The AAP will include detailed policies and actions to preserve and enhance the Conservation Area, based on the findings of the Appraisal. The Heritage Renaissance Officer, funded through the Renaissance Project, will have a key role in project managing and securing delivery of this work following completion of the Conservation Area Appraisal.

City Centre Accessibility Framework

35. The opportunities for changing the city centre, to create a ‘sense of place’, are likely to have an impact on how people access it. Conversely, the needs for

getting to and through the city centre and how these access needs can be met or altered will affect how much of the opportunities for changing the city centre can be realised.

36. In order to make some form of assessment of this interaction, work commenced to identify the broad range of issues to consider (e.g. economic, historical/heritage, environmental and social) for the potential expansion of the city centre economic area to ensure its continued vitality in the face of competition from other cities in the region and postulate potential solutions to address any issues identified. This work was also partly prompted by the receipt of petitions requesting the expansion of the 'Footstreets' city centre pedestrianisation.
37. This initial work evolved in to the City Centre Accessibility Framework (CCAF), which is intended to examine accessibility into and within the city centre and evaluate potential changes, as necessary, to assist in the delivery of the vision and objectives of the AAP. The CCAF will form part of the evidence base for the AAP and will also help inform (or become a strategy within) the city's emerging third Local Transport Plan (LTP3).
38. Work undertaken includes establishment of study / design programme for the review and modification of the 'Footstreets' with a number of elements:
 - A high level strategic review of public transport, walking and cycling routes into and within the city centre (in effect, the CCAF) – ongoing at present;
 - Data gathering and analysis of the operation of the Footstreets zone – completed in early 2009;
 - Preparation of potential options for improvements or alterations to the city centre including the Footstreets Area and its operation - commenced in October 2009, and
 - Seek appropriate Council permissions prior to implementation of Footstreets zone modifications (awaiting outcomes of previous elements before starting).
39. Work undertaken to date on the high level strategic review (the CCAF) includes:
 - Identifying the potential areas for opportunity within the CCAAP
 - Mapping traffic flows in and around the City
 - Mapping where this traffic is coming from / going to in relation to York's surroundings
 - Mapping the main origins and destinations of traffic using the inner ring road
 - Mapping the location of car parks in relation to areas of employment and visitor attractions
 - Mapping bus routes through the city centre and bus frequencies on those routes
 - Mapping the main cycling routes into the city centre
 - Plot walk-time isochrones from the city centre

- Photographic record of the impacts of traffic on the free movement of pedestrians at various locations in the city centre, and
- Productions of plans to show various access modifications within the city centre (on bus routes, as changes to bus routes generally result in the same changes to other motorised vehicles).

40. Further work expected to be undertaken includes:

- Model selected options
- Determine accessibility strategy for opportunity areas/areas of change
- Review/affirm case for city Interchange (linked with York Northwest)
- Incorporate Accessibility Framework within City Centre Area Action Plan (Preferred Options).

Placecheck

41. Placecheck is a nationally recognised way for community involvement in helping to inform urban development. It uses a series of questions to assess the qualities of a place, showing what improvements are needed and focuses people on working together to achieve them. It uses the public, various users and professionals to provide an in-depth assessment of people's experience of places and what changes they feel are needed.

42. Exhibition Square and the Abbey Precinct of Museum Gardens has already had a placecheck carried out by BEAM in partnership with the Council. See section on People Changing Places below. This project has helped to build capacity to assist with place-checking other project areas.

City –wide Evidence base

43. There are a number of city-wide evidence base studies that have implications for the AAP. The Strategic Housing Land Availability Assessment will review a number of potential housing sites in the city centre; the Retail Study makes recommendations regarding the allocation of sites, the central shopping area and retail frontages; the Employment Land Review is completed and short-lists a number of sites within the city centre for B1a office use.

Core Strategy City Centre Policy

44. The Core Strategy Preferred Options document includes a section on the city centre including a city centre policy. This provides the strategic context for the AAP. Responses to the consultation are currently being reviewed to inform the role and scope of the AAP in developing the preferred options document and the Core Strategy submission document.

45. Further work will be required to refine the section on the city centre in the Core Strategy for submission stage. The Core Strategy policy on the city centre needs to provide more specific information on the spatial vision for the city centre and the requirements of the AAP.

Next Steps

46. The next steps in the production of the City Centre Area Action Plan, to the Preferred Options consultation stage, include:

- Finalise, print and launch the Vision Prospectus

- Develop the Charter for Place
- Work with the Renaissance team to further develop projects
- Progress the Evidence Base, including:
 - appointing consultants for the Conservation Area Appraisal and undertaking the Appraisal
 - progressing the Accessibility Framework with the Transport Planning Unit and the Renaissance Team
 - Placecheck key spaces with the Renaissance Team (and complete the People Changing Places pilot project)
 - Review and prioritise the 30 projects identified in the Vision Prospectus
- Review City Centre allocations for housing, retail, employment and leisure uses
- Draft the Preferred Options document
- Undertake a Sustainability Appraisal of the preferred options
- Draft the Core Strategy Submission document City Centre policy
- Review branding and marketing approaches for the preferred options consultation
- Develop a consultation strategy for the preferred options consultation and develop new consultation techniques – web-based etc
- Report back to LDF WG with Preferred Options.

Options

Members have two options relating to the City Centre AAP Progress Report:

Option 1: To approve the emerging preferred options and Vision Prospectus as the basis for the production of the Preferred Options document and the next steps as set out in paragraph 46.

Option 2: To seek amendments to the emerging preferred options and Vision Prospectus for the Preferred Options document and the next steps as set out in paragraph 46.

Corporate Priorities

47. The City Centre AAP has the potential to contribute towards most of the Corporate Priorities through its policies and actions. It will aim to:
- Reduce the environmental impact of Council activities and encourage, empower and promote others to do the same;
 - Increase the use of public and other environmentally friendly modes of transport;
 - Improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces;
 - Increase people's skills and knowledge to improve future employment prospects;
 - Improve the economic prosperity of the people of York with a focus on minimising income differentials;
 - Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are the poorest;

- Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city;
- Improve the quality and availability of decent, affordable homes in the city.

Implications

48. The following implications have been assessed:

- **Financial** – The cost of preparing the City Centre Area Action Plan DPD will be met through current budgets provided for the LDF.
- **Human Resources (HR)** - None
- **Equalities** - None
- **Legal** - None
- **Crime and Disorder** - None
- **Information Technology (IT)** - None
- **Property** – The AAP identifies areas within the city centre for development or public realm enhancement which includes land and buildings in the Council's ownership.
- **Other** - None

Risk Management

49. In compliance with the Council's risk management strategy, there are no risks associated with the recommendations of this report.

Recommendations

That Members recommend the Executive to:

1) Approve the Vision Prospectus, that incorporates the emerging vision and objectives of the City Centre AAP, for publication and use in a targeted consultation to inform the AAP Preferred Options, subject to any changes recommended at the LDF Working Group .

Reason: To ensure that the LDF City Centre Area Action Plan can be progressed to its next stage of development as highlighted in the Council's Local Development Scheme.

2) Delegate to the Director of City Strategy in consultation with the Executive Member for City Strategy the making of any incidental changes to the Prospectus that are necessary as a result of the recommendations of the LDF Working Group.

Reason: So that changes recommended as a result of discussions at this meeting can be made and the report can progress through to the Executive.

3) Note, and comment on, the Options Appraisals as the basis for drafting preferred options and undertaking further background work.

Reason: To ensure that the LDF City Centre Area Action Plan can be progressed to its next stage of development as highlighted in the Council's Local Development Scheme.

4) Note, and comment on, the next steps in preparing the Preferred Options document for presentation to Members in 2010.

Reason: To ensure that the LDF City Centre Area Action Plan can be progressed to its next stage of development as highlighted in the Council's Local Development Scheme.

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Specialist Implications Officer
n/a

**Report
Approved**



Date 17/12/09

Wards Affected: Guildhall, Micklegate and Fishergate.

All ☐

For further information please contact the author of the report

Background Papers:

- City Centre Area Action Plan Issues and Options report, July 2008.
- City Centre Area Action Plan Issues and Options Sustainability Statement, July 2008.
- LDF Working Group report - Local Development Framework: City Centre Area Action Plan Issues and Options report - consultation summary, January 2009.

Annex A – Summary of Options Appraisals - Emerging Preferred Options

Annex B – Options Appraisals – Emerging Preferred Options

(Please note that Annex B is not part of the agenda pack and is available in the Members' Library, online or hardcopy on request)

Annex C – Vision Prospectus

(Please note that copies of Annex C are available online with hardcopies provided for Members. A 'mock-up' of the proposed bespoke format for the Prospectus is available in the Members' Library)

Annex D – Sustainability Appraisal of Vision Prospectus.

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Annex A – Summary of Options Appraisals - Emerging Preferred Options

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
Vision				
Vision	Question 1: What do you think of these visions? If you have anything to add please include this in your response.	3 visions were included in the issues and options document – for Economic, Vitality, Historic Environment and Community Life.	See Prospectus in Annex C of this report.	Amend the vision and objectives to reflect the preferred options as they emerge and to reflect Members comments. Subject the vision and objectives to early consultation to engage key partners through the Vision Prospectus, as recommended to Members. Review feedback from the Core Strategy preferred options consultation with regard to both the vision and city centre policy.
Spatial Portraits				
Key Themes 1, 2 and 3	Questions 1, 16 and 26: Do you think this is an accurate description of the city centre?	Each Key Theme (Economic, Vitality, Historic Environment and Community Life) contained a 'spatial portrait' with key facts regarding the city centre.	A spatial portrait will be included in the Preferred Options Document.	A spatial portrait will be included in the Preferred Options Document. Responses to the Issues and Options consultation will be taken into account in draft the document.
Economic Vitality				
Shopping in the City Centre	Question 2: Where should the Central Shopping Area boundary be located? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: It should reflect the recommendations in the Retail Study (2008).</p> <p>OPTION 2: The Local Plan boundary on Map 3 (Central Shopping Area and Potential Shopping Streets) should be incorporated in this AAP as the Central Shopping Area.</p> <p>OPTION 3: The boundary should be redrawn to delete or encompass other areas you consider could form part of the Central Shopping Area - please provide your suggested boundary with reasoning.</p>	Option 1 – following the recommendations of the Retail Study for the Central Shopping Boundary	The recommendations of the retail study (2008) in respect of the Central Shopping Area be translated into map form.
Shopping in the City Centre	Question 3: Should some street frontages be protected for retail uses and, if you agree, how should they be protected? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Yes, continue to identify street frontages on a map where we would restrict development mainly to shopping uses (Primary Shopping Frontages).</p> <p>OPTION 2: Yes, secondary shopping frontages should be identified to help protect the vitality and viability of secondary retail areas.</p> <p>OPTION 3: Yes, have a policy that restricts the loss of</p>	A combination of all three options to manage retail uses	Policy development and street/area designations in line with the 3 options

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		retail stores/ subdivision of retail floorspace in the centre shopping area and which limits other non-retail uses.		
Shopping in the City Centre	Question 4: Do you agree with the approaches proposed in the retail study for delivering new retail space required in the city centre ? Tell us which option(s), if any, you agree with in principle...	<p>OPTION 1: Castle Piccadilly area should be promoted within the AAP as the key retail site in the city centre.</p> <p>OPTION 2: The AAP should promote the redevelopment/infill of sites which satisfy other planning requirements in the Central Shopping Area, for example any individual infill opportunities within the areas shown on Map 4 overleaf (Potential Redevelopment/Infill areas for Retail).</p> <p>OPTION 3: Improved linkages and integration with York Central should be developed to allow this area to provide a complementary retail role.</p>	A combination of all three options to ensure the delivery new retail	Investigate linkage opportunities between the City Centre and York Central. Feasibility work for Telephone exchange. Allocate sites. Policy development to aid retail sites being brought forward.
Tourism	Question 5: How can we help to improve York's overall visitor experience and exceed their expectations? Tell us which option(s), if any, you agree with in principle...	<p>OPTION 1: Redesign city centre public spaces to enhance the physical experience of the city centre and install the necessary infrastructure to enable a greater number and variety of events.</p> <p>OPTION 2: Provide appropriate temporary and permanent signage in public spaces in order to promote key events of interest.</p> <p>OPTION 3: Enhance existing and/ or encourage major new tourist attractions</p> <p>OPTION 4: Do nothing, there is no need to intervene or change York's visitor experience.</p>	A Public Realm and Movement Strategy is the most appropriate way forward, for which Preferred Options principles will be developed, these will include variations on options 1,2 and 3.	Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of principles through which to develop a public realm and movement strategy.
Tourism	Question 6: How can we support the growth of the visitor economy through planning visitor accommodation? Tell us which option(s), if any, you agree with in principle...	<p>OPTION 1: The city centre AAP should contain a policy to ensure that the necessary type and standard of hotel development takes place.</p> <p>OPTION 2: Include a policy which protects overnight accommodation in the city centre. If you agree, what form of protection is most appropriate? Threshold based criteria (e.g. protect hotels with 30 or more rooms). Type based criteria (e.g. protect smaller scale accommodation such as guesthouses and bed and breakfasts).</p>	Option 3, using PPS 6 Sequential Test to determine the type and location of visitor accommodation.	If it is appropriate to determine hotel/visitor accommodation applications through the PPS 6 Sequential Test it will be beneficial for the Council and/or Visit York to have the evidence base against which to test future applications. For this approach it is recommended that an assessment of visitor accommodation demand and capacity is undertaken.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		Other criteria, please state. OPTION 3: It should be left to the market to decide on the type and location of visitor accommodation.		
Evening Economy	Question 7: Are there opportunities for a more vibrant evening economy starting earlier in the day? Tell us which option(s), if any, you agree with in principle...	OPTION 1: Pro-actively encourage a vibrant evening economy including shopping and entertainment, through the following actions: a) Extend the hours of operation of the existing footstreets into the 5-7pm period (or potentially later into the evening) as an incentive to encourage shops, cafés and attractions to stay open later by making them more convenient for people after work. b) Physical improvements to the pedestrian environment. c) Creating new pedestrian zones throughout the evening ('evening footstreets'). For example, Fossgate, Goodramgate and Micklegate? OPTION 2: It is for individual retailers and proprietors to determine opening hours and there is no need to introduce incentives to encourage them to stay open later.	The preferred approach to question 7 (including a review and potential extension of the Footstreets zone beyond 1600) is to develop Preferred Options principles to inform a subsequent Public Realm and Movement Strategy through the City Centre AAP and this will include variations on option 1 a, b and c subject to the findings of the Footstreets Review and City Centre Accessibility Framework.	Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy for the city centre. The Preferred Options stage will put forward principles on which the future strategy will be written. Key issues: <ul style="list-style-type: none"> Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) Consider consultation strategy and techniques specific to this preferred option Lessons learnt from People changing Places programme and Car Free Day 22nd September
Offices in the City Centre	Question 8: What should be the policy approach of the AAP for existing office space in the city centre? Tell us which option(s) if any, you agree with in principle...	OPTION 1: Develop a policy approach consistent with the existing Draft Local Plan approach described above - a presumption in favour of retaining office buildings in employment use except in exceptional circumstances. OPTION 2: Develop a policy to designate an "office quarter" centred around the Toft Green / Rougier Street / Blossom Street area to promote the area as a focus for business activity well connected with the railway station and to restrict change of use. OPTION 3: Develop a policy to designate other area(s) as an "office quarter". Please state which area. OPTION 4: Develop a policy to allow the change of	Options 1 and 4 should be advanced to the preferred options stage.	Draft the preferred option based on options 1 and 4. The Toft green area should be allocated for office use in line with the findings of the revised Employment Land Review with regard to the Strategic Housing Land Availability Assessment and policy choices through the Core Strategy process for sites with potential alternative uses, to reflect the redevelopment potential in the area and the importance of the site to office supply in the city. Policy to be developed using Local Plan and ELR as a basis and incorporating the flexibility described in option 4.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		use of certain office buildings where they are considered to be ill-suited to modern business needs, subject to criteria, and seek to maximise the benefit from redevelopment opportunities as and when they arise.		
Offices in the City Centre	Question 9: How should the AAP identify opportunities for new office development? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Identify opportunities for large floorplate new office development in the city centre.</p> <p>OPTION 2: Concentrate new office development within an identified office quarter centred on Toft Green</p> <p>OPTION 3: Identify opportunities for new small to medium size office development in the city centre.</p>	Option 3 should be advanced to the preferred options stage.	Draft the preferred option based on option 3, to encourage the development of office space throughout the city centre. Include office space within the allocations of sites at Layerthorpe, Hungate and Castle Piccadilly. Through the allocation of land at Toft Green and 1-9 St Leonard's Place & 2-4 Museum Street, make reference to the potential to provide additional accommodation, informed by the Employment Land Review, with regard to the Strategic Housing Land Availability Assessment and policy choices through the Core Strategy process for sites with potential alternative uses.
Universities	Question 10: What approach should the AAP take to support the continued growth and success of the universities within the city centre? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: The AAP should review the physical linkages between the York St John University campus and the wider city centre.</p> <p>OPTION 2: Investigate ways of working with the universities to help encourage students to come to, and remain within York, such as providing a dedicated space to help students showcase their creative talent.</p>	Options 1 and 2 to be taken forward through a Public Realm and Movement Strategy for which Preferred Option principles will be developed.	<p>Ensure that the principles of both options are taken forward in the Public Realm and Movement strategy. Need to consider:</p> <ul style="list-style-type: none"> a) clearly identifiable green routes to encourage students to walk/cycle. b) Identify performance areas in the city centre for students and promote the benefits of students as positive community influencers. c) Continue to work with universities to assess the needs of students.
Accessing the City Centre	Question 11: What methods could be supported by the AAP to help reduce traffic congestion in the city centre? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Close or restrict access to certain streets and / or bridges within the city centre subject to a comprehensive assessment of traffic impacts and forecasts of future demand.</p> <p>OPTION 2: Limit or actively seek to reduce the level of car parking provision in the city centre.</p>	<p>Option 1 should be advanced to the preferred options stage.</p> <p>Options 2 and 3 – Core Strategy Preferred Options policy has stated that “The number of car parking spaces available in the city centre will remain broadly as they are now in order to</p>	Develop preferred options to address the city centre's congested road network through further work on the Accessibility Framework.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		OPTION 3: Support a requirement for new residential and commercial development in the city centre which do not incorporate car parking.	protect the viability of the retail economy. Details of car parking will be explained in a Supplementary Planning Document (SPD)".	
Accessing the City Centre	Question 12: What improvements are needed to pedestrian and cycle routes into and through the City Centre? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Develop policy in the AAP to require development proposals to include all feasible opportunities to provide new and improved pedestrian and cycle routes, linking key locations and following 'desire lines'.</p> <p>OPTION 2: Identify a North-South cycle route as part of the strategic cycle network.</p> <p>OPTION 3: Reallocate sections of the inner ring road, giving priority to cycles.</p>	<p>An option based on option 1 should be advanced to the preferred options stage.</p> <p>Options 2 and 3 superseded by the Cycling City programme.</p>	An analysis of the pedestrian movement network is needed to identify desire lines, severances, barriers and pinch points. This is a potential project for the Renaissance team. Options will be developed through the Accessibility Framework and Placecheck for a number of spaces and junctions where improvements could be made.
Accessing the City Centre	Question 13: What could be done in the city centre to improve bus accessibility? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Improve the location of bus stops and bus routes to maximise the accessibility and attractiveness of public transport within the city centre.</p> <p>OPTION 2: Investigate opportunities to re-locate bus stops where they detract from the setting of a key buildings or spaces, or create an obstruction when queues form.</p> <p>OPTION 3: Provide a city centre shuttle bus to link the railway station (and transport interchange) with key destinations including for example tourist attractions, shopping areas and the hospital.</p> <p>OPTION 4: Investigate the feasibility of creating a bus interchange point within the city centre to complement the proposed interchange to the West of the city centre adjacent to the railway station.</p>	Option 1, 2 and 4 should be advanced to the preferred options stage, dependant on the outcomes of the Accessibility Framework.	Complete work on the Accessibility Framework and draft a preferred option based on options 1, 2 and 4. Option 2 can be progresses through the Public Realm and Movement Strategy, where feasible. The Conservation Area Appraisal will inform this option.
Accessing the City Centre	Question 14: Is there potential for river transport in York to ease congestion in the city centre? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Include a policy in the AAP to support the potential for river transport for freight and / or passengers.</p> <p>OPTION 2: Do not pursue a policy to promote commercial river transport in York.</p>	Option 1, for freight transport, should be advanced to the preferred options stage, dependant on the outcomes of the LTP3 Freight Strategy.	Review the potential for the use of the river for freight as part of the LTP3 Freight Strategy and draft a Preferred Option based on the findings. Review the potential for river-based transshipment – see question 15.
Accessing the City Centre	Question 15: What methods could be supported by the AAP to reduce the amount and impact of	OPTION 1: Change the times of access to the Footstreets area for commercial traffic. Please state which times of day you think would be best	Option 1 and 2 should be advanced to the preferred options stage, dependant on the outcomes of the Footstreets	LTP3 Freight Strategy. Explore both options with the Retail Forum and City Centre Management team.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
	commercial traffic in the city centre? Tell us which option(s) if any, you agree with in principle...	OPTION 2: Explore opportunities as part of the LTP2 Freight Strategy to condense deliveries to a smaller number of vehicles, including less polluting vehicles, through a new Transhipment Centre.	Review, Accessibility Framework and LTP3 Freight Strategy.	
Historic Environment				
Conservation and Design	Question 17: How do you think we should manage the Archaeological Resource in the city centre? Tell us which option(s) if any, you agree with in principle...	<p>OPTION1: Revisit the principles in the Arup Report in the light of archaeological advances made since 1992.</p> <p>OPTION 2: Adopt a formal policy framework for the installation and monitoring of groundwater and archaeological deposits.</p> <p>OPTION 3: Provide opportunities for education and public engagement for all archaeological interventions. Please state which methods of education and engagement should be used.</p> <p>OPTION 4: Require developers to make a contribution towards the development and maintenance of the CYCHER. Please state what level of contribution you think is appropriate.</p> <p>OPTION 5: Require that all excavated material from excavations in York must be deposited with the Yorkshire Museum.</p>	Good support for all 5 options. There is not sufficient justification to pursue a city centre specific approach to archaeology. The LDF should contain an overarching policy for archaeology. It would therefore be most appropriate for this to be contained within the Core Strategy, or subsequent SPD. The findings of the City Centre AAP Issues and Options have been very useful and will feed into development of the policy. The AAP Preferred Options should therefore make reference to the Core Strategy / SPD in terms of archaeology.	The outcomes of the consultation will feed into the Core Strategy.
Conservation and Design	Question 18: What approach should the AAP take to design in the City Centre? Tell us which option(s) if any, you agree with in principle...	<p>OPTION1: Develop a policy based on the criteria set-out in the Draft Local Plan.</p> <p>OPTION 2: Develop a policy approach that requires design to be drawn from the requirements of the Conservation Area Appraisal and considered in that context.</p> <p>OPTION 3: Develop a Design Code to provide a series of design principles to be applied to all new development in the city centre. Please state which principles should be included.</p> <p>For Key Views and Tall Buildings:</p> <p>OPTION 4: Develop a policy on views, vistas and tall</p>	Options 2 and 4 should be advanced to the preferred options stage. Option 5 will be taken forward as part of the public realm and movement strategy.	<p>Develop a preferred option based on the character appraisal when it is complete. The outcomes of the consultation with regard to tall buildings will feed into a the Core Strategy.</p> <p>A preferred option should be developed to complement the Core Strategy policy that requires the justification for a design solution to be based on the findings of the Conservation Area Appraisal. In particular to emphasise the importance of preserving and enhancing the "special qualities" of</p>

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		buildings to protect against developments that detract from the skyline and key features of the City Centre. OPTION 5: Opportunities should be explored to create new contemporary landmarks in the City Centre.		the city centre (as will be defined in the Appraisal) in terms of views, vistas, street pattern, public and private space, permeability, heights, scale, massing, materials and detailing etc. Some of the detail of the Core Strategy Preferred Options policy CS4 can be removed from the Core Strategy and incorporated into the AAP policy as it is city centre specific.
Conservation and Design	Question 19: In what way can the AAP help to improve the decision making process? Tell us which option(s) if any, you agree with in principle...	OPTION 1: Continue with our existing approach. OPTION 2: Promote the creation of Design Competitions for major or sensitive schemes. OPTION 3: Promote the appointment of a Design Champion. OPTION 4: Promote the creation of a Design Panel for significant developments.	Options 1 and 4 should be advanced to the preferred options stage.	Draft policy regarding referring schemes of a regional significance to the Regional Design Review Service and these schemes and others to the Conservation Area Advisory Panel.
Public Spaces, Footstreets and Rivers	Question 20: Do you think that the existing routes that connect our public spaces and green spaces (as shown on Map 6 Public Realm) could be improved, and if so how? Tell us which option(s), if any, you agree with in principle...	OPTION 1: Carry out an assessment to identify areas where conflict exists between different road users and apply this to a strategy to manage such conflict in the public realm. OPTION 2: Develop and expand 'The York Songline' concept by defining a clear and recognisable network of routes around the city centre that encourages people to explore. OPTION 3: Do nothing, the routes to and around our public spaces do not need promoting or improving.	Options 1 and 2 should be taken forward through a Public Realm and Movement Strategy for which Preferred Option principles will be developed.	Options 1 and 2 will be taken forward through the Public Realm and Movement Strategy and parts of it possibly through LTP3 as it may be considering areas of conflict and improving routes. Improvement of the connectivity and network of city spaces will need to be included and assessed as part of the Public Realm and Movement Strategy.
Public Spaces, Footstreets and Rivers	Question 21: What do you think should be done to improve the public streets, squares and spaces in the city centre in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre? Tell us which option(s), if any, you agree with in principle...	OPTION 1: Enhance and de-clutter public spaces where necessary (i.e. St Sampson's Square - see City Spaces Opportunity Area Map 12 for suggestions) and re-design areas to incorporate co-ordinated lighting and street furniture improvements throughout the city centre. OPTION 2: Review the potential to redesign and enhance Newgate Market to maximise the potential of	Options 1, 2 and 4 are the preferred options to be taken forward.	Options 1 to enhance public spaces will be taken forward through the Public Realm and Movement strategy. Option 2 will be considered as part of the Public Realm and Movement Strategy in its existing location. There was much support to improve the market area. Key issues included

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		<p>the site and ensure the continuation of the historic market.</p> <p>OPTION 3: Relocate the market stalls to another site as part of wider proposals to improve the use and prosperity of Newgate Square. Where do you think this should be?</p> <p>OPTION 4: Provide a dedicated outdoor performance area. Where do you think this should be?</p> <ul style="list-style-type: none"> a) Newgate area alongside the market b) Castle Piccadilly c) St John's Square (proposed urban square at Hungate) d) Duncombe Place e) Somewhere else – please state where <p>OPTION 5: Provide for public art schemes within the city spaces.</p>		<p>improving the servicing, litter, security and lighting of the area as well as the redesign of the market itself.</p> <p>Option 4 to identify a city space that is capable of providing a dedicated performance space will be investigated (at Hungate Square and other developments elsewhere and will be delivered as part of the Public Realm Strategy.</p> <p>Option 5: The existing public art strategy will be referred to in all development briefs and in the Preferred Options document.</p>
Public Spaces, Footstreets and Rivers	Question 22: Where, if at all, should the footstreets be extended? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Fossgate</p> <p>OPTION 2: All of Goodramgate</p> <p>OPTION 3: Duncombe Place</p> <p>OPTION 4: Piccadilly</p> <p>OPTION 5: Other areas (please state where).</p> <p>OPTION 6: There should be no extension of the footstreets.</p> <p>OPTION 7: Further restrictions on vehicles that are currently exempt in order to reduce traffic in certain areas.</p>	The principle of Options 1- 5 and Option 7 will be taken forward and individual actions for specific areas will be delivered following the completion of the Footstreets Review and the work currently being undertaken by Halcrow which will inform the Preferred Options principles, in advance of a subsequent Public Realm and Movement Strategy.	Ongoing footstreets review with consultation, has yet to conclude its recommendations. At this stage the likely extensions include Fossgate, Duncombe Place and Goodramgate as the most likely to go forward but this will not preclude other streets being included at a later date perhaps on a phased basis, if other criteria such as servicing, extension of opening times etc. permit. The recommendations will be taken forward through the Accessibility framework of the Area Action Plan and the LTP3 depending what is proposed.
Public Spaces, Footstreets and Rivers	Question 23: Connectivity between green spaces in the city centre is poor and could be improved. What are the best ways to improve access to, and awareness of, key green spaces, and in which areas? Tell us which option(s), if any, you agree	<p>OPTION 1: Improve access between the riverside and the Memorial and Yorkshire Museum Gardens by opening up spaces to the riversides where appropriate.</p> <p>OPTION 2: Integrate the large green space at Station Road with the Memorial Garden to form one large</p>	Options 1, 3 and 4 are the preferred options to be taken forward both to improve access and awareness of green spaces.	Options 1, 3 and 4 support emerging Green Infrastructure Strategy, climate Change and will be the most beneficial for York in terms of maximising the benefits to residents, businesses and tourists but further work is required as set out below.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
	with in principle...	green space (see photograph below). OPTION 3: Further explore the viability of projects such as the City Wall ramparts (a green corridor around the city walls). OPTION 4: Explore the need for and viability of creating a new children's play area. Where do you think this should be located?		For options 1 and 3 ongoing liaison with the Museums Trust regarding Museum Gardens and further work to assess the viability of creating city walls ramparts though the Public Realm and Movement Strategy. For option 4 ongoing liaison with Playbuilder (who have secured a successful bid for play provision) will be necessary to ensure provision of a play area within the city centre.
Public Spaces, Footstreets and Rivers	Question 24: How should we be developing further opportunities for 'greening' the city centre and enhancing existing green spaces? Tell us which option(s), if any, you agree with in principle...	OPTION 1: Investigate and identify city centre opportunities for additional new planting of appropriate indigenous plants and trees. OPTION 2: Green roofs should be encouraged where appropriate on new and refurbished buildings to improve biodiversity and surface water run-off. OPTION 3: Maximise opportunities for Green Infrastructure by linking green spaces and corridors.	Options 1, 2 and 3 to be taken forward through a Public Realm and Movement Strategy for which Preferred Option principles will be developed	Options 1, 2 and 3 will be taken forward through the Public Realm Strategy and will need to be informed by (and help to deliver the objectives set out in) the emerging strategies for Green Infrastructure, Biodiversity Action Plan and the Climate Change Strategy. Opportunities for additional planting will be investigated and the inclusion of green roofs will need to be balanced with the historic environment and encouraged only where they are appropriate.
Public Spaces, Footstreets and Rivers	Question 25: Flooding is a serious problem for York City Centre and is likely to increase with climate change. What approach should the AAP take to addressing flood issues? Tell us which option(s), if any, you agree with in principle...	OPTION 1: Investigate the requirement for all development in the city centre to incorporate rainwater harvesting and re-use of water where appropriate. OPTION 2: Investigate the requirement for all development in the city centre to incorporate technical solutions that will mitigate against flooding such as recognised flood resilience and resistance measures. OPTION 3: Investigate a requirement for all development within the city centre to incorporate means of reducing run off such as porous surfaces, green roofs etc. OPTION 4: Do nothing, flood risk management is dealt with through other policies and strategies.	Options 1, 2 and 3 will be taken forward through other strategies that are wider ranging and flooding will be dealt with on a catchment wide basis by the Council in partnership with the Environment Agency, Internal Drainage Boards and developers.	Whilst no site specific flood policy will be proposed in the AAP it will refer to, and support other wider plans and strategies that prevent/reduce flooding through the Strategic Flood Risk Assessment, Sustainable construction techniques and Flood Risk Guidance. Discussions with internal officers, the Environment Agency and Internal Drainage Boards will need to ensure continuing compliance with the emerging Core Strategy policies and emerging Flood Risk Guidance. Include reference to these in the CCAAP as well as outlining how Climate Change impact is being considered.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
Community Life				
Community Services and Facilities	<p>Question 27: Should there be more community services and facilities in the city centre? Tell us which option(s) if any, you agree with in principle...</p> <p>.....</p> <p>Question 28: How can we ensure that city centre facilities and services are accessible to all members of the community?</p> <p>.....</p> <p>Question 29: Where and how should these services and facilities be provided to meet local needs?</p>	<p>OPTION 1: The AAP should seek to identify the need for community services and facilities and potential delivery options. Examples of service or facilities;</p> <ul style="list-style-type: none"> ▪ local food stores. ▪ health and care facilities. ▪ recreational and sports facilities as identified in the Open Space and Sport Study. ▪ other services or facilities, please state? <p>OPTION 2: Leave it to the market to provide community services and facilities.</p> <p>.....</p> <p>OPTION 1: By adapting existing services and facilities to improve accessibility for all needs.</p> <p>.....</p> <p>OPTION 2: By providing facilities targeted at specific groups (e.g. elderly people, teenagers, children, disabled people, other groups) where a specific need exists, please state which?</p> <p>.....</p> <p>OPTION 1: Provided on-site as part of all new developments, regardless of location, that are likely to create additional demand for community services and facilities.</p> <p>.....</p> <p>OPTION 2: Use Section 106 developer contributions from developments to comprehensively plan the provision of services and facilities off-site in areas where there is a proven need.</p>	<p>The Core Strategy topic paper on Infrastructure Delivery will assess the need of community infrastructure including health, education, open space and built sports facilities on a city wide basis including the city centre. The AAP preferred option will therefore make provision for these findings. A combination of both on-site (where appropriate) and off-site contributions (question 29 options 1 and 2) is the preferred approach to providing facilities. This is subject to the Council's response to the Community Infrastructure Levy.</p> <p>Based on existing evidence base the AAP will pursue options for a convenience store, facilities for children and young people and swimming pool options.</p>	<p>Review findings of the Core Strategy topic paper on Infrastructure Delivery. Work with the PlayBuilder team to deliver facilities for children. Work with Life Long Learning and Culture to identify opportunities for the development of facilities for young people service. Pursue swimming pool site options with Leisure Services. Consider consultation strategy and techniques specific to this preferred option.</p>
Cultural Activity	<p>Question 30: How should the AAP provide opportunities for the city's cultural and social scenes to be developed? Tell us which option(s) if any, you agree with in principle...</p>	<p>OPTION 1: Develop new cultural facilities and venues within the city centre. Tell us what facilities and venues you would like to see developed?</p> <p>.....</p> <p>OPTION 2: Develop local skills, traditions and produce within York's cultural attraction, and appoint local artistic talents in projects to enhance public spaces.</p> <p>.....</p> <p>OPTION 3: Retain redundant places of worship for</p>	<p>A combination of options 1 and 2 will be advanced to the next stage for the reasons set out below. Option 2 will need to be addressed in Preferred option principles to inform a subsequent Public Realm and Movement Strategy produced through the City Centre AAP.</p>	<p>Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy for the city centre. The Preferred Options stage will put forward principles on which the future strategy will be written. Key issues:</p>

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		cultural and/or community uses.		<ul style="list-style-type: none"> Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) Consider consultation strategy and techniques specific to this preferred option
Evening Activity	Question 31: How can we encourage greater diversity in York's evening economy, and what level of intervention is appropriate? Tell us which option(s) if any, you agree with in principle...	<p>OPTION 1: Maximise the potential of what we already have such as museums, galleries and libraries, which could open later into the evenings.</p> <p>OPTION 2: Pursue greater diversity through new development which promotes evening activity. What types of facilities are we currently lacking?</p> <p>OPTION 3: Pursue greater diversity through restricting the growth of alcohol dependent activities, specifically Planning Use Class A4 drinking establishments.</p>	A combination of all options will be advanced to the next stage for the reasons set out below. Option 3 will need to be informed by the CYC Statement of Licensing Policy and form a planning policy within the LDF.	Option 3 will need to be informed by the CYC Statement of Licensing Policy and form a planning policy within the LDF.
Evening Activity	Question 32: How can we help to improve the ambience and perception of the city centre in the evening? Tell us which options, if any, you agree with in principle...	<p>OPTION 1: Work the relevant licensing decision makers to promote greater adoption of café culture by encouraging more outdoor seating for café bars and restaurants</p> <p>OPTION 2: Improve the amenity value of the city centre by expanding lighting schemes so that a wider area is well lit after dark.</p> <p>In which areas would lighting be most beneficial ?</p> <p>OPTION 3: Do nothing, there is no need to intervene and change the ambience or current perceptions of the city centre in the evenings</p>	The preferred approach to question 32 is to develop Preferred Options principles to inform a subsequent Public Realm and Movement Strategy through the City Centre AAP and this will include variations on options 1 and 2.	These will need to be addressed in the Public Realm and Movement Strategy produced through the City Centre AAP see City Spaces.
Evening Activity	Question 33: Are there opportunities to provide a safer and more flexible choice of night-time transport? Tell us which options if any, you agree with in principle...	OPTION 1: Park and ride schemes should operate later into the evening (e.g. until 11.30pm) specifically to cover times when people are leaving evening entertainment venues such as the theatre, opera house and concerts.	A composite of options 1 to 3 will be advanced to the next stage for the reasons set out below. In order to successfully implement options 1 and 2 the AAP needs to help create viable commercial conditions through a more diverse evening economy to attract a wider audience and greater patronage.	Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy for the city centre. The Preferred Options stage will put forward principles on which the future strategy will be written.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
		<p>OPTION 2: Work with transport providers to extend their services into the evening.</p> <p>OPTION 3: Work with stakeholders to facilitate improved facilities at city centre taxi ranks in the evenings and at night.</p>	Therefore it is considered that these options may be implemented at a later stage of the AAP lifetime. Option 3 will be a key consideration when developing Preferred Options principles that inform a subsequent Public Realm and Movement Strategy.	<p>Key issues:</p> <ul style="list-style-type: none"> Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) Consider consultation strategy and techniques specific to this preferred option Consider the findings of the Local Transport Plan 3
Housing	Question 34: For who should new housing in the city centre be designed for...single people, families, young people, older people?	<p>OPTION 1: New housing in the city centre should be built for a wide range of different people</p> <p>OPTION 2: Housing to suit families and older people should be prioritised</p> <p>OPTION 3: New housing should continue to be about modern city living</p> <p>OPTION 4: New housing should especially cater for local people on low incomes</p>	Option 1 is the preferred option because it more closely reflects the views of people through consultation, and accords with national, regional and local policy objectives and evidence base. It actually includes all other options in terms of support for housing to suit families, older people, people on low incomes and modern city living, all of which received unanimous support.	<p>Take forward preferred option to Policies section of Preferred Option AAP. Consider update of and timetable for new Strategic Housing Market Assessment.</p> <p>Continue to work with house builders and consultants in order to agree a mix of housing types and sizes within new housing schemes.</p>
Housing	Question 35: How should affordable housing be delivered in the city centre?	<p>OPTION 1: By reducing the affordable housing threshold even further than currently applied in York.</p> <p>OPTION 2: By sticking to the existing threshold but by targeting different methods.</p> <p>OPTION 3: There should be no variation from the Core Strategy policy for delivering affordable housing in the city.</p> <p>OPTION 4 : Consider specific areas for housing renewal which would provide better quality and more appropriate housing provision.</p>	Option 2 is the preferred option because it more closely reflects the views of people through consultation, and accords with national, regional and local policy objectives and evidence base. It will be subject to affordable housing policy review through the Core Strategy.	<p>Refer preferred option 2 to LDF Core Strategy Preferred Options consultation. Initiate further work with CYC Housing & Adult Social Services in order to further investigate potential for living over the shop and other initiatives to make better use of vacant properties and space in the city centre.</p> <p>Continue to work with house builders and consultants in order to agree an appropriate mix of good quality, integrated affordable housing types and sizes within new housing schemes.</p>
Opportunity Areas				

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
Castle Piccadilly	Question 38: Are the issues identified here correct? Question 39: Are there other issues to address in this Opportunity Area?	N/A	The preferred approach is for the Castle Piccadilly Opportunity Area to be taken forward as an Area of Change lead by a series of objectives and the development of a mixed use development.	Develop a series of spatial objectives for this area of change. Investigate the inclusion of land east of Piccadilly for example Reynard's garage. See Gateway Streets and City Space Proformas for linkages in the City. In taking forward options we will take into account feedback to potential projects as outlined in the Vision Prospectus.
Cultural Quarter	Question 40: Are the issues identified here correct? Question 41: Are there other issues to address in this Opportunity Area?	N/A	The preferred approach is for the Cultural Quarter Opportunity Area to be encompassed within a city centre public realm and movement strategy. Preferred Options principles will be developed to inform this subsequent Public Realm and Movement Strategy.	The Cultural Quarter will be an opportunity area incorporating several site specific areas of improvement within the Area Action Plan. There is a need to ensure that the key recommendations agreed by Members in February 2009 are encompassed and taken forward in the Public Realm and Movement Strategy
Gateway Streets	Question 42: Are the issues identified here correct? Question 43: Are there other issues to address in this Opportunity Area?	N/A	The preferred approach is for the Gateway Streets Opportunity Area to be encompassed within a city centre public realm and movement strategy. Preferred Options principles will be developed to inform this subsequent Public Realm and Movement Strategy.	Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy incorporating proposals for the gateway streets. Key issues: <ul style="list-style-type: none"> Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) Completion of the Central Historic Core Conservation Area Appraisal Consider consultation strategy and techniques specific to this preferred option
City Spaces	Question 44: Are the issues identified here correct? Question 45: Are there other issues	N/A	The preferred approach is for the City Spaces Opportunity Area to be encompassed within a city centre public realm and movement strategy.	Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
	to address in this Opportunity Area?		Preferred Options principles will be developed to inform this subsequent Public Realm and Movement Strategy.	<p>movement strategy. Options advanced from question 5 <i>Improving York's visitor experience and exceeding expectations</i>; question 7 <i>Evening economy</i>; question 20 <i>Improving pedestrian routes around the city centre</i>; question 21 <i>Improving the appearance of and de-cluttering public spaces</i>; question 22 <i>Footstreets</i>; question 30 <i>Cultural activity</i>; and question 32 <i>Ambience and perceptions</i>; as well as the Cultural Quarter, Gateway Streets and Riversides Opportunity Areas must form part of the Preferred Options principles.</p> <p>Key issues:</p> <ul style="list-style-type: none"> ▪ Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) ▪ Completion of the Central Historic Core Conservation Area Appraisal (Design, Conservation and Sustainable development) ▪ Consider consultation strategy and techniques specific to this preferred option e.g. methods being developed through People Changing Places Programme. ▪ Consider feedback to potential projects as outlined in the city centre vision prospectus <p>Develop a delivery plan for Preferred Options</p>
Riversides	<p>Question 46: Are the issues identified here correct?</p> <p>Question 47: Are there other issues to address in this Opportunity Area?</p>	N/A	The preferred approach is for the Riversides Opportunity Area to be encompassed within a city centre public realm and movement strategy. Preferred Options principles will be developed to inform this subsequent Public Realm and Movement Strategy.	The Riversides Opportunity Areas will form part of the Preferred Options principles incorporated within the Public Realm and Movement Strategy and will include site specific areas for improvement on a phased basis. There is a need to ensure the key

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
				principles arising from consultation are taken forward. This will need further work in assessing the viability of extending the River Ouse Walkway as well as an audit of both riversides to be carried out to identify areas of improvement and potential opportunities to maximise use of the riversides..
Boundary				
The Boundary of the City Centre	<p>Question 48: What do you think the boundary of the city centre should be for the purpose of the Area Action Plan?</p> <p>a. Draft Local Plan b. Conservation Area c. The Walled City d. Should the boundary be different again, and where should it be drawn?</p>	The boundaries of the City Centre (from the Local Plan), the walled city and the Conservation Area where shown on a map.	<p>This addresses both the issue of the boundary for the AAP and the boundary of the York City Centre which needs to be defined for the overall LDF spatial strategy and the sequential approach to development. The Central Shopping Area is addressed under question 2.</p> <p>Further work is required to produce an evidence base to determine both boundaries.</p>	In order to determine the Preferred Option, further work is required. A Topic Paper will be produced to justify the determination of the York City Centre boundary and to explain the methodology used. The AAP boundary will be determined by the extent of the projects involved and consulted on at Preferred Options stage. To determine the AAP boundary, a decision is required as to the York Northwest AAP boundary and the review of the Conservation Area boundary as part of the Conservation Area Appraisal process needs to be completed.
York Central Historic Core Conservation Area Appraisal – Brief Descriptive Summaries				
Brief Descriptive Summaries	<p>Question 49: Do you agree that the 11 character areas identified in the Esher Report in 1968 (shown on the Character Areas map overleaf) still represent areas of distinct character in 2008? If you disagree, please state how the boundaries should change.</p> <p>Question 50: Do you agree that the 11 character summaries included in this Appendix are an accurate and comprehensive basis on which to progress the full Conservation Area</p>	<p>OPTION: The existing 11 character areas were shown on a map.</p> <p>OPTION: 11 character area summaries were included in the Issues and Options report as an appendix.</p>	There is no preferred option for the summary appraisals.	The Design, Conservation and Sustainable Development team will commission suitable consultants to undertake the Appraisal, in partnership with English Heritage. The responses to the Issues and Options consultation will be discussed with them. The draft of the Appraisal will be used to shape the AAP Preferred Options. The AAP will take forward the management strategy for the Conservation Area. The Heritage Renaissance Officer will produce the management strategy based on the Appraisal.

Theme	Issues and Options Question	Options promoted in the Issues and Options Consultation Document 2008	Options recommended by Officers for progression as Preferred Options	Further Work Required
	Appraisal for the Central Historic Core Conservation Area?			<p>The aim is to consult on the draft Appraisal and Preferred Options document in parallel. The Appraisal is essential to the AAP and the Preferred Options cannot progress until it has been prepared.</p> <p>The Core Strategy policy CS4 supports the production of an assessment of key views, which will aim, in particular, to preserve views of the Minster and its pre-eminence on the city's skyline. The Council will prepare and commission a brief for this work in conjunction with English Heritage.</p> <p>It has also been suggested that York requires to have a landscape / townscape character assessment carried out to assess the whole city. This issue is being considered as part of the evidence base required to inform the emerging LDF Core Strategy and Allocations DPD. A topic paper is proposed, to support the Core Strategy, that will include characterisation studies for strategic sites and the views assessment (aspect and prospect). Conservation area appraisals, parish plans and village design statements will be prioritised and brought forward during the lifetime of the DPD and adopted as supplementary planning documents (SPDs).</p>

Annex B

Options Appraisal – Emerging Preferred Options

January 2010

Annex B – Options Appraisal – Emerging Preferred Options

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VISION FOR THE CITY CENTRE: QUESTION 1

POLICY BACKGROUND

National Planning Policy:

PPS 1 states that centres should be a focus for developments “that attract a large number of people, especially retail, leisure and office development”. This is in order to promote their vitality and viability, social inclusion and more sustainable patterns of development”.

PPS 6 sets out the Government’s approach to city centres - They should be the focus for retail, leisure, offices, culture and tourism.

PPS 12 states that “Area action plans should be used when there is a need to provide the planning framework for areas where significant change or conservation is needed. Area action plans should:

- deliver planned growth areas;
- stimulate regeneration;
- protect areas particularly sensitive to change;
- resolve conflicting objectives in areas subject to development pressures; or
- focus the delivery of area based regeneration initiatives.

In areas of conservation, area action plans should set out the policies and proposals for action to preserve or enhance the area, including defining areas where specific conservation measures are proposed and areas which will be subject to specific controls over development.

PPG15 and PPG16 gives statutory protection to the historic environment, requiring preservation and enhancement.

English Heritage, Guidance on the Management of Conservation Areas

Change is inevitable in most conservation areas; the challenge is to manage change in ways that maintain and, if possible, reinforce an area’s special qualities. AAPs should set out the policies and proposals for action, based on the character appraisal, required to preserve or enhance the area.

Regional Spatial Strategy:

At a regional level, RSS states that the centres of sub regional cities, such as York, should be the focus for high trip generating

uses such as offices, retail, leisure, culture and tourism. It also states that development, environmental enhancements and accessibility improvements should take place to create a distinctive, attractive and vibrant sense of place and identity for each centre.

Policy Y1: York sub area policy, Key drivers for the City Centre AAP:

- “Diversify and grow York as a key driver of the Leeds City Region economy by encouraging the business and financial services sector, knowledge and science-based industries, leisure and retail services and the evening economy, and further developing its tourism sector”
- “Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas”
- “Develop the role of York as a key node for public transport services for the sub area”
- “Improve accessibility to and within York, particularly by improved facilities for walking and cycling, increased capacity and quality of public transport, and new park and ride facilities”.

Sustainable Community Strategy:

The Sustainable Community Strategy sets the high-level objectives for the city:

- Building confident, creative and inclusive communities
- Being a leading environmentally-friendly city
- Being at the forefront of innovation and change with a prosperous and thriving economy
- Being a world class centre for education and learning for all
- Celebrating our historic past whilst creating a successful and thriving future

The Strategy also contains an objective to be “a city of high quality spaces” which the AAP is key to delivering. The Strategy states:

- An urban design plan will drive a visionary architectural approach, combining the historic with excellent 21st century design, to provide a dynamic, exciting and vibrant cityscape
- Spaces will be attractive and stimulating to the senses. Through colour, texture, ornament, materials, decoration harmony will be balanced with contrast, history with context, and the familiar with the new and stimulating
- Public art will be integral to creating a high quality urban environment
- Spaces will be decluttered, creatively lit, and equipped to be accessible, eventful and vibrant, capable of promoting York City of Festivals

- Spaces will be linked with clear, and perhaps themed routes that encourage exploration and travel on foot by day and after dark
- The experience of the city centre will be lifted with exciting interpretation
- High quality café-bar environments around public spaces and by rivers will add vitality, colour and bustle
- The river fronts will be opened up and their recreational opportunities exploited.

LDF Core Strategy:

The Core Strategy is at Preferred Options stage and provides the context for the AAP, including the role of the city centre in delivering the spatial vision for York over the next 20 years. The Strategy vision builds on the Community Strategy: “York aspires to be: a city of confident, creative and inclusive communities; economically prosperous at the forefront of innovation and change; and a world class centre for education; whilst preserving and enhancing its unique historic character and setting and fulfilling its role as a leading environmentally friendly city. This will be achieved in a way that ensures that York fulfils its role at the centre of the York Sub Area and as a part of the Leeds City Region. The LDF will take this agenda forward providing a planning framework to 2030 and beyond for the City’s sustainable development.”

The Strategy sets specific requirements for the AAP:

- “The AAP will ensure that York’s heritage is preserved and enhanced; in particular the architecture and archaeology of its historic centre; its skyline, street patterns, the Minster and its precinct, the Medieval and Roman walls, Clifford’s Tower and valued open spaces that contribute to the City’s setting”
- “By the end of the plan period (2030), York will have strengthened its role as a *sub*-regional shopping and entertainment centre. This will be achieved by halting the decline of the city centre’s regional market share for comparison goods retail and increasing it to around 34%. This will involve increasing the supply of modern retail units and enhancing department store representation in the city centre to attract a broader range and quality of multiple retailers to trade alongside the already strong independent retail sector”.
- The Core Strategy aims to provide “accessible and varied opportunities for leisure and recreational activities in order to promote healthy lifestyles including ensuring all residents have access to an appropriate range of recreational open spaces and sports facilities”. The Strategy states that “a key element of this will be to deliver a new City Centre swimming pool”.

Policy CS2: York City Centre

The Core Strategy also contains a City Centre specific policy:

“The LDF will continue to support the city centre as the cultural, economic and social heart of York. The LDF will ensure a strengthened role for the city centre as the core of a sub-regional city, whilst preserving and enhancing its unique historic character

and setting.

The Council will prepare an AAP for the city centre which will:

- ensure that the city centre remains the primary focus for retail, leisure, tourism and office development;
- establish a framework for decision making in the city centre and a context for development projects and funding bids;
- develop a transport accessibility masterplan to improve movement to and from and within the city centre, to improve air quality, to improve the ambience of the area and to promote sustainable transport choices; and
- develop a city centre public realm strategy and masterplan to enhance the appearance, connectivity and functionality of key public spaces and areas of change within the city centre, and to ensure that areas of change are fully integrated”.

YORK EVIDENCE BASE

LDF Evidence Base

Employment Land Review

York's Employment Land Review (Entec, 2009) identifies the city centre as a strategic location for office employment (B1(a)) reflecting PPS6 and its current role as a main employment area, currently accommodating 30% of jobs in York local authority area. The Review outlines a requirement for 193,329sqm of office (B1a) floorspace to 2029. The Review identifies opportunities to accommodate this partially within the city centre, through sites such as Hungate, but recognises that these are limited because of the relatively small size of the centre and its historic nature. The 19 short-listed supply sites for B1a office space includes 6 potential city centre sites: 1-9 St Leonard's Place & 2-4 Museum Street; Coppergate 2 (Castle Piccadilly); Hungate; James Street/Foss Islands Road (also short-listed for B1c, B2, B8 use); Hudson House and Old Station Buildings (also short-listed for B1c, B2, B8 use).

Retail Study

York's Retail Study (GVA Grimley LLP, 2008) recommends that the decline in the city centre market share is halted and then increased to a 34% share in order to maintain its position in the wider regional retail hierarchy. The Study identifies significant capacity for additional retail floorspace up to 2029. In accordance with the spatial strategy, the priority for this additional floorspace will be within, or adjacent to, the central shopping area of the city centre (i.e. Castle Piccadilly and the Stonebow area). However, similarly to employment, the Study recognises that potential sites will be limited by the constraints of the historic environment and the size of the centre.

Open Space, Sport and Recreation Study

The Study identified a sufficient supply of open space in the city but a lack of natural and semi-natural space, a sufficiency of amenity green space, a lack of provision for children and facilities for young people and a lack of outdoor sports facilities.

Strategic Housing Market Assessment

The Strategic Housing Market Assessment (June 2007) concludes that there is an expressed need for small (21 % want 1 bed), medium (29% want 2 bed) and larger family housing (29% want 3 bed, 21% want 4 bed+), and 60% of the need is for houses/ 40% for flats – which reflects regional and national objectives to build new housing for a wide variety of households. The Strategy also concludes that, given the massive shortfall of affordable housing in the city, there is justification for setting an affordable housing target of 50% in new housing developments. Overall there is expected to be greater demand for housing than the current stock of housing can meet. Across all tenures there is an apparent shortfall of 982 dwellings per annum (excess demand over supply). The tenure split within this target is given as 60% social rented and 40% discount sale – again to reflect the need for housing identified in the study.

Strategic Housing Land Availability Assessment

The SHLAA will identify housing sites to inform the LDF. At the current stage 0.58ha of potential housing land in the city centre has been identified for further review. This includes 7 sites: Castle Piccadilly, Area North of Trinity Lane, Peel Street/Margaret Street, Bonding Warehouse, Monk Bar Garage, Reynard's Garage, St Leonard's Place. These sites may be allocated in the Allocations DPD rather than the AAP, as with other uses, however the AAP will need to address the impact of these developments on the proposals for the city centre as a whole in terms of accessibility and services.

Strategic Flood Risk Assessment

There is a well documented history of flooding in the city centre. The 2000 flood was over 11 times the normal average summer flow flooding over 350 premises. Most of the city centre was protected by flood barriers but river rises have, since then, come dangerously close to overtopping defences even with the Foss Barrier (built in 1986/7 following severe flooding in 1947/ 1978 and 1982). The Assessment notes the need to reduce surface water run off as one of several measures including slowing down and storing the rainfall from surrounding hills before it reaches the city centre. No actions to be taken forward in the AAP.

Other Local Strategies

Local Transport Plan 2

The Local Transport Plan 2006-2011 (LTP2) sets-out the desired transport measures for the short term up to 2011 and the principles for a longer term transport vision to 2021. The LTP2 vision for York is for a city....:

- With a thriving, sustainable, vibrant community where people want to live and work and where businesses are able to develop and grow;
- Where traffic will be less congested and there will be cleaner air;
- That can function with a reduced reliance on non-renewable resources;
- Where everyone can access services and enjoy a better quality of life, without dependence on the availability of a car; and
- With communities with no casualties and where people feel safe and secure.

There are other proposed actions in LTP2 which involve or could lead to physical changes within the city centre and are therefore planning issues relevant for this AAP to consider. These include:

- City centre road space freed up by redistributed traffic could be reallocated for wider footways, cycle paths and bus lanes
- Tackling congestion through demand management measures such as parking controls and access restrictions in the city centre
- Enhancement of the Footstreets Pedestrian Priority Zone
- Providing more and better cycle parking
- Improving accessibility for disabled people
- Improving the cycle route network
- Improvements to bus interchange facilities in the city centre to increase bus patronage and to link the 'overground' bus network – orbital public transport loops linked into the main radial routes into the city centre
- Developing a city centre electric shuttle bus system
- Investigating the potential for water-based transport
- Developing a freight 'transhipment' centre.

Sport and Active Leisure Strategy

The city centre is the focus for leisure and tourist related development. Information on active leisure and sports is set out in the Sport and Active Leisure Strategy (2005). The Strategy is supported by a planning tool which identifies current gaps in provision, this includes a shortage in swimming pool provision, with a particular need for new provision in the city centre.

Visit York

Visit York, the city's single tourism organisation, has proposed a Vision for Tourism for the city, and a set of ambitions. The vision seeks to deliver long-term and sustainable growth in the value of the visitor economy (the target is a minimum of 5% average annual growth in visitor expenditure), building on York's distinctiveness, enhancing the quality of the visitor experience and

promoting the city as a world class visitor destination. Visit York's ambitions for tourism include:

- Enhance York's public realm so it becomes the most special in England;
- Develop York's position as a leading European cultural centre, combining a unique heritage with a modern outlook.

Future York Group

The Group recognised the importance of the city centre as an economic driver of the York economy, both in terms of the image it projects and the commercial, tourism, retail and evening economies it contains. Key recommendations of the Group that could be taken forward by the AAP include:

- Improved streets and public spaces with a high quality well designed public realm, that is spectacular both by day and night, with an exciting programme of events and activities for residents and visitors.
- Provision of a Flagship department store, together with a wide range of leading shops in a development of high quality design at Castle Piccadilly.
- The creation of new world-class attractions, demonstrating the ambition of the city, and encouraging discerning visitors.
- A gateway to the region; in the top league of European visitor destinations; a city with an expanded and enhanced tourism, cultural and retailing offer, where there is always something new and exciting to make the city attractive for investors, visitors and shoppers.

York Business Pride – A Vision for York City Centre, 2006

The Vision, will focussing more on the management of the city centre, contains a number of aspirations that could be taken forward by the AAP. These include:

- A physical and economic environment which will delight business, residents and visitors alike.
- A protected heritage with the vitality and vibrancy of a modern city.
- Provision of the infrastructure necessary to ensure a successful future for York.

Neighbourhood Action Plans

A Neighbourhood Action Plan analyses the needs of a neighbourhood, recognises specific local issues and develops a planned approach to tackling these issues in partnership with the community and service providers.

Guildhall:

Ambition 1: A user-friendly city centre for residents and businesses

Ambition 2: A cleaner, greener, safer city centre

Ambition 3: More inclusive city centre communities

Fishergate:

Ambition 1: Kerbside recycling for every ward

Ambition 2: A safe ward, easily accessible facilities and an active role for young people in the community

Ambition 3: Road safety

Micklegate:

Ambition 1: Increased recycling

Ambition 2: An enhanced environment

Ambition 3: Young People and Community Life

Ambition 4: Community Life

SUMMARY OF EVIDENCE BASE INFORMATIVES FOR THE VISION

- Strengthen the role of the city centre as the core of a sub-regional city
- Ensure that the city centre is a thriving location for retailing, leisure, offices, culture and tourism.
- Deliver a physical and economic environment which will delight business, residents and visitors alike.
- Combine a protected heritage with the vitality and vibrancy of a modern city.
- Provide the infrastructure necessary to ensure a successful future for York.
- Include policies and proposals for action to preserve and enhance the conservation area.
- Manage change in ways that reinforces the area's special qualities including its unique historic character and setting.
- Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas
- Work towards World Heritage Status by 2029
- Provide the framework for a public realm strategy and masterplan to enhance the appearance, connectivity and functionality of key public spaces and areas of change within the city centre, and to ensure that areas of change are fully integrated.
- Enhance key spaces in the city centre to create a distinctive, attractive and vibrant sense of place and identity.
- Enhance York's public realm so it becomes the most special in England.
- Enhance the Footstreets Pedestrian Priority Zone.
- Ensure that the city centre is an area of High Quality Spaces

- Spaces will be attractive and stimulating to the senses.
- Public art will be integral
- Spaces will be decluttered, creatively lit, and equipped to be accessible, eventful and vibrant, capable of promoting York City of Festivals
- Spaces will be linked with clear, and perhaps themed routes that encourage exploration and travel on foot by day and after dark
- The experience of the city centre will be lifted with exciting interpretation
- High quality café-bar environments around public spaces and by rivers will add vitality, colour and bustle
- The river fronts will be opened up and their recreational opportunities exploited.
- Provide open space and recreation for children and young people
- Develop the role of York as a key node for public transport services for the sub area
- Improve accessibility within the city centre, particularly by improved facilities for walking and cycling.
- Improve movement to and from and within the city centre, air quality and the ambience of the area
- Reallocate city centre road space freed up by redistributed traffic for wider footways, cycle paths and bus lanes
- Tackle congestion through demand management measures such as parking controls and access restrictions in the city centre
- Promote sustainable transport choices
- Allocate a number of sites for office employment
- Ensure that the decline in the city centre market share for retailing is halted and then increased to a 34% share in order to maintain its position in the wider regional retail hierarchy
- Allocate a number of sites for housing, addressing the need for all types of housing and affordable housing.
- Provide a swimming pool in the city centre.
- Develop York's position as a leading European cultural centre, combining a unique heritage with a modern outlook.
- Contribute towards the aim of 5% average annual growth in visitor expenditure

SUSTAINABILITY STATEMENT

The Sustainability Statement did not specifically analyse the visions.

THE VISION FOR THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- AAP should be locally distinctive, realistic and inclusive to show what the city centre will be like at the end of the plan period.
- Spatial vision should flow from Core Strategy but be locally specific.
- No strong overall vision just a series of tactics but no clear overall strategy.
- Graphics and illustrations and plans help understanding of area, context and overall vision.
- Needs to show how it links with and helps to deliver other key strategies, e.g. RSS, Future York etc.
- Recurring economic and growth themes – need a more balanced view.
- No aspiration to build a sustainable or healthy city.
- Should add stronger emphasis on Climate Change and environmental issues at vision stage along the lines of ‘creating a city centre that lives within its environmental limits adapting to, and mitigating, climate change’.
- Key visions too extensive and detailed and should be shorter. Details can be listed separately but fundamental over riding vision should be considered.
- Vision should set out meaningful locally relevant and achievable goals providing realistic targets for improvement and tie in with YNW and other adjacent areas.
- Three visions should be combined into one overall holistic vision.
- Would be helpful to consider how city centre supports other targets to reduce greenhouse gas emissions by 20-25% by 2016.
- Vision should support sustainable development by promoting new development where it would mitigate and adapt to impacts of climate change and should include criterion promoting the use of sustainable construction and design measures.
- Visions are exactly right and 3 key themes are correct.

VISION FOR ECONOMIC VITALITY - ISSUES AND OPTIONS CONSULTATION RESPONSE:

Vision for Economic Vitality

In 2029 York city centre:

- will be a successful shopping destination with a major addition to York’s shopping offer at Castle Piccadilly;
- will have strong links with York Northwest’s retail and office offer and the National Railway Museum;
- will be more attractive to inward investors and businesses;
- will have a refreshed tourism offer;
- will be more attractive to students and academics which will help the universities maintain their competitiveness and maximise the benefits the universities bring to the city;

<ul style="list-style-type: none"> ▪ will have a range of quality office accommodation that meets market needs; ▪ will have a more diverse and inclusive evening experience including a thriving early evening economy; and ▪ will be more readily accessible by public transport, by foot and by cycle with reduced congestion. 					
Response:	0 Supported	0 Not Supported	7 Mixed	2 Comment	9 Total Responses
Key points made: <ul style="list-style-type: none"> • Accessibility by public transport is a community issue rather than an economic one. • York should have a major conference venue and at least on 5 star internationally renowned hotel. • Vision for economic vitality should merge first 2 bullet points and refer to York central. • Amend first bullet to 'will be a successful shopping destination for local people and visitors'. • Vision should consider how city centre and communities are connected to key city economic elements, e.g. Science City York and the Universities. Suggest amending criterion 2 to 'will have strong links with YNW retail and office offer, the NRM, SCY and the city's universities. • First bullet point under Vision for Economic Vitality should be expunged as it would lead to a loss of identity of York. • Desire to create major additional shopping offer at Castle Piccadilly is misguided because it is a major heritage location and would have a detrimental effect on the rest of the city. Should concentrate on providing a distinct, unique shopping experience. • Economic Vitality – add 'to support local businesses and local production, including food', • Amend first bullet to 'will be a successful shopping destination for local people and visitors'. 					
VISION FOR HISTORIC ENVIRONMENT - ISSUES AND OPTIONS CONSULTATION RESPONSE:					
Vision for Historic Environment <p>In 2029 York city centre:</p> <ul style="list-style-type: none"> ▪ will have retained its unique and special character; ▪ will showcase the highest quality of contemporary design; ▪ will have a high quality public realm with the infrastructure, flexibility and access to enable a wide range of activities and events to promote a world class setting for York's heritage; ▪ will have world class interpretation of its unique history and archaeology; ▪ will have a larger pedestrian zone for people to be able to move around more easily; ▪ will have a higher quality environment with more green spaces and trees; ▪ will have a dedicated outdoor performance area; ▪ will have a thriving and prosperous historic market place; the river areas will be thriving with leisure, commercial and tourist 					

activity.					
Response:	0 Supported	0 Not Supported	5 Mixed	1 Comment	6 Total Responses
Key points made: <ul style="list-style-type: none"> • Should have World Heritage Status by 2029 with an improved character with a developed emphasis on the Victorian aspects of the city in the Cultural Quarter. • Better links between the city centre and YNW could conflict with vision for historic environment. • First bullet should read 'we will have retained and enhanced its unique and special character'. • Some aspects e.g. dedicated outdoor performance space, only have tenuous links with the vision for historic environment, more of a social aspiration. Suggest replacing first bullet point with we will have retained, and enhanced where possible the unique and special historic character' suggest second bullet reads 'will showcase the highest standards of contemporary contextual design'. • City centre is largely Central Historic Core Conservation Area so first bullet should read 'will retain its unique and special character and appearance which will have been preserved and enhanced'. Suggest adding 'will be exemplary of good conservation practice'. 					
VISION FOR COMMUNITY LIFE - ISSUES AND OPTIONS CONSULTATION RESPONSE:					
Vision for Community Life <p>In 2029 York city centre:</p> <ul style="list-style-type: none"> ▪ will have a wide range of homes to suit particular needs of older people, younger people, single people, disabled people and families including affordable homes; ▪ will be more accessible to older people, younger people, disabled people and families; ▪ will promote more opportunities to lead healthier lifestyles; ▪ will have more opportunities and places to express and sample culture from across the world; ▪ will provide community facilities that meet the needs of everyone; and ▪ will play a major role in meeting the social and community needs of all sections of York. 					
Response:	0 Supported	0 Not Supported	3 Mixed	2 Comment	5 Total Responses
Key points made: <ul style="list-style-type: none"> • Community Life should include reference to swimming facilities and cycle ways as part of healthier lifestyle statements. • Sixth bullet point in economic vision should refer to the fact that the city centre, together with York Central, will have a range of office accommodation that meets market needs. • Community life – statement 4 should be amended by adding ' whilst retaining a strong element of the York and Yorkshire 					

culture and tradition’.

- Community Life – add at end of last bullet ‘as home and homecoming where all feel they can belong’.
- Vision should consider how city centre and communities connected to key city economic elements, e.g. Science City York and the Universities.

PREFERRED OPTION

There was a limited response to the 3 visions set out in the Issues and Options document, these were not supportive. The guidance of the revised PPS12 and good practice guidance from PAS emphasises the importance of a vision being specific and relevant to the area and the issues. Rather than simplistically group the themes of the AAP around social, economic and environmental issues (as in the Issues and Options document), the Preferred Option is to group the objectives around 6 key strands of the vision for the city centre. This is more specific to the AAP and better reflects the emerging purpose and scope of the document.

Vision

The city centre in 2030 will be the finest city centre in England, raised to the highest level that York’s reputation deserves.

The city centre will be a distinctively high quality place - a sophisticated, cutting-edge and prestigious location for business, cultural tourism, the arts, quality retailing, boutique hotels and cafe culture; and a focus for pride in the city for local residents.

York will be internationally renowned as an excellent example of sensitively using historic buildings to contribute to economic success. The city centre will grow through high quality new developments and in so doing will add to the special qualities of the historic core.

As a key cultural centre in the North of England, York will feature many must-see events and festivals and these will be creatively showcased within a revitalised high quality public realm. The city will have the revitalised streets and spaces it deserves, with long-lasting well thought-out improvements that brings the city’s amazing history to life.

Spaces will provide a better platform for events and streets will be designed around function, not vehicle movement. Civilised streets will put the local communities priorities first in a city centre that is easy, enjoyable and safe to move around.

With an enhanced image and new commercial development, the city centre will continue to be the business heart of the City, a prestigious and desirable location for thriving businesses.

The city centre will make every York resident rightly proud and will continue to be the civic and social heart of the city.

Place-making Objectives

Thriving

- Ensure that the city centre is a thriving location for retailing, leisure, offices, culture and tourism to strengthen the role of the city centre as the core of a sub-regional city.
- Grow the commercial heart of the city to ensure the long-term viability of the York economy. Growth to the South will take advantage of major opportunities to enhance Piccadilly and develop a stronger retail offer, to enhance the setting of important buildings and to better link the centre with the cultural attractions of the Barbican, Clifford's Tower and the Castle Museum.
- Ensure that the decline in the city centre market share for retailing is halted and then increased to a 34% share in order to maintain its position in the wider regional retail hierarchy, through allocation and delivery of new retail development and protection of existing retail frontage.
- Improve the viability of independent retailing in York city centre - a major component of the uniqueness of the city – through improvement to Gateway Streets and a revitalised outdoor market place.
- Focus commercial office use in the vicinity of the railway station, which is a sustainable location and good for business, to complement the new offer at York Central.
- Support the growth and success of both the city's universities within the city centre through improved physical linkages, student accommodation and facilities for showcasing talent.

Enjoyable

- Revitalise the heart of the city as the focus of city life and the host of festivals and events.
- Provide public art as an integral component of place-making and public realm enhancement.
- Create a lighting strategy for the city centre to illuminate places of interest and aid navigation.
- Lift the experience of visiting the city centre with exciting interpretation using innovative means.
- Provide high quality café-bar environments around public spaces and by rivers that will add vitality, colour and bustle.
- Provide a swimming pool in the city centre as a resource for the resident community of the city centre and the wider city, to promote active and healthy lifestyles.
- Develop York's position as a leading European cultural centre by enhancing the experience of visiting our many cultural attractions through combining unique heritage with a modern outlook.
- Ensure the redeveloped Barbican site is easily accessible and well integrated with the city centre.

Protected

- Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster, important open areas and archaeological remains.
- Include positive actions and proposals to preserve and enhance the conservation area.
- Plan for sensitive growth through a suite of policies in the Plan and ensure high quality contemporary design preserves and enhances the special qualities of the City Centre.
- Ensure developments are environmentally sustainable through raising environmental quality, minimising resource demands from development, and responding proactively to the global and local effects of climate change.
- Work towards World Heritage Status.

Redesigned

- Enhance York's public realm so it becomes the most special in England, adding to the unique York ambience.
- Revitalise key spaces and remake streets as places for people that are distinctive, attractive and vibrant through a public realm strategy and masterplan that also enhances connectivity and functionality of the public realm to ensure that areas of change are fully integrated.
- Significantly improve the setting of the Minster and other special buildings and enhance key vistas.
- Improve Gateway Streets and peripheral streets to encourage residents into the city centre and visitors to explore further.
- Expand the pedestrian core of York through extension of the Footstreets area.
- Declutter spaces and modify them to be more accessible and better able to promote York as a City of Festivals.
- Make more of the riversides including encouraging active frontages and a possible new footbridge to further link riverside walks.

Connected

- Through an Accessibility Framework, re-model accessibility within the city centre, with a particular focus on the 2 key transport corridors between the station and Bootham/Gillygate and Layerthorpe, to promote sustainable lifestyle choices, improve pedestrian / cycle connectivity between the areas of change and meet the access needs of York in 2030.
- Create an attractive environment for pedestrians and cyclists with an improved network of routes.
- Improve physical linkages between York Central and the City Centre and improve other key linkages with important destinations including the station, hospital, York St John University, the Barbican site and Foss Islands.
- Protect and enhance the Snickelways and hidden spaces that contribute to the connectivity and uniqueness of the city centre.

- Tackle congestion through demand management measures such as parking controls and access restrictions in the city centre.
- Reallocate city centre road space freed up by redistributed traffic for wider footways, cycle paths and bus lanes.
- Develop the role of York as a key node for public transport services for the sub area.
- Ensure the city centre continues to be accessible for businesses.
- Consider the potential role of the river in providing alternative access to the city centre.

Liveable

- Allocate a number of sites for housing, addressing the need for all types of housing and affordable housing.
- Protect the amenity of residential areas including those at Aldwark, Walmgate and Bishophill.
- Ensure a full range of community facilities are available.
- Provide sufficient open space and recreation opportunities for children and people of all ages to improve the quality of life for people who live in and visit the city centre.
- Provide a safer and healthy place to live.

OPTION SOUNDNESS EVALUATION

Consistent 1) Contribution to overall vision and strategic development objectives	N/a
2) Consistency with community strategy/local area agreement	The Community Strategy objectives for a “a city of high quality spaces” are reflected in the vision and objectives. The AAP is the lead document for delivering these Community Strategy objectives.
3) Regional and national guidance	The vision and objectives are consistent with the RSS policy to improve accessibility in the city centre and to protect and enhance the historic environment. Nationally, local authorities are encouraged to produce AAPs for areas of significant conservation interest that are sensitive to change.
Justified 4) Consultation response	There was a limited response to the visions contained in the Issues and Options document, but comments were generally not supportive. The revised vision and objectives above is significantly different to the Issues and Options vision and aims to address the concerns

	raised.
5) Sustainability appraisal	Reflects the options taken forward. All of these options were supported by the Sustainability Statement. Includes specific sustainability objectives
6) Community benefits	The vision and objectives are a framework to deliver significant enhancement of the city centre. The AAP takes a broad approach to planning issues and incorporates issues around living ion the city centre, entertainment, culture and community facilities.
7) Evidenced approach	The vision and objectives are based on the Core Strategy policy for the city centre which is itself an evidenced approach. The objectives are based on AAP emerging preferred options, the evidence for each is set-out in each proforma.
Effective 8) Viability	The viability of the vision and objectives is considered in detail through the analysis of each option.
9) Deliverability	The deliverability of the vision and objectives is considered in detail through the analysis of each option. For the AAP to be a success, partnership working and buy-in across the authority and from external partners is essential.
10) Flexibility	The vision and objectives must be high level to allow for flexibility and to provide a framework for planning in the city centre for a 20 year period, but must also provide a clear direction as to the authorities intention to seek redevelopment/redesign of key sites, spaces and streets. To strike this balance, much of the detail of redevelopment/redesign will be provided through SPD which will be based on principles adopted in the AAP.
NEXT STEPS Amend the vision and objectives to reflect the preferred options as they emerge and to reflect Members comments. Subject the vision and objectives to early consultation to engage key partners through the vision prospectus, as recommended to Members. Review feedback from the Core Strategy preferred options consultation with regard to both the vision and city centre policy.	

KEY THEME 1: SHOPPING IN THE CITY CENTRE: QUESTIONS 2, 3 and 4

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1: Delivering Sustainable Development (2005): emphasises the need for Local Authorities, in planning for development, to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities. It advises that they should provide improved access for all to such facilities by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car.

Planning Policy Statement 6: Planning for Town Centres, which relates to town centres and town centre uses, which include shops, restaurants, bars, and other cultural facilities, places emphasis upon the need to meet everyone's day to day shopping and service needs at the local level. In this context, it identifies the need for local authorities to consider the need for, and where appropriate, designate new centres to meet the needs of areas where significant new development is proposed. It also makes clear the need for local authorities to take into account the catchment area intended to be served when carrying out assessments of need for new facilities.

Planning for Town Centres: Guidance on Design and Implementation Tools (March 2005) deals specifically with design issues relating to planning for town centres and some of the main tools available to secure the implementation of town centre planning policies and proposals. It supports PPS6.

Use Classes Order 2005 introduced changes to ensure LPA's had more control over managing town centre development by introducing two new use class - A4 for pubs and bars and A5 for takeaways. Also Nightclubs were reclassified as Sui Generis. These changes mean that the uses will not be permitted to change as easily as a planning application will be required.

Design Reviewed Town centre Retail by CABE (2004) provides a series of lessons learnt and illustrates what they consider to be good practice.

Some of the issues raised:

- Successful town centres need to have a vision.
- New retail development should add and enhance the existing public realm.
- Areas should contain mixed uses – this makes a town centre environment more lively, economically successful and safe.

- Car parking is needed to compete with out of centres. Beyond the obvious options should be explored.
- If there is a design vision/masterplan some of the most successful schemes developed have been where a developer has appointed a lead architect but then broken up the development into bits to allow other architects to take on individual building commissions against the master plan.
- For smaller infill developments architects should avoid creating a stylist approach so that distinctiveness and variety gives way to difference.
- An artist should be employed as part of the collaboration with the architect and landscape architect; this will allow artwork to infuse with the project
- Retail Development in Historic Areas by English Heritage (2005)

Retail Development in Historic Areas by English Heritage (2005) sets out guidelines for achieving high quality new retail development in historic areas. The document informs that the retail sector performs an important role in many historic centres. Cities such as York act as a focal point for the leisure and tourist industries. Visitors enjoy the opportunity to shop and linger in an attractive historic environment and the existence of strong retail and leisure facilities provides an important additional reason for people to visit historic centres. The importance of trading in historic centres is key to their durability. In addition retailing makes a key contribution to the culture and economy of towns today as well as allowing for the continued viability of historic buildings through their adaptation for new uses.

The document highlights:

- Larger unit sizes are more challenging to fit in historic buildings. Similarly new units require careful design to be accommodated within new developments in order to be in keeping with their historic neighbors.
- Mix uses can increase dwell times and provide more reasons for people to visit, increase shopping out of hours, and increase perception of safety. This may have particular benefits to the historic locations, as it may allow for greater flexibility with regard to the uses, which can be accommodated on the upper storey
- The dramatic rise in new technology including Internet and television home shopping as forms of retail. Centres offering a range of complementary non-retail attractions will be more resilient to these changing patterns.
- Certain services have been able to trade from older buildings because they do not require large display windows. However post offices numbers are in decline and there has been a steady decline in bank branches. Some times these buildings are suitable for A3 uses.
- The need to maintain and enhance local distinctiveness of historic areas to give them a competitive edge.
- Retail sector represents a dynamic, fast changing and competitive environment. Centres, which cannot adapt to new challenges and respond to the ever-increasing competitive pressures, are likely to lose trade to those centres, which can.

New retail development in historic areas should always seek to preserve and enhance its surroundings.

Regional Spatial Strategy:

- Policy Y1A – Develop role of York as a sub regional city
- Policy E1 – Creating a successful and competitive regional economy
- Policy E2 – Town centre and Major Facilities
- Policy E3 – Land and premises for Economic Development
- Policy Y1 – York Sub area Policy

Sustainable Community Strategy:

Improving retail in York is identified as one of the components in ensuring York is a successful economic centre in the Sustainable Communities Strategy. It links into the second Strategic Ambition – *‘We will keep York’s employment levels high and economy buoyant by supporting local employers, developing a diverse economy and balanced employment structure’*. Enhancing retail and ensuring York is a vibrant retail centre will help to deliver the strategic aims of those contained in the partnership themes – The Thriving City, The Sustainable City and The Inclusive City.

LDF Core Strategy:

- Directs that the Market Share decline is halted and then increased to 34%
- City Centre to be primary focus for non-food retail, increasing the supply of modern retail units, as well as retaining independent stores
- Key diagram identifies Stonebow (Stonebow House, Telephone Exchange and Hungate) and Castle Piccadilly on key diagram as retail growth areas, with both being sequentially equal.
- Small food retail should be directed to the city centre first.
- Recognises limited space in city and edge of centre will be needed to accommodate unmet retail capacity. The draft second stage of retail study recommends York Central is the most appropriate location by providing a complementary offer to the city centre and seeking to facilitate linked trips

YORK EVIDENCE BASE

- York Retail Study 2008 by GVA Grimley
- Extension to Retail Study in connection with York Central is currently being produced, one of the key components this study focuses on is the amount of retail that could be accommodated on York Central without effecting the vitality and viability of the city centre. It will also explore improved linkages between the city centre and York Central.

- York Tourism Strategy (2007)
- City of York Local Transport Plan 2006 – 2011
- York City Centre Partnership Action Plan (2006-2008)

SUSTAINABILITY STATEMENT

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
1. York as a first choice retail destination	I	I / ?	O	I	? / O	O / I	O	?	I / ?	*	? / _	?	? / _

Objectives	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4
1. York as a first choice retail destination	O	I	I	?	O	I	**	?	**	

SHOPPING IN THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

PROTECTING THE EXISTING SHOPPING ENVIRONMENT - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments

- Boundary should not be formulated until overall approach to retail provision is understood and agreed in the Core Strategy, and should follow this approach
- Do not believe that any expansion of shopping area is desirable

Question 2: Where should the Central Shopping Boundary be?

OPTION 1: It should reflect the recommendations in the Retail Study (2008)

Response:	5 Supported	4 Not Supported	1 Mixed	0 Comment	10 Total Responses
Key points made: No key points made					
Question 2: Where should the Central Shopping Boundary be? OPTION 2: The Local Plan boundary on Map 3 (Central Shopping Area and Potential Shopping Streets) should be incorporated in the AAP					
Response:	11 Supported	4 Not Supported	0 Mixed	0 Comment	15 Total Responses
Key points made: No key points made					
Question 2: Where should the Central Shopping Boundary be? OPTION 3 : The boundary should be redrawn to delete or encompass other areas you consider could form part of the Central Shopping Area					
Response:	17 Supported	0 Not Supported	0 Mixed	0 Comment	17 Total Responses
Key points made: <ul style="list-style-type: none"> • Only Piccadilly side of the Foss should be included • York Central should be included on Map 4 as a Major Development Opportunity • Shopping should not extend along Piccadilly after Merchantgate, this area should be retained for offices • Gateway Street areas should be included • West of Ouse should be included • Piccadilly area should not be included • St Leonard's should be included • Micklegate should be included • Fossgate and northern Walmgate should be added 					
PREFERRED OPTION It is considered that Option 1 should be advanced to the preferred options stage for the reasons set out below:					
OPTION SOUNDNESS EVALUATION					
Consistent 1) Contribution to overall		Whilst all the three options are consistent with AAP Vision for Economic Vitality, its is considered that option one provides the most appropriate central area shopping boundary			

<p>vision and strategic development objectives</p> <p>2) Consistency with community strategy/local area agreement</p> <p>3) Regional and national guidance</p>	<p>(CASB) for retaining/enhancing the viability and vitality of the city centre shopping area. This is based on the view that a CASB defined as set out in the Retail Study 2008 will assist most effectively in delivering the objectives of the Core Strategy. Whilst all three options are consistent with the Sustainable Community Strategy, national and regional guidance set out above, Option 1 CASB will provide expansion space for modern units on sites that are well related with the existing shopping centre. This should help to stop the decline in market share and provide new opportunities for future enhancement. The preferred options of the Core Strategy now makes reference to Stonebow House and Piccadilly based on the findings of the retail study, therefore this is another reason why it would be inappropriate to exclude them, and go with a different option.</p>
<p>Justified</p> <p>4) Consultation response</p>	<p>Whilst mixed support for all three options was received, it is considered that the Local Plan boundary (option2) is out of date and whilst many representors supported option 3 and suggested additional areas, most of the areas are already included in Option1 or would be inappropriate to include in the CASB in accordance with PPS6. Other areas suggested for example the gateway streets need other mechanisms for enhancing retail and other uses in these areas. Inclusion of these streets in the CSA boundary would create a distorted area for the sequential test. A number of respondents objected to the west of the Foss being included. The Castle Piccadilly site is identified as the key development site for providing retail space in the city, with out this the study warns that York's market share will continue to fall. The plan promotes this site as a mixed used development that will include a larger element of retail but will also include civic space as set out in the adopted development brief for the site.</p>
<p>5) Sustainability appraisal</p>	<p>No one option was considered better than the other in the sustainability statement (SA). As set out above all three options were identified as having either a positive or no significant effect. The SA highlights that a boundary should not lead to the exclusion of other uses within this area if deemed suitable. Creation of a single use centre would not create a diverse and prosperous city. This is certainly not the intention of the AAP.</p>
<p>6) Community benefits</p>	<p>A strong vibrant defined retail centre will enable visitors and residents to identify the predominant retail offer and will help in terms of accessibility to services by them being concentrated in a defined area. It is important though that resident's needs are not overlooked in the CASB and their needs are considered.</p>
<p>7) Evidenced approach</p>	<p>This boundary is most aligned with the recent approved local evidence base – Retail Study 2008. It is considered that a central shopping boundary that reflects the recommendations of</p>

	the Retail Study 2008 provides the most appropriate sequential test boundary for which future retail applications should be judged. As set out in the above bullet points the retail study concludes that the existing Local Plan boundary is out dated and suggested sites put forward to option 3 were similar to those included in the Retail Study or would have resulted in an inappropriate sequential test boundary in accordance with PPS6.
Effective 8) Viability	Whilst one of the overarching aims of the CASB boundary is to help create a viable retail city centre, it is considered no additional viability testing is required for the boundary. Viability was considered in the Retail Study 2008; for example, the area west of the Ouse was considered unviable for redevelopment and therefore has not been included in the CSAB.
9) Deliverability	No additional finance is required to deliver this option. City of York Council will be the lead.
10) Flexibility	An element of flexibility has been included in the boundary by defining it to include future development opportunities that will allow for consolidation of the retail area i.e. Piccadilly and Stonebow House. It cannot be too flexible, as it needs to provide a firm starting point for the sequential test.
NEXT STEPS The recommendations of the retail study (2008) in respect of the Central Shopping Area be translated into map form.	
MANAGING RETAIL USES - ISSUES AND OPTIONS CONSULTATION RESPONSE:	
QUESTION 3: Should some street frontages be protected for retail uses, and if you agree, how should they be protected?	
General Comments <ul style="list-style-type: none"> • Historic shop frontages should be protected from unsuitable alterations • Fail to see the threat from non retail uses opening up, cannot see justification for policy to require buildings to be used for retail. Premises should be allowed to be used for whatever uses they will most benefit from and maintain high footfall • Too many restrictions can strangle development • Consider incentives – rents/business rates to encourage more shops • Don't need to compete with other cities (general) • Distinction needs protecting • Need a mechanism to encourage more food based shops to open in the centre 	
QUESTION 3: Should some street frontages be protected for retail uses, and if you agree, how should they be protected?	
OPTION 1: Yes, continue to identify street frontages on a map where we would restrict development mainly to shopping	

uses (Primary Shopping Frontages)					
Response:	21 Supported	0 Not Supported	0 Mixed	1 Comment	22 Total Responses
Key points made: <ul style="list-style-type: none"> Protected streets should be extended to include High and Low Petergate, Parliament Street, Coney Street, Market Street High and Low Ousegate, Colliergate and all of Goodramgate 					
QUESTION 3: Should some street frontages be protected for retail uses, and if you agree, how should they be protected? OPTION 2: Yes, secondary shopping frontages should be identified to help protect the vitality and viability of secondary retail areas					
Response:	16 Supported	0 Not Supported	0 Mixed	1 Comment	17 Total Responses
Key points made: <ul style="list-style-type: none"> Gateway Streets should be included Retail frontages should be protected in secondary streets as well as primary streets Any formula should not preclude punctuating secondary retail streets with return of some properties to domestic use Any formula should not be too prescriptive, some areas are appropriate for a greater mix Piccadilly should not be included as a secondary street 					
QUESTION 3: Should some street frontages be protected for retail uses, and if you agree, how should they be protected? OPTION 3: Yes, have a policy that restricts the loss of retail stores/subdivision of retail floorspace in the centre shopping area and which limits other non-retail uses					
Response:	12 Supported	0 Not Supported	0 Mixed	1 Comment	13 Total Responses
Key points made: <ul style="list-style-type: none"> Reservations on this option as could lead to loss of job opportunities Option 3 should go further and restrict the amalgamation of neighbouring small shops to form larger retail premises A policy could encourage expansion of retail units into adjacent properties with appropriate retention of character of each 					
PREFERRED OPTION(S) It is considered that York needs a combination of all three options for the reasons set out below:					
Consistent 1) Contribution to overall vision and strategic development objectives 2) Consistency with community		To ensure that the centre contains an appropriate mix of shops and other uses; and to ensure it delivers the objectives of the APP, the ethos behind national policy and the Sustainable Community Strategy, along with the implementing the Core Strategy and Regional Policy a combination of all three options is considered the best way forward. Through the un-adopted Local Plan a policy relating to primary frontages has been successfully operated to ensure that			

strategy/local area agreement 3) Regional and national guidance	retail is not diluted in the main shopping street, there is no evidence to go against this stance. It is considered that designating secondary shopping frontages in York will help other streets in York for example the peripheral streets, it will assist in better management of uses in these areas.
Justified 4) Consultation Response	There was a wide range of support for all three options, including representor's identifying that a combination of options is needed. Whilst it is important to protect loss of retail within the city centre, a variety of uses are important to ensure a vibrant city centre, rolling out protected streets too far across the city would be harmful for the centre.
5) Sustainability Response	The SA points out that the options are not mutually exclusive but should be considered as a package to gain the full economic benefits. It warns that Option 3 needs careful planning to ensure that its benefits are positive, and is perhaps limited so it does not have negative impact on independent stores that seek smaller units. The designation of primary and secondary streets is seen as having a number of positive benefits for the vitality of the city centre.
6) Community Benefits	The provision of a wide range of retail goods within York is vital to meeting the needs of the population. It is important that residents and visitors are able to access and find the type of retail they require. Designating street frontages would be a useful tool in meeting social sustainability objectives such as accessibility and equity of access by retaining and possibly enhancing the service function of the city centre.
7) Evidenced Approach	The designation of primary and secondary streets is advocated in PPS6 as good practice. The Retail Study 2008 endorses the approach, which has previously been adopted in York i.e. designation of the primary shopping street but sets out that York would benefit from the introduction of designated secondary streets to assist in protecting their vitality, particularly on streets such as Fossgate and other peripheral streets, and to prevent against undesirable uses such as fast food takeaways. The retail study focuses on the need for creating more larger scale units and subdivision is an option provided as referred to in the SA that this is not at the expense of smaller independent stores. This could therefore be limited to certain parts of the city

Effective 8) Viability	The protection of streets in the city centre for specific uses is a method established in national guidance to help vitality and viability of centres by ensuring the concentration of such uses in the centre. The existing protected/primary streets in York provide an excellent starting point for establishing which streets should be covered by the policy and the Retail Study 2008 provides up to date evidence and guidance. There are no specific financial costs associated with the establishment of this option.
9) Deliverability	This policy will be delivered by the City Council
10) Flexibility	The policy and the way it operates will ensure that there is flexibility in respect of uses within the centre whilst ensuring that retail is not diluted to ensure that the city centres remains full of Vitality
NEXT STEPS Policy development and street/area designations in line with the 3 options	
QUESTION 4: Do you agree with the approaches proposed in the retail study for delivering new retail space in the city centre? General Comments <ul style="list-style-type: none"> • There is a lack of suitable space to accommodate largest retail units • Shoppers are attracted to York due to its unique offer • York needs to remain a compact and a circular pedestrian shopping location • Retail development should be directed to the city centre first, out of town development should be restricted • Disagree with the premise that more retail space is needed • Any retail development should not be at the detriment of other shopping areas in the City particular smaller shops • Specialist and unusual retailing should be protected and encouraged, large multiple stores duplicate provision elsewhere and erode uniqueness • Sceptical about prescriptions of Retail Study • Any new retail site needs to be carefully considered as to traffic management, parking and whether it is compatible with the historic environment and green issues • New retail should be out of centre at Monks Cross, Clifton Moor, McArthur Glen • No need to compete with other cities, should be building on historic character • A food store would be useful • New development should be open-air not indoor malls 	

QUESTION 4: Do you agree with the approaches proposed in the retail study for delivering new retail space in the city centre?					
OPTION 1: Castle Piccadilly area should be promoted within the AAP as the key retail site in the city centre					
Response:	11 Supported	8 Not Supported	17 Mixed	Comment	36 Total Responses
Key points made: <ul style="list-style-type: none"> • Castle Piccadilly should be a mixed development • Oppose linear extension down Piccadilly • Development on car park area/Castlegate should be restricted, a civic green space should be provided • Retail should be tightly knit to the existing shopping area on Castle Piccadilly • Only Piccadilly side should be developed not castle side of Foss • Redevelopment of Castle Piccadilly is not opposed as long as it follows the lines of the latest Development Brief • Castle Piccadilly should not be promoted • Castle Piccadilly is not the only option for retail; other parts o the city may have opportunities. Detailed assessment of Castle Piccadilly are needed to identify level of retail along with other uses • Castle Piccadilly is the key retail site in the city and should be a priority • Piccadilly should be used for small cottage type industries • Castle Piccadilly needs better access and parking to work • Castle Piccadilly attractive for supplementary retail but should not be key one • Large units could distort historic character of Castle Piccadilly area • Majority of Castle Piccadilly should be kept free i.e. around Clifford's Tower etc. Piccadilly Road in dire need of renovation • Castle Piccadilly needs to respect necessary separation of Clifford's Tower but could compensate by its height. Bold modern design would be desirable • Castle Piccadilly should be for small businesses not national chains. Car Park should be turned into a open market 					
OPTION 2: The APP should promote the redevelopment/infill of sites which satisfy other planning requirements in the Central Shopping Area, for example any individual infill opportunities within the areas shown on Map 4 (Potential Redevelopment/Infill areas for Retail)					
Response:	13 Supported	Not Supported	4 Mixed	Comment	15 Total Responses

Key points made:

- Redevelopment along Goodramgate should not have an affect on the grain of streets in this part of the city
- Telephone Exchange/Stonebow House offer ideal potential for additional retailing
- Riversides should be enhanced
- Redevelopment should not occur in Goodramgate but support other areas
- Infill opportunities for tidying up areas such as Ogleforth, Tanner Row and west side of Gillygate
- Not sure where redevelopment opportunities exist in Goodramgate, this area should improve with growth of University
- Less opportunity for enhancing west side of river Ouse
- Hard to image where opportunities are in Goodramgate, some are Heritage kind
- George Hudson street maybe a possibility
- Additional shopping should either hug top of Piccadilly or be located within existing shopping area

QUESTION 4: Do you agree with the approaches proposed in the retail study for delivering new retail space in the city centre?**OPTION 3: Improved linkages and integration with York Central should be developed to allow this area to provide a complementary retail role**

Response:	20 Supported	3 Not Supported	2 Mixed	Comment	25 Total Responses
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Key points made:

- York Central should provide a complementary role
- Highlight opportunity for new retail development at York Central
- Whilst linkages with York Central are favoured this should not have any adverse impact on the historic character of the City
- Not clear how linkages with York Central can be achieved and there is limited potential for retail on this site. Large shops may find themselves isolated, ideally retail areas should flow into each other so to feeds off one another
- Recasting Rouiger Street or area behind Station Rise, War Memorial and through arch at Queen Street may help integration of York Central
- Improved linkages and integration with York Central need be developed
- Linkages to York Central should be by sustainable transport modes
- Option 3 not sure linkages could be achieved. Inclusion could risk impacting on City Centre and jeopardise progress on Castle Piccadilly
- Option 3 is an exciting concept. It takes the large scale pressure off historic city and creates a sense of place in a new

<p>area</p> <ul style="list-style-type: none"> Map should highlight retail development at York Central 	
<p>PREFERRED OPTION</p> <p>It is considered that a combination of all three options is the most appropriate way forward for the reasons set out below:</p>	
<p>Consistent</p> <ol style="list-style-type: none"> 1) Contribution to overall vision and strategic development objectives 2) Consistency with community strategy/local area agreement 3) Regional and national guidance 	<p>To ensure that retail development is first accommodated in the city centre, as directed by national, regional guidance and the Core Strategy; additional floorspace is required in the city centre to meet the recommendations of the Retail Study 2008. Given limited opportunities within the built up city, a combination of all three option is considered appropriate, to ensure that the city centre remains a vibrant and viable shopping centre. This approach should ensure that York retains and in the future improves its market share. Clearly any development needs to be sensitive to its surroundings to ensuring that there is no detrimental adverse affect on the historic environment to ensure that development does not contravene higher-level policy or strategies.</p>
<p>Justified</p> <p>4) Consultation response</p>	<p>Various support was received for the different options, there is strong opposition to the Castle Piccadilly site, particularly to development on the west side of the Foss. However, this is the key development site in the city, and is promoted in the Retail Study. It is important to point out that the retail element will be part of a mix use scheme. A development brief has been adopted by the Council which requires civic space and that the scheme takes into account its historic setting.</p>
<p>5) Sustainability appraisal</p>	<p>No one option was considered better than the others in the Sustainability Statement. As set out above all three options were identified as having either a positive or no significant effect. The SA highlights that a city centre approach to retailing should aid car reduction around the city. It highlights that development could put an existing strain on the centre and that the development of option 1 needs to take into consideration the important elements surrounding/within the site but this option does offer good potential to increase retail floorspace as set out in the Retail Study. Better linkages with York Central could assist pressure on the city centre but care needs to be taken to ensure that such a development so close to the city will not affect the viability and viability of the centre.</p>
<p>6) Community benefits</p>	<p>New retail development should have a positive effect meeting needs locally. It could also lead to job creation and help to reduce deprivation. Measures will need to be employed to ensure that increased retail offer does not adversely affect people living in the city and does not affect businesses currently operating.</p>

7) Evidenced approach	The Retail Study 2008 states that it is imperative that additional retail development is provided in the city centre in order to halt York's declining market share. The retail study sets out that Castle Piccadilly is the key retail site in the city, which should be brought forward as soon as possible as part of a mixed use development, whilst preserving the setting of the historic buildings/area surrounding the site. To retain the market share areas mentioned in option 2 also need to be allocated for example Stonebow House/Telephone Exchange. The integration of York Central with the city is mutually important for both areas. Linkages with York Central are important on all levels, not just for retail but also to ensure that the benefits from both areas are shared. With respect to retail any development on this site needs to ensure that the vitality and viability of the city centre is not affected, particularly given its close proximity to the centre but complementary retail with good linkages as promoted in the core strategy should enhance both areas.
Effective 8) Viability	An additional evidence based document has been commissioned by the Council to establish the level/type of development that York Central can accommodate, to prevent it having a negative impact on retailing in the city centre. The Retail Study 2008 does emphasis that there are costs associated with the telephone exchange site, additional feasibility work maybe needed.
9) Deliverability	The schemes will need to be brought forward by private developers.
10) Flexibility	Given the sensitivity of Castle Piccadilly and operational costs associated with the telephone exchange, these developments are likely to be mid length projects. A policy that allows sensitive infill or redevelopment should ensure an element of flexibility of bringing new retail developments forward.
NEXT STEPS Investigate linkage opportunities between the City Centre and York Central Feasibility work for Telephone exchange Allocate sites Policy development to aid retail sites being brought forward	

KEY THEME 1: IMPROVING YORK'S VISITOR EXPERIENCE AND EXCEEDING EXPECTATIONS (TOURISM): QUESTION 5 AND 6

POLICY BACKGROUND

National Planning Policy:

Department of Communities and Local Government, 'Good Practice Guide on Planning for Tourism' (2006) replaced guidance in PPG 21. This acknowledges the importance tourism plays in contributing to the national economy and the prosperity and growth of many towns and cities. It highlights that the tourism industry should flourish in response to the market, whilst respecting the environment which attracts visitors.

Regional Spatial Strategy:

RSS (Yorkshire and Humber Plan, May 2008) acknowledges the importance of tourism in the Yorkshire and Humber economy. York clearly has a central role to play in the development of tourism in the region, based on the strengths of York as Yorkshire's premier visitor destination. Policy E6 Sustainable tourism promotes, supports and encourages tourism by adopting an overall approach to tourism that has economic, social and environmental sustainability at its core. Policy Y1: York sub area policy seek to develop the role of York as a Sub Regional City and support the roles of Selby and Malton. Policy E2 recognises the need to ensure that uses such as entertainment, art, culture and sport including health care and leisure facilities are located within city centres. Yorkshire Forward's strategic framework for the visitor economy supports innovation and product development with an emphasis on value over volume.

Sustainable Community Strategy:

The theme partnership 'York – The Thriving City' has the strategic aim to be ranked as an international quality leisure and business visitor destination. 'York – A City of Culture' aims to encourage culture to be a central element of place making.

LDF Core Strategy:

Strategic objective to ensure that York's tourism and evening economy is promoted.

York Evidence Base York: A Vision For Tourism (Visit York): Includes seven ambitions to deliver long-term and sustainable growth in the value of the visitor economy, for the benefit of visitors, businesses and residents.													
SUSTAINABILITY STATEMENT													
Objective s	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
4. Strengthened tourism offer	?	O	? / -	_ / I	I / ?	* / I	-	O / ?	O	I / *	I / _	?	? / _
Objective s	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4			
4. Strengthened tourism offer	*	I	I	?	?	?	** / I	?	**	O / *			
IMPROVING YORK’S VISITOR EXPERIENCE AND EXCEEDING EXPECTATIONS (TOURISM) - ISSUES AND OPTIONS CONSULTATION RESPONSE:													
QUESTION 5: How can we help to improve York’s overall visitor experience and exceed expectations?													
OPTION 1: Redesign city centre public spaces to enhance the physical experience of the city centre and install the necessary infrastructure to enable a greater number and variety of events.													
Response:	28 Supported		1 Not Supported		11 Mixed		8 Comment		Total Responses 48				
OPTION 2: Provide appropriate temporary and permanent signage in public spaces in order to promote key events of interest.													
Response:	15 Supported		0 Not Supported		0 Mixed		1 Comment		Total Responses 16				
OPTION 3: Enhance existing and/ or encourage major new tourist attraction.													

Response:	12 Supported	1 Not Supported	1 Mixed	3 Comment	Total Responses 17
QUESTION 5: How can we help to improve York's overall visitor experience and exceed expectations?					
OPTION 4: Do nothing, there is no need to intervene or change York's visitor experience.					
Response:	4 Supported	4 Not Supported	0 Mixed	0 Comment	Total Responses 8
<p>Key points made: <i>Individual responses to Q5 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.</i></p> <ul style="list-style-type: none"> ▪ View that option 3 should be covered by options 1 and 2 was expressed. ▪ Signage requires attention but should be rationalised not added to. ▪ Cross Ouse linkages and riverfront could be improved. ▪ Provide a well designed public space at Clifford's Tower. ▪ Redesign of public spaces requires a more comprehensive evidence base than exists 					
<p>PREFERRED OPTIONS - The preferred approach to question 5 is to develop Preferred Options principles to inform a subsequent Public Realm and Movement Strategy through the City Centre AAP and this will include variations on options 1, 2 and 3, see City Spaces option soundness evaluation.</p>					
<p>NEXT STEPS Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of principles through which to develop a public realm and movement strategy.</p>					
QUESTION 6: How can we support the growth of the visitor economy through planning visitor accommodation?					
OPTION 1: The city centre AAP should contain a policy to ensure that the necessary type and standard of hotel development takes place.					
Response:	17 Supported	0 Not Supported	1 Mixed	3 Comment	Total Responses 21
OPTION 2: Include a policy which protects overnight accommodation in the city centre a) threshold based criteria e.g. hotels with 30 or more rooms b) type based criteria e.g. smaller scale accommodation c) other criteria					
Response:					

General	2 Supported	1 Not Supported	0 Mixed	3 Comment	Total Responses 6
a)	2 Supported	0 Not Supported	2 Mixed	0 Comment	Total Responses 4
b)	3 Supported	0 Not Supported	1 Mixed	0 Comment	Total Responses 4
c)	0 Supported	0 Not Supported	1 Mixed	0 Comment	Total Responses 1
QUESTION 6: How can we support the growth of the visitor economy through planning visitor accommodation?					
OPTION 3: It should be left to the market to decide on the type and location of visitor accommodation.					
Response:	6 Supported	0 Not Supported	0 Mixed	0 Comment	Total Responses 6
Key points made: <i>Individual responses to Q6 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.</i> <ul style="list-style-type: none"> ▪ Mix of options 1 and 3. ▪ Support aspiration for York Central site to provide a hotel. ▪ Visit York, with key stakeholders, will look to identify sites and opportunities for development that meets accommodation requirements of high spend. ▪ Efforts should be made to ensure the city centre has sufficient stock of good quality overnight accommodation to discourage use of residential properties as holiday flats etc. ▪ Sites suggested for hotel developed are York Central, St Mary's car park, Piccadilly, The White Swan on Piccadilly. 					
PREFERRED OPTION					
Option 3 as subject to regional and national planning policies will be advanced to the Preferred Options stage for the reasons set out below.					
OPTION SOUNDNESS EVALUATION					
Consistent	This option is consistent with the AAP vision for Economic Vitality especially the aspiration for a refreshed tourism offer and a more diverse and inclusive evening experience as it places the city centre as the priority location of future investment in the sector.				
1) Contribution to overall vision and strategic development objectives					
2) Consistency with community strategy/local area agreement	The SCS includes a strategic aim to be ranked as an international quality leisure and business visitor destination by investment directed through Visit York.				
3) Regional and national guidance	This option would be directed through regional and national guidance (PPS 6 Planning for Town Centres). The Planning Use Classes Order identifies uses class C1 Hotels covering hotels, boarding and guesthouses. Planning uses classes and planning policy makes no distinction				

	between the grade of visitor accommodation.
Justified 4) Consultation response	Consultation responses were mixed. Option 1 received the most support and no opposition. There was an insignificant number of representations to option 2 and comments received relating to each option were not in favour of a criteria based policy. Option 3 was more popular with respondents believing the market should determine the type and size of visitor accommodation.
5) Sustainability appraisal	Locating visitor accommodation within the city centre as per sequential approach (PPS 6) will have a positive effect on travel patterns and encourage people to walk and travel to York city centre by public transport. City centre accommodation will support the tourism economy and have a positive impact on related businesses. Maintaining a variety of accommodation through market forces will attract a cross-section population and serve needs.
6) Community benefits	City centre sites will have community benefits in terms of reducing traffic congestion and associated environmental and health benefits. Facilities associated with many hotels such as restaurants, health clubs etc are accessible to York residents.
7) Evidenced approach	The Council will conform with PPS 6 sequential approach and RSS Policy E6 which seeks to promote sites close to key tourist attractions and transport hubs as preferred locations for visitor accommodation.
Effective 8) Viability	Sequential approach requires applicants to demonstrate: a) the need for development b) that the development is of an appropriate scale c) that there are no more central sites for the development d) that there are no unacceptable impacts on existing centres e) that locations are accessible
9) Deliverability	The AAP will involve input from key stakeholders and wider public consultation at Preferred Options and Publication stages. Sites within the city centre approved against the criteria aims, and objectives of regional and national planning policy, local strategies and viability work potential objections and barriers to development can be mitigated.

10) Flexibility	In applying the sequential approach, and considering alternative sites, developers and operators should be able to demonstrate that they have been flexible about their business model in terms of the following considerations: the scale of development, the format of the development, car parking provision, and the scope for disaggregation. The LPA will also be realistic in considering whether sites are suitable, viable and available.
NEXT STEPS If it is appropriate to determine hotel/visitor accommodation applications through the PPS 6 Sequential Test it will be beneficial for the Council and/or Visit York to have the evidence base against which to test future applications. For this approach it is recommended that an assessment of visitor accommodation demand and capacity is undertaken.	

KEY THEME 1: EVENING ECONOMY: QUESTION 7

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 6 promotes the vitality and viability of town centres. Encourages local planning authorities to adopt a plan-led approach including managing the role and function of existing centres so they meet the needs of residents and visitors. The Office of the Deputy Prime Minister ODPM (2004) *Good Practice in Managing the Evening & Late Night Economy* promotes measures such as new developments including a mix of uses into the evening and night-time economy that help create a busy atmosphere day and night, encouraging diversity and local distinctiveness as well as the need for non-alcohol centred evening activities such as galleries, museums etc.

Regional Spatial Strategy:

RSS aims to grow York as a key driver of the Leeds City Region economy by encouraging amongst other sectors the evening economy.

Sustainable Community Strategy:

The theme partnership 'York –City of Culture' has the strategic aim to integrate our product e.g. events calendar, licensing policy, transport connections, attractions opening hours, shopping hours, and pedestrian hours. As well as encourage high quality café bar environments around public spaces.

LDF Core Strategy:

Contains a strategic objective to ensure that York's tourism and evening economy is promoted.

YORK EVIDENCE BASE

City of York Council and Visit York study *York After Dark* aims to promote, improve and diversify the City's evening economy and encourage more people to take part. The strategy conforms with the 'Civic Trust' vision and aspirations for the evening economy for all UK towns and cities. CYC Statement of Licensing Policy seeks to ensure that the City of York Council continues to offer a wide choice of high quality and well managed entertainment and cultural venues within a safe, orderly and attractive environment, valued by those who live in, work in, and visit the city centre. Lifelong Learning and Culture: Service Plan 2008/09 includes objectives to make York more eventful and develop a vibrant culture infrastructure.

SUSTAINABILITY STATEMENT

Objective s	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
7. Diverse and inclusive evening economy	*	* / -	O / ?	- / ?	? / -	I / ?	?	O	O / ?	*	I / _	?	I / _

Objective s	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4
7. Diverse and inclusive evening economy	I / *	I	I	O	O	**	*	O	**	?

EVENING ECONOMY- ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 7: Are there opportunities for a more vibrant evening economy starting earlier in the day?

OPTION 1: Pro-actively encourage a vibrant evening economy including shopping and entertainment, through the following actions: a) Extend the hours of operation of the existing footstreets in the 5-7pm period (or potentially later) as an incentive to encourage shops, cafes and attractions to stay open later by making them more convenient for people

after work. b) Physical improvements to the pedestrian environment. c) Creating new pedestrian zones throughout the evening ('evening footstreets') e.g. Fossgate, Goodramgate and Micklegate?					
Response:					
a)	21 Supported	0 Not Supported	3 Mixed	3 Comment	Total Responses 27
b)	8 Supported	0 Not Supported	0 Mixed	2 Comment	Total Responses 10
c)	7 Supported	2 Not Supported	1 Mixed	1 Comment	Total Responses 11
QUESTION 7: Are there opportunities for a more vibrant evening economy starting earlier in the day?					
OPTION 2: It is for individual retailers and proprietors to determine opening hours and there is no need to introduce incentives to encourage them to stay open later.					
Response:	2 Supported	1 Not Supported	3 Mixed	2 Comment	Total Responses 8
Key points made: <ul style="list-style-type: none"> ▪ Pedestrianisation of Fossgate supported but some concerns about access. ▪ Overall reduction or restriction of traffic. ▪ Physical improvements to pedestrian environment are definitely required. ▪ Extend Footstreet zone times and area. ▪ Extensions suggested to Goodramgate, Micklegate, Fossgate, George Hudson Street 					
PREFERRED OPTIONS - The preferred approach to question 7 (including a review and potential extension of the Footstreets zone beyond 1600) is to develop Preferred Options principles to inform a subsequent Public Realm and Movement Strategy through the City Centre AAP and this will include variations on option 1 a, b and c subject to the findings of the Footstreets Review and City Centre Accessibility Framework.					
OPTION SOUNDNESS EVALUATION					
Consistent	This approach will help to deliver the AAP Vision for Economic Vitality for a more diverse and inclusive evening experience including a thriving early evening economy.				
1) Contribution to overall vision and strategic development objectives					
2) Consistency with community strategy/local area agreement	The SCS partnership 'A City of Culture' has the strategic aim to integrate York's product e.g. events calendar, licensing policy, attractions opening hours, pedestrian hours into the evening as well as daytime. Extending hours of operation of existing and new footstreets into the 5 to 7pm period will help to realise this aspiration.				
3) Regional and national guidance	ODPM (2004) <i>Good Practice in Managing the Evening & Late Night Economy</i> encourages diversity and local distinctiveness, café cultures, a mix of uses into the evening and night-time				

	economy to help create a busy atmosphere day and night. PPS 6 Planning for Town Centres promotes the importance of AAPs in the design and implementation of strategies to promote vitality and viability.
Justified 4) Consultation response	Each option received mostly support at Issues and Options consultation. Comments and some mixed responses referred to the way options are implemented and managed. Option 1 a) received by far the most support and a number of representations felt that option 2 would be a progression of option 1 with more businesses choosing to extend their operating hours.
5) Sustainability appraisal	Increased footfall may adversely effect the built environment. Increased visits may also increase traffic and have a negative impact on air quality and the environment. Increasing evening activity could potentially increase light pollution as well, this would affect residents and impact on resource consumption. However the options proposed will help to enhance the character of the streets by not only limiting traffic but by also making streets more attractive for retailers and shoppers. If retailers extend their opening hours into the 5-7pm period and encourage people to stay / visit the city centre after work it will stimulate business for cafes, restaurants and attractions. A potentially negative social impact could be noise disturbance to city centre residents, however benefits include increasing access to local services for everybody.
6) Community benefits	The community would benefit from natural surveillance and potentially a reduction in crime and fear of crime, as there would be more people visible in the streets.
7) Evidenced approach	A key evidence base for the AAP is the emerging city centre accessibility framework. This will review and assess all transport, walking and cycling issues and rehearse proposals including how they're managed. Integral to this is a review of the current operation of the footstreets area.
Effective 8) Viability	Positive effects of increased participation in the early evening economy are considered viable against the cost of implementation and management. The Footstreets Review forms part of the wider accessibility framework which will determine the viability of extending the area to include additional streets and hours of operation.
9) Deliverability	Delivery of the preferred approach will be Council led. The AAP process will implement a full review leading to changes to the existing arrangements for the city centre footstreets area. Footstreets were first introduced in 1987 and CYC have been responsible for their operation since.

10) Flexibility	The AAP will be monitored and reviewed over the life-time of the plan and this will include future footstreet operation. As the Council will be responsible for the implementation and management of any changes to the footstreets it will retain the authority and flexibility to respond to changing circumstances . Expansion of the footstreets area and hours will allow greater flexibility in terms of other initiatives and proposals developing through the AAP.
<p>NEXT STEPS</p> <p>Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy for the city centre. The Preferred Options stage will put forward principles on which the future strategy will be written.</p> <p>Key issues:</p> <ul style="list-style-type: none"> ▪ Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) ▪ Consider consultation strategy and techniques specific to this preferred option ▪ Lessons learnt form People changing Places programme and Car Free Day 22nd September 	

KEY THEME 1: OFFICES IN THE CITY CENTRE: QUESTIONS 8, 9

POLICY BACKGROUND

National Planning Policy:

PPS1: Sustainable Development sets out the main principles for all development, of which one of its four main aims is the 'maintenance of high and stable levels of economic growth and employment' as well as providing a positive planning framework for sustainable economic growth to support efficient, competitive and innovative business, commercial and industrial sectors.

PPG4: Industrial, Commercial Development and Small Firms refers to the reuse of urban land given the increasing amount of under used or vacant industrial site and states that optimum use should be made of potential sites and existing premises in inner cities and other urban areas. The guidance also encourages developments which minimise the length and number of trips and can be served by energy efficient modes of transport, and discourages developments that would unacceptably add to levels of congestion.

PPS4 Sustainable Economic Development is a consultation draft of the document that will, when adopted, eventually replace PPG4. This document sets out the Government's current thinking on planning policy relating to economic development. The statement relates to economic development in a wider sense than does PPG4 (i.e. it does not predominantly relate to the industrial use classes). A positive stance is taken towards economic development with a stated desire for an increased emphasis on economic development than has perhaps been present in the planning system previously. The statement also includes a requirement for local planning policy, when developing allocations, to take market information, including prices, into account. The PPS4 consultation draft also states that regional and local planning authorities should develop flexible policies which are able to respond to economic change. It is also stated that planning authorities should avoid designating sites for single or restricted use classes wherever possible and avoid carrying forward existing allocations where this cannot be justified.

PPS6: Town Centres refers to the town centre uses which include retail, leisure, entertainment, offices and arts, culture and tourism and refers to a sequential approach to site selection for offices and other main town centre uses which includes: First, locations in appropriate existing centres, suitable sites or buildings for conversion which are, or are likely to become, available within the development plan period, taking into account an appropriate scale of development in relation to the role and function of the centre; Edge of the centre locations, with preference given to sites that are or will be well connected to the city centre; and then; and Out of the centre sites, with preference given to sites which are or will be well served by a choice of means of transport and which are close to the centre and have a high likelihood of forming links with

the centre.

Regional Spatial Strategy:

The 2008 RSS Policy Y1 (York Sub-Area Policy) states that: Plans, strategies, investment decisions and programmes for the York sub area should:

B Economy:

1. Diversify and grow York as a key driver of the Leeds city region economy by encouraging the business and financial services sector, knowledge industries and science based industries, leisure and retail services and the evening economy, and further developing its tourism sector;
2. Spread the benefits of York's economic success to other parts to the sub area and ensure that all members of the community have access to employment opportunities;

F Regionally Significant Investment Priorities:

1. Develop the sub area economy with major new development and initiatives including Science City York, York Northwest, further developing and expanding York University; and
2. Manage flood risk in line with the Policy ENV1 along the Ouse at York.

Policy E3 Land and Premises for Economic Development states that plans, strategies, investment decisions and programmes should make use of appropriately located previously developed land and current allocations and should ensure availability of sufficient land and premises in sustainable locations to meet the needs of a modern economy.

Policy E5 Safeguarding Employment Land states that Local Development Frameworks should define criteria or areas where it is considered necessary to offer special protection to designated employment sites.

Sustainable Community Strategy:

The Community Strategy contains objectives for 'York – The Thriving City', including: To continue to enhance the economic well-being of the city by:

- Being at the forefront of innovation and change with a prosperous and thriving economy
- Supporting the progress and success of existing businesses and encouraging new enterprises that will sustain high employment rate
- Ensuring that all sections of the community are able to benefit from economic opportunities.

The Strategy recognises that an issue facing the City is a “Lack of quality employment sites and accommodation particularly within the city centre, whilst recognising the availability of significant brownfield land”.

LDF Core Strategy:

The Core Strategy Preferred Options states that “in terms of the distribution of new employment sites, the Employment Land Review indicates that B1(a) Office uses would be appropriate within York City Centre, and surrounding urban areas including the York Central site, Hungate, Terry’s, Nestlé, Monks Cross, the front of York Business Park and the Layerthorpe Area.

The Preferred approach for B1(a) office development, is within York city centre; immediately adjacent areas such as the proposed new York Central office quarter; established employment areas in the urban area such as Monks Cross and York Business Park and the key redevelopment opportunities at Terry’s, Nestlé and the Layerthorpe area;

Policy CS9 - Future Growth of York’s Economic Sector - states that the authority, in accommodating the need for office development (B1a), will allocate sites within:

- York City Centre;
- the new York Central office quarter and redevelopment opportunity
- areas in the Layerthorpe area, Terry’s and Nestlé; and
- Monks Cross and York Business Park.

YORK EVIDENCE BASE

Employment Land Review

The York Employment Land Review (ELR) (stage 1, 2007) indicates that 50% of the 306,000 sq m of office floor space that was available in York in 2003, is located within the walled city. There is a variety of office accommodation in the city centre ranging from businesses occupying small premises to large purpose built office buildings. The ELR indicates that the office market in York currently supports demand for up to 15h of land (2006-21: 8.80 ha, 2006-26: 12.53 ha, and 2006-29: 15.10 ha). Demand for office space is forecast to continue. The ELR concludes that occupiers often choose out-of centre premises as a ‘second choice’ because of the level of availability of high quality city centre office accommodation.

The Employment Land Review (stage 2, 2009) has identified 19 sites throughout the city to meet the demand for B1a office accommodation. These sites have been ranked. The following sites are within or adjacent to the city centre:

- 2 Hudson House and Old Station Buildings, Station Rise/Toft Green (1.82ha)
 3 1-9 St Leonard's Place & 2-4 Museum Street (0.3ha)
 4 Coppergate 2 (Castle Piccadilly) (2.3ha)
 5 Hungate, Peasholme Green (4.1ha)
 7 James Street/Foss Islands Road (35.39ha)
 8 British Gas Site, 24 Heworth Green (3.5ha)

SUSTAINABILITY STATEMENT

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
6. Range of quality offices that meet market demand	* / I	I / ?	O	O / I	I / ?	O / I	O / I	?	I / ?	?	?	?	?

Objectives	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4
6. Range of quality offices that meet market demand	O	I / ?	I / ?	O	O	O	**	?	**	? / -

OFFICES IN THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- Need to think carefully about use of area around station (George Hudson Street and Toft Green). A more eclectic use of area should be carefully considered. This is a key area for regeneration in York, which has the advantage of its location and the disadvantage of the overbearing nature of its architecture to consider. The Piccadilly area might also be considered carefully in thinking about location of new office-based employment.
- Should not be seeking more offices in City Centre. Out-of-town office accommodation should not be seen as 'the enemy' but as offering easier commuting/parking etc.

EXISTING OFFICE SPACE IN THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:					
General Comments on this Issue: None.					
QUESTION 8: What should be the policy approach of the AAP for existing office space in the city centre? OPTION 1: Develop a policy approach consistent with the existing Draft Local Plan approach described above - a presumption in favour of retaining office buildings in employment use except in exceptional circumstances.					
Response:	10 Supported	0 Not Supported	0 Mixed	2 Comment	14 Total Responses
Key points made: <ul style="list-style-type: none"> Reduction in use of existing buildings due to job losses. Restricting use of current office buildings to office use would restrict the availability of sites for retail. 					
QUESTION 8: What should be the policy approach of the AAP for existing office space in the city centre? OPTION 2: Develop a policy to designate an “office quarter” centred around the Toft Green / Rougier Street / Blossom Street area to promote the area as a focus for business activity well connected with the railway station and to restrict change of use.					
Response:	10 Supported	5 Not Supported	0 Mixed	4 Comment	19 Total Responses
Key points made: <ul style="list-style-type: none"> Existing concentration of offices in area, although particular care needed to ensure that any intensification of activities do not detract from nearby historic assets, especially the adjacent City Walls and high-grade Listed Buildings. New build may be along The Crescent through to Station. Here, for once, a higher build may emphasise the characteristics of railway sheds. Agree large numbers of office staff benefit the wider city economy. Not clear what land is available for office development in Blossom Street/Toft Green/Rougier Street. Valid if part of Northwest Area comes within easy reach on foot of railway station and any transport interchange. 					
QUESTION 8: What should be the policy approach of the AAP for existing office space in the city centre? OPTION 3: Develop a policy to designate other area(s) as an “office quarter”. Please state which area.					
Response:	2 Supported	10 Not Supported	0 Mixed	6 Comment	18 Total Responses
Key points made: <ul style="list-style-type: none"> Strongly object to 'zoning' in City Centre, which is now an outdated practice. Opposed to development of 'Quarters'. York is a very small city and as such benefits from a well-mixed use of space. 					

- Designating areas to be office quarters does not serve any useful purpose.
- May be some scope for flexibility in use of existing office space within City. Do not see any advantages in trying to concentrate office development exclusively in certain parts of centre.
- See no reason to justify an office quarter. Better approach would be to aim for pockets of offices throughout City. Would spread benefits of office workers shopping for lunches; dilute transport problems of everyone arriving to the same area at the same time.
- Sections of City are 'dead' at night when offices are closed.
- Much depends on gateway routes into York Northwest from Blossom and Queen Streets.
- Teardrop site is one of few places in York where a cluster of high-rise offices might be appropriate. Should not interfere with deep vista across Station site between Queen Street Bridge and Holgate Road Bridge.
- Piccadilly area has potential to provide good quality office space, offering choice and a mix of redevelopment options as part of Castle Piccadilly proposals.
- Develop Piccadilly east of Foss to reinforce office space already in area (possible site for Council HQ). More sense than mixed-use proposals for Castle Piccadilly.
- Hungate area not designated for housing.

QUESTION 8: What should be the policy approach of the AAP for existing office space in the city centre?

OPTION 4: Develop a policy to allow the change of use of certain office buildings where they are considered to be ill-suited to modern business needs, subject to criteria, and seek to maximise the benefit from redevelopment opportunities as and when they arise.

Response:	16 Supported	0 Not Supported	0 Mixed	4 Comment	20 Total Responses
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Key points made:

- Will happen in any case without any intervention.
- Flexible approach needs to be adopted. Attempts to control change of use of buildings from offices would constrain ability of City to respond to new and exciting opportunities.
- Limited marketability of certain premises needs to be seriously considered.
- Strongly support further development, which would involve creation of a new policy to allow change of use of poorer quality office stock subject to certain criteria.
- Policy approach must be flexible because of number of listed buildings and the costs of refurbishment, which can act as a disincentive to potential developers. To safeguard City's historic environment a balanced policy approach needs to be adopted. May be times when office developments will prove to be unviable but other uses appropriate to City Centre, such as hotel, leisure and retail, will be attractive to developers. These will still have considerable benefits for City.

PREFERRED OPTIONS	
It is considered that options 1 and 4 should be advanced to the preferred options stage for the reasons set out below:	
OPTION SOUNDNESS EVALUATION	
Consistent	
1) Contribution to overall vision and strategic development objectives	The emerging objectives for a Thriving city centre require a strong commercial presence in the city centre.
2) Consistency with community strategy/local area agreement	The Thriving City objectives identify a lack of quality office space in the city centre as an issue which supports the need to retain existing offices and allow modernisation where required.
3) Regional and national guidance	There is a clear policy requirement to retain office use within the city centre. The city centre is the most sustainable location for this use. The presence of offices within the area has wider economic benefits. PPS6, PPG4 and RSS policy requires city centres to be the focus for B1a use. This is emphasised in the Core Strategy Preferred Options.
Justified	
4) Consultation response	Options 1 and 4 were supported. Consultees supported retaining office use in the city centre, but did not support the designation of office quarters. Consultees were generally supportive of retaining the offices in the Toft Green area, but designation of a quarter was seen as unnecessary, particularly in light of option 1. The option of quarters was not supported as they could potentially be 'dead' areas at night and not in keeping with the mixed-use character of the city centre.
5) Sustainability appraisal	The City centre is the preferred location due to ready access to public transport. Designating quarters could potentially have an adverse impact on the character of the conservation area. The provision of office space within the city centre is paramount to the success of the economy of York.
6) Community benefits	There are clear economic benefits for the city in retaining a strong commercial sector within the city centre. There are also benefits from the reduced need to travel by car in focusing office use in the centre of the city.
7) Evidenced approach	The Employment Land Review shows a need for B1a use in the city and proposes a number of sites within the city centre that can contribute to meeting the demand.
Effective	
8) Viability	The supply and demand for office accommodation will need to be kept under review throughout the life of the Core Strategy and AAPs.

9) Deliverability	Policy approach deliverable through development control.				
10) Flexibility	A criteria-based policy approach will provide a robust framework to ensure the city centre remains the focus for B1a use in the city, whilst allowing flexibility in terms of refurbishment and change of use where it can be shown that offices are not needed or no longer suitable or where an argument could be made for a beneficial alternative use. A balanced approach is required to ensure York’s historic buildings will have an economic future. The policy needs to be flexible to allow for circumstances where reuse/redevelopment of an office is not viable for office use.				
NEXT STEPS Draft the preferred option based on options 1 and 4. The Toft green area should be allocated for office use in line with the findings of the revised Employment Land Review with regard to the Strategic Housing Land Availability Assessment and policy choices through the Core Strategy process for sites with potential alternative uses, to reflect the redevelopment potential in the area and the importance of the site to office supply in the city. Policy to be developed using Local Plan and ELR as a basis and incorporating the flexibility described in option 4.					
NEW OFFICE DEVELOPMENT IN THE CITY CENTRE – ISSUES AND OPTIONS CONSULTATION RESPONSE:					
General Comments on this Issue: <ul style="list-style-type: none">• General preference for a mixture of land uses – a pure office area can have little character in the evening so some flexibility with other uses will work better• Policy approach must be flexible because of number of listed buildings and the costs of refurbishment, which can act as a disincentive to potential developers.• Use existing but redundant office space and provide much cheaper public transport to it..					
QUESTION 9: How should the AAP identify opportunities for new office development?					
OPTION 1: Identify opportunities for large floorplate new office development in the city centre.					
Response:	6 Supported	1 Not Supported	0 Mixed	7 Comment	14 Total Responses

Key points made: <ul style="list-style-type: none"> • Piccadilly should be targeted. • Should be on edge of City Centre. • Office development to be kept away from historic core of City. • Ryedale House is an eyesore and should be pulled down. • Given character of the part of York likely to be covered by AAP, difficult to identify possible sites for new large-floorplate office developments, which would not be likely to detract from its historic character. • Opportunities should be sought in Hungate area. • Development of a new Central Business District on York Central provides an excellent opportunity to accommodate larger floorplates, with more open and flexible office space, and therefore new office development in the city centre should complement the CBD element of York Central scheme. 					
QUESTION 9: How should the AAP identify opportunities for new office development? OPTION 2: Concentrate new office development within an identified office quarter centred on Toft Green.					
Response:	14 Supported	5 Not Supported	0 Mixed	7 Comment	26 Total Responses
Key points made: <ul style="list-style-type: none"> • Less attractive to businesses/developers as saturation is reached with time. • Not a great deal of scope for office development in Toft Green area. • Development should not adversely affect important historic buildings in area. • Essential that “the more efficient use of land” referred to in paragraph 6.52 is not achieved to the detriment of historic character of the City. • Concentration of new office development on Toft Green has limited potential as it is within the Bar Walls. • Should not be concentrated in one area. New retail and other mixed-use buildings should be part of any new developments. • See no reason to justify an office quarter. Better approach would be to aim for pockets of offices throughout City. Would spread benefits of office workers shopping for lunches; dilute transport problems of everyone arriving to the same area at the same time. • Could also include York Northwest near station. All developments to be in easy reach of park and ride/sustainable transport hub. • Old Station and garden would make a fine centrepiece. There is a potential entrance to Station via underpass of Queen Street Bridge. From gates to garden is an opportunity for an extended 'railway experience' route to NRM. • Larger proposals may be accommodated in edge of centre locations with good accessibility to City Centre. 					

QUESTION 9: How should the AAP identify opportunities for new office development? OPTION 3: Identify opportunities for new small to medium size office development in the city centre.					
Response:	10 Supported	0 Not Supported	0 Mixed	5 Comment	15 Total Responses
Key points made: <ul style="list-style-type: none"> Assume by redevelopment of existing office property. Piccadilly from its bridge through Ryedale House would make a fine site for new Council HQ. York Central, close to station, should be targeted. Should be on previously derelict or unsightly land/buildings (i.e. Stonebow) to improve those areas. Also be in York (as opposed to the outskirts) to attract trade within the City. Especially utilising space above shops. Should promote a range and choice of locations and type of office space. Need to be flexible to respond to changing market needs and demand. May be more appropriate to give an emphasis to small and medium sized office opportunities. 					
PREFERRED OPTIONS – NEW OFFICE DEVELOPMENT IN THE CITY CENTRE It is considered that option 3 should be advanced to the preferred options stage for the reasons set out below:					
OPTION SOUNDNESS EVALUATION					
Consistent 1) Contribution to overall vision and strategic development objectives		<p>The emerging objectives for a Thriving city centre require a strong commercial presence in the city centre. Large offices are potentially out of character with the city centre and with the creation of a new CDB at York Central, alongside other sites identified in the ELR, there is sufficient land to deliver the space required for B1 use over the timeframe of the LDF. Existing large offices would be protected as above (question 8).</p> <p>There is potential to redevelop the Toft Green area to provide additional office accommodation, subject to design and conservation issues, and sites here will be allocated as above.</p> <p>The option for small to medium size offices was supported as this would be more in keeping with the character of the city centre. The city centre is the preferred location for office use in terms of national and regional planning policy. Therefore opportunities to provide new space</p>			

	within the city centre should be encourage. There is potential for new accommodation within the Layerthorpe, Castle Piccadilly and Hungate areas.
2) Consistency with community strategy/local area agreement	The Thriving City objectives identify a lack of quality office space in the city centre as an issue which supports the need to provide more offices.
3) Regional and national guidance	PPS6, PPG4 and RSS policy requires city centres to be the focus for B1a use. This is emphasised in the Core Strategy Preferred Options.
Justified 4) Consultation response	Consultees supported retaining office use in the city centre, but did not support the designation of office quarters.
5) Sustainability appraisal	The City centre is the preferred location due to ready access to public transport. Designating quarters could potentially have an adverse impact on the character of the conservation area. The provision of office space within the city centre is paramount to the success of the economy of York.
6) Community benefits	There are clear economic benefits for the city in retaining a strong commercial sector within the city centre. There are also benefits from the reduced need to travel by car in focusing office use in the centre of the city.
7) Evidenced approach	The Employment Land Review shows a need for B1a use in the city and proposes a number of sites within the city centre that can contribute to meeting the demand.
Effective 8) Viability	The supply and demand for office accommodation will need to be kept under review throughout the life of the Core Strategy and AAPs.
9) Deliverability	Policy approach deliverable through development control.
10) Flexibility	The policy approach and allocations will provide a robust framework to ensure the city centre remains the focus for B1a use in the city. Through incorporating office use as a component within a mix of uses on larger developments, there is flexibility in terms of the type, location and size of accommodation.
NEXT STEPS Draft the preferred option based on option 3, to encourage the development of office space throughout the city centre. Include office space within the allocations of sites at Layerthorpe, Hungate and Castle Piccadilly. Through the allocation of land at Toft Green and 1-9 St Leonard's Place & 2-4 Museum Street, make reference to the potential to provide additional accommodation, informed by the Employment Land Review, with regard to the Strategic Housing Land Availability Assessment and policy choices through the Core Strategy process for sites with potential alternative uses.	

KEY THEME 1: SUPPORTING THE UNIVERSITIES IN THE CITY CENTRE

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1: Delivering Sustainable Development (2005) emphasises the need for Local Authorities, in planning for development, to address accessibility (both in terms of location and physical access) for all members of the community to jobs, education, and community facilities. It advises that improved access for everyone should be available to such facilities by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car.

Regional Spatial Strategy:

The RSS stages the intention to develop a knowledge driven economy by supporting the potential of higher and further education institutes, research institutes, hospitals and other knowledge based industries.

Sustainable Community Strategy:

The Community Strategy specifically recognises the physical impact of the expansion of the University and its benefits for the city and seeks to ensure continuity of learning opportunities that are central to increasing economic activity and cultural life as well as to 'continue to develop progression routes to and through higher education for young people and mature learners' as well as to increase the number of graduates linked to local job opportunities'. It has strategic aims to have a leading edge, modern knowledge and science based economy to ensure that the University of York maintains its top position and recognises the Universities' roles as major local and regional economic generators helping to increase economic activity and contributing towards cultural life. These are expressed in the partnership themes of The Thriving City, The Learning City and The Cultural City.

LDF Core Strategy:

The City of York Core Strategy Preferred Options (April 2009) recognises York's role as a key driver in the regional economy and notes the need to facilitate the continued success of higher and further education institutions in the city including extensions of campuses.

The current Draft Local Plan (Approved April 2005) notes the expansion of the University of York is expected to result in an additional 5,500 students totally around 14,500 with 2,500 staff making it one of the City's largest employers and generating millions in research income and encourages the continued presence within the City Centre.

YORK EVIDENCE BASE

- York – A City Making History, Vision and Sustainable Community Strategy 2008-2025 vision states ‘being a world class centre for education and learning for all’ as a key aim. Local strategies acknowledge that the universities are important economic and cultural institutions which attract a significant number of students and staff who bring economic, social and cultural benefits to the city centre including voluntary work with local communities.
- There is an expressed need from the Universities (supported by the responses sent to the individual Universities) and the Economic Development Department (CYC) through the Economic Development Strategy - who work with the universities, for the Area Action Plan to support measures to retain students within York to acknowledge and maximise the benefits and skills given to the city centre by their presence. University statistics show that less than half of the students responding to University questionnaires were retained in York and of those, many had taken jobs that did not require degrees indicating their desire to remain within York. The need to promote the benefits of having students and staff in the city centre was emphasised by the responses to questionnaires received from both Universities as part of a targeted consultation in 2008.
- Science City York Strategy and University of York Strategic Plan.
- At the University of York in July 2007, data was captured six months after graduation. Of the 6318 respondents, 1003 used a York postcode. 340 were classified as being in non-graduate level work, 600 were in graduate level work (including all health care professionals working in the area) and 63 were in further study.
A number of factors that might have an impact on this figure include:
 1. 2749 did not give any postcode
 2. A number of the respondents are health care or nursing graduates, who tend to be recruited from the York area pre University enrollment.
 3. This is a snapshot - graduates tend to be highly mobile immediately after graduation, so many may have left York soon after this data was gathered, while others may have returned after a stint at the family home.

SUSTAINABILITY STATEMENT

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3
5. Attractive to students / academics & maximise benefits from universities	?	*	O / *	?	?	? / *	?	*	O	O	O	? / *	- / O	? / *	O	?	O	*	?	?	**	*

SUPPORTING THE UNIVERSITIES – ISSUES AND OPTIONS CONSULTATION RESPONSE

General Comments:

- Some respondents stated that a dedicated space may not be a good idea as it may not be in use most of the year, and that Universities should provide accommodation for the majority of students along with additional public transport for the extra numbers of students expected.
- St Leonard’s Place was suggested for studios, teaching facilities and venues.
- Two respondents felt that supporting universities was worthwhile but should not be a priority for council action.
- Gillygate is a major pedestrian route for students and suffers from air pollution.

ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 10: What approach should the AAP take to support the continued growth and success of the universities within the city centre?

OPTION 1: Review physical linkages between York St John’s Campus and the City Centre.

Response:	9 Supported	2 Not Supported	2 Mixed	2 Comment	15 Total Responses
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Key points made:

Routes are restricted by the bar walls, better signposting needed and clearer signage (including buses going to universities).
Cycle contra flow lane along St Maurice’s Road then Foss Islands Road is worthy of consideration.
The Universities stated that many students have their own cars and therefore green routes from the Universities into the city centre

are important to encourage more sustainable modes of transport and reduce carbon emissions.					
OPTION 2: Investigate ways to work with the universities to encourage students to come to, and remain within, York.					
Response:	13 Supported	4 Not Supported	1 Mixed	2 Comment	20 Total Responses
Key points made: Supporters felt it was important to bond international students to the locality. Suggestions for areas that students could use included Hungate Square, St Leonard's, Stonebow or behind the Art Gallery Some felt that the Universities themselves should provide for the needs of the students and this was not a council priority.					
PREFERRED OPTION – SUPPORTING UNIVERSITIES Option 1 to be pursued as part of the accessibility masterplan. Option 2 to be explored further particularly in relation to the Employment and Education strategies					
OPTION SOUNDNESS EVALUATION					
Consistent 1) Contribution to overall vision and strategic development objectives	Options 1 and 2 comply with, and will help to deliver, the Core Strategy objectives and the AAP vision. It complies with the Corporate Strategy which aims to retain and support York University and offers the expansion and diversification of learning opportunities.				
2) Consistency with community strategy/local area agreement	York – The Thriving City, has a strategic aims stating that the University of York maintains its top global position as a key local and regional economic generator' and increasing the 'scale and impact of all further and higher education institutions in the city'. It further states that need to ensure 'those who live and work in York have the education and skill that will enable them to play an active part in society and contribute to the life of the city'. York is seen as a 'nationally and internationally recognised centre of excellence for education and learning with a commitment to lifelong learning and a culture of enterprise, innovation and creativity that is second to none'. These are realised through objectives 5 and 11. The Community Strategy specifically recognises the physical impact of the expansion of the Universities and its benefits for the city and aims to continue to develop progression routes to and through higher education for young people and mature learners and to increase the number of graduates linked to local job opportunities. Partnership working between universities and business will				

	<p>nurture creative career opportunities in the arts, promote the city's cultural offer and help drive innovation between cultural, scientific and economic sectors. This is recognised through York – A City of Culture (objective 5).</p> <p>Both options are consistent with the Local Area Agreement which notes the need to increase people's knowledge and skills to improve their future employment prospects and provide a skilled pool of employees locally .</p>
3) Regional and national guidance	Both options are consistent with national and regional policy objectives to develop a knowledge driven economy by supporting the potential of higher and further education institutes, research institutes, hospitals and other knowledge base industries and innovation centres.
Justified 4) Consultation response	<p>Both options received support during public consultation and more fully supports the universities' own aspirations to retain graduates wherever possible as well as promote the benefits that the universities bring to York city centre and provide the students with the opportunities to showcase their talents and work within the city.</p> <p>Option 1: (review physical linkages between York St John's Campus and the city centre) did receive support and this option will be taken forward through the emerging accessibility masterplan. The CCAAP team are currently working closely with the transport and highways team and it is considered that the concerns expressed by the Universities regarding linkages would need to be addressed in the emerging accessibility masterplan who are currently assessing accessibility and improvements at Gillygate. This would certainly help York St John students who use Gillygate as a main thoroughfare into York.</p> <p>Option 2 would promote and expand creative talents links helping to retain and improve social bonds between students and the local community and promote the contribution that the students, and staff make to the voluntary and business sector within York city centre. This option is to be explored further with the Economic Development Unit, Education Department and others.</p>
5) Sustainability appraisal	<p><u>Key Positive Effects</u></p> <ul style="list-style-type: none"> • Option 1: Improving pedestrian and cycle (green) routes for students could help reduce their need to travel by car. • Option 2: The presence of students has a beneficial effect on the city economy and retail sector and retaining students would help to provide a local skilled workforce and promote students'

	<p>skills as well as a attracting inward investment for the city.</p> <p><u>Key Constraints and Uncertainties</u></p> <ul style="list-style-type: none"> • Generally, both options were identified as having either a positive or no significant effect. As with the other options, the impacts and effects of some objectives would be dependent on implementation. • Both options assessed had an element of uncertainty for some objectives due to lack of implementation or other details. • One possible negative impact for Option 2 was identified for S4 stating ‘students take up lets which is good for landlords but it can help to keep house prices higher than they would be otherwise. Student lets can become run down and cause adverse impacts for the area’. However, the CCAAP is not suggesting student accommodation as part of its policy as this will be dealt with in the Core Strategy and the current ‘normalisation’ of house prices should go some way to help students get into the housing market. <p><u>Key Opportunities and Enhancements</u></p> <ul style="list-style-type: none"> • Option 2 particularly, could help to meet SA economic objectives by helping to provide good educational opportunities for all to help sustain a stable economy and investment with employment opportunities being met locally.
6) Community benefits	Support for a knowledge based sector will help to deliver the wider strategic objectives for a healthy economy and social benefits as outlined in national guidance. It would be more beneficial long term for the city to investigate the best ways to support the universities as it will ultimately help the economy by encouraging students to retain within York, and help to provide a creative and skilled workforce for the future economy. Students and staff add to the vibrancy of the city centre as well as make use of, and contribute to, the city centre economy, services and facilities.
7) Evidenced approach	The Council’s Corporate Strategy, Local Area Agreement and Children and Young People’s Plan notes the need to increase people’s knowledge and skills to improve future employment prospects with some employers highlighting major skills shortages. The Lifelong Learning and Culture Service Plan: 2008/09 has objectives to engage more people by providing opportunities for everyone to access creative learning opportunities and notes the need for significant improvement in the skills base of the workforce. Both universities are expanding and the contribution and needs of increased staff and students, will increase as their city centre presence increases and as numbers are set to increase

	<p>significantly this will put added pressure on accessibility issues. Additionally, the government has announced a package of measures to prevent town centres becoming ghost towns with empty shop fronts. The provisions include planning application waivers, standard interim-use leases, and temporarily leasing shops to councils will allow empty shops to get makeovers for use as cultural, community or learning services. New legislation will allow local planning authorities to implement ideas for reviving town centres and enable communities the opportunity to temporarily transform vacant premises into something innovative for the community – a social enterprise, a showroom for local artists or an information centre – and stop the high street shops being boarded up. The Council's own Economic Development Unit work with the Universities and evidence shows that graduates do stay within York but many stay in low paid jobs. It is not a given that graduations find graduate status jobs immediately in the current employment market, especially in York, but many opt for the way of life to stay in York or use it as a stepping stone to a more highly paid job. There are still very high expectations for many students, but research shows that the job market currently often requires students to work below their expectations to find a way into the job arena as highly paid jobs for all graduates is not a possibility. The issue with York is therefore not retaining graduates but trying to get a wider range of graduate (and non-graduate) jobs - as much employment currently tends to be centred around service jobs and knowledge based/science work.</p>
Effective	
8) Viability	Both Options are considered to be viable as the Universities have expressed a desire to continue working with the Council to investigate further ways to ensure easy access to the city centre, which will have a significant and longer term positive impact.
9) Deliverability	Both options have no known barriers to delivery as the Universities have expressed the desire to continue to work with the Council. A positive, partnership approach will help promote the benefits that universities bring to the city centre working and identify ways to support their needs.
10) Flexibility	Option 1 will be considered in the Accessibility Framework and has some flexibility. Option 2 will have sufficient flexibility for changing circumstances working in partnership with the universities to ensure students' needs are considered and this can be reviewed over time if necessary.
NEXT STEPS <p>The Universities stated they were generally happy with their location and students were happy with the city centre but there were further suggestions that were made that could support the universities. Whilst the accessibility issues will be taken further in the Public Realm and Movement Strategy and the Local Transport Plan, the AAP will continue to support the needs of students to help to maximise the benefits of having students and staff within the city centre.</p> <p>Option 1</p>	

Accessibility to both Universities to be considered in the Accessibility Framework to ensure that York St John's University is easily accessed from the city by non-vehicular routes and that green routes to and from the University are present, signposted and maintained. Other ideas to be pursued include tourist information and bus tours for students, investigate free or discounted access to museums during freshers week.

Option 2

Investigate particular student needs for both universities and assess whether and how the Council can support these e.g. can Council support workshops/accommodation for projects short term (over shops)? Identification of the type and location of facilities that would support the Universities and the students' needs e.g. identification of dedicated performance space (part of the city spaces audit, investigate whether the Hungate square could be used for performances, use of prefabs behind the art gallery or St Leonard's Place as studios or venues for smaller performances.

CYC will continue working with Universities to promote students as positive community influencers stating their contribution towards voluntary work, to businesses, and promotion of York St John's as part of a cultural hub in the city centre.

KEY THEME 1: ACCESSING THE CITY CENTRE: QUESTIONS 11, 12, 13, 14 and 15

POLICY BACKGROUND

National Planning Policy:

PPG13 “Transport” highlights that planning can help contribute to sustainable development through reducing the need to travel, reducing the length of journeys and through making it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling. Two Government White Papers on Integrated Transport (1998) and the Future of Transport (2004) aim to encourage people to reduce car usage in favour of more environmentally friendly modes through measures such as better land-use planning and greater parking restrictions as well as better investment in public transport.

Regional Spatial Strategy:

One of the primary objectives of the RSS is to integrate transport and land use planning. In particular it recognises the need to support regeneration and economic growth in the main urban areas, to support sustainable development, to reduce the need to travel especially by car, to reduce the impact of traffic and travel on the environment and to improve access to opportunities in a manner that is equitable and socially inclusive. RSS Policy Y1 seeks to:

1. Develop the role of York as a key node for public transport services for the sub area
2. Implement stronger demand management in York and in relation to the strategic highway network
3. Improve accessibility to and within York, particularly by improved facilities for walking and cycling, increased capacity and quality of public transport, and new park and ride facilities
4. Improve public transport links between Local Service Centres and other rural communities and York and the sub area’s Principal Towns
5. Improve access between York and Scarborough / the east coast.

Sustainable Community Strategy:

To emphasise the need to reduce the excessive environmental impacts of motorised transport by encouraging walking, cycling and use of public transport and giving priority in roadspace allocation to these modes.

To build on York’s established role as a strategic transport hub by developing sustainable means of travelling to, from and within York that meets the needs of residents, visitors and the economy:

- To ensure that the networks of highways, cycle ways, footpaths and public transport services are appropriate for the needs of

the city and that the necessary priority is given to more sustainable modes.

- To reduce, by progressive planning, the distances people need to travel for all purposes and to promote walking and cycling.
- To create an integrated network of public transport that is of the highest quality, priced in the public interest and given priority in use of road space to achieve maximum operational reliability.
- To substantially reduce the volume, speed, noise, pollution and visible intrusion of motor traffic.

LDF Core Strategy:

Policy CS12: Local Transport Considerations – states that: "The Local Development Framework will support accessibility, help reduce congestion through promoting a shift to more sustainable forms of transport, reduce the need to travel and promote the delivery of a high quality sustainable transport network. This will be achieved through ensuring the sustainable location of development and aiding the

delivery of the transport schemes and programmes“:

Scheme and programmes relevant to the city centre include:

Public Transport - the development of a bus interchange facility in the City Centre through the creation of a transport interchange as part of the longer term development of land near the railway station as part of the York Northwest Area Action Plan (2011-2021); and to facilitate additional coach Rendezvous Points in the Piccadilly and Lord Mayor's Walk areas, by safeguarding land through the Allocations DPD.

Parking - Parking control by both car parking standards and price will continue to be used in York where city centre charges are used to encourage long-stay car parking at Park & Ride sites. This approach will help manage demand and car trip generation and support priority to non car modes. The number of car parking spaces available in the city centre will remain broadly as they are now in order to protect the viability of the retail economy. Details of car parking will be explained in a Supplementary Planning Document (SPD); and the city currently has no plans to introduce congestion charging.

Cycling and Walking - Expansion of (safer) cycling and walking routes throughout the city by supporting the delivery of 'Cycling City' Strategy Projects. These include the provision of additional 'on' and 'off' road cycle paths, the expansion of secure cycle parking including the Lendal sub-station in the city centre (2011) and a new pedestrian / cycle bridge at Scarborough Bridge (2011-2021); and Further expansion of Footstreets Zone including Goodramgate and Fossgate (the forthcoming City Centre Area Action Plan will provide more detail on the development of Footstreets).

Freight - Identify locations for a possible freight centre on the outskirts of York.

YORK EVIDENCE BASE

Local Transport Plan 2 (2006-2011).

Sets-out the desired transport measures for the short term up to 2011 and the principles for a longer term transport vision to 2021. It seeks to build upon the aims and achievements of the first Local Transport Plan covering the period 2001-2006, but in the context of the shared priorities (with government) of tackling congestion and improving air quality, accessibility and road safety, taking into account the changing context of the City's Community Strategy as well as land use plans and economic development priorities. It is of note that local residents and stakeholders identified congestion as their main area of concern through the LTP2 consultation exercise with 34% of local people and 54% of businesses believing "reducing congestion" to be the most important transport facing the City.

Local Transport Plan 3 (2011-)

The first stage in the production of LTP3 is a questionnaire 'Towards a new Transport Plan for York' that will be distributed in December. The results of this consultation will feed into the production of the City Centre Accessibility Framework. Feedback will be available in February 2010 and options to inform LTP3 available in April 2010. In addition, feedback from consultation undertaken on high-level access options developed by the Traffic Congestion Ad-hoc Scrutiny Committee will be co-ordinated within LTP3.

City of York Cycling City Strategy, 2008

This is a Strategy that aims to increase levels of cycling significantly by the end of the project. This is also the headline aim of the current Cycling Strategy, adopted as part of the Council's second Local Transport Plan (LTP2). Increased resource levels will ensure that new and innovative initiatives can be launched to tackle specific obstacles and targeted groups. The Strategy includes actions to improve cycle routes and facilities for cyclists (including parking) some of which are within the city centre.

SUSTAINABILITY STATEMENT													
Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	EC1	EC2	EC3	EC4
8. Readily accessible by public transport, foot and bicycles to reduce congestion.	I	**	O	**	**	I / *	*	O	*	*	?	*	**
Objectives	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10			
	**	**	*	I	O	**	**	**	O	**			

ACCESSING THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- Public transport needs to be improved and traffic flows rethought. Park and Ride buses should circulate the town centre.
- School buses should be run to bus children in from Park and Ride sites to private schools.
- Transport and traffic congestion must be planned properly.
- Must accept that the privately owned car is here to stay. Firmly believe that too much time and attention is given to "Green" issues. Would love to see in York the transport (free of charge) system for all registered visitors to region, as practiced in Germany.
- Welcomes promotion of cycling, walking and public transport, which helps to support the RES greenhouse gas reduction target. Has potential to improve legibility and permeability of City Centre for visitors. However, this should recognise need for developments to be commercially viable, as well as support a vibrant city centre, which will require good accessibility by a range of different modes of transport. Major new retail and office development in and around City Centre will still require access by private car.

- Would like to be consulted about any new park and ride sites being proposed.
- Welcome continued measures to reduce traffic congestion in City Centre. Strong interest in reducing congestion and increasing pedestrianisation. One issue worth exploring is flexible working hours to reduce peak period traffic. Again practical issues like the servicing requirements of city centre businesses need to be taken into consideration.
- Should not simply be seeking to reduce traffic “congestion” but attempting to reduce the physical and environmental “impact” of traffic. Should set out a framework for reducing both the number and the types of vehicles using the City Centre.
- Comprehensive solutions need to be identified with robust policies to reduce the reliance on private car and enhance public transport usage. Investment in public transport enhancements needs to be implemented as a matter of urgency, alongside restricting vehicular access and reducing parking numbers.
- Charge a flat rate of £1 for all buses, anywhere within the city limits.
- Traffic should be discouraged from all areas inside City Walls, by reduction in car parking provision, increase in cycle parking provision, introduction of a congestion charge anywhere on or within inner ring-road and by provision of an efficient and frequent bus service. In advance of teardrop site being available as bus terminal, castle car park could be used, to avoid confusion of having to catch different buses from different locations.

CONGESTED ROAD NETWORK - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

None.

QUESTION 11: What methods could be supported by the AAP to help reduce traffic congestion in the city centre?

OPTION 1: Close or restrict access to certain streets and / or bridges within the city centre subject to a comprehensive assessment of traffic impacts and forecasts of future demand.

Response:	17 Supported	3 Not Supported	2 Mixed	18 Comment	40 Total Responses
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Key points made:

- Close Ousebridge to ordinary traffic in daytime, helping buses to keep on schedule.
- Suggest approaches to station be increased for pedestrians.
- Could be a route through Cambridge Street or from The Crescent off Blossom Street.
- Comprehensive assessment should be on going. Closure of Lendal Bridge to through traffic has support. Some of suggestions impact on cross-city route of Micklegate - Coppergate - Stonebow - Peasholme Green.
- Closing Fossgate could be done without impact of congestion, traffic would divert to Piccadilly. Consider closing St. Leonard's

Place and Gillygate to private vehicles.

- Abolish all signing for Inner Ring Road. More traffic might then go to Outer Ring Road. Make Lendal, St Leonard's and Exhibition Square one way (towards Bootham) and Bus and Taxis only. Car parks are a necessity unless great improvement in alternatives. Get alternatives right and then restrict cars if necessary.
- Encourage no car use inside ring road during peak daytimes.
- More streets should be restricted access, more one-way systems.
- Need a new 'Middle Ring Road'.
- Footstreets could be extended both in time and number.
- More footstreets can make City Centre more appealing and reduce pollution.
- To cars, not to cyclists, buses or motorised wheelchairs.
- Freeing up roads gives space for wider pavements e.g. Piccadilly.
- Absolutely key issue. Congestion is self-limiting and will tend towards same maximum. Trick is to manage this safely and put resulting mess where it will do as little harm as possible. Happy to see Ouse Bridge pedestrianised. Coppergate should be made one-way, allowing a widening of the pavements.
- Need to make York more accessible and not put visitors off who wish to visit by car.
- No need to close bridges. More pedestrian areas and cycle tracks.
- Won't work because it would block the A64. Need to look at widening roads and better parking systems.
- Not possible to close bridges as either part of Inner Ring Road or important bus routes.
- Moves to discourage cars useful provided alternative transport available.
- Should be twenty mile an hour speed limit on inner ring road and on all streets inside it. Would be better than closing streets and bridges, apart from footstreets.
- Also support a 20mph zone in City Centre. Could improve environment for walking and cycling.
- Road pricing should be given consideration.
- For these to work public transport would have to be dramatically improved and the price differential would have to be in its favour.

QUESTION 11: What methods could be supported by the AAP to help reduce traffic congestion in the city centre?

OPTION 2: Limit or actively seek to reduce the level of car parking provision in the city centre.

Response:	10 Supported	4 Not Supported	4 Mixed	4 Comment	22 Total Responses
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Key points made:

- Advantage in closing Castle Car Park to enable its early redevelopment, especially for enhanced public realm.
- Essential for operation of station and NRM that adequate car parking is provided for station users and visitors to NRM.
- For these to work public transport would have to be dramatically improved and the price differential would have to be in its favour.
- Would have deleterious effect on evening activities of local people, and many evening tourists.
- Policies could seek to reduce level of car parking provision generally, will still be requirement for an appropriate number of spaces to support development. A blanket ban would be counter-productive.
- Congestion applies mainly during working day and so relaxation of car parking charges for residents in evening is welcomed, but why does this only apply to off street car parks?
- City Centre car parks should charge more to encourage people not to use them.
- Should be multi-story car park in York Central with shuttle bus links to Castle Museum making clear that Coppergate shopping area is accessible from that direction.
- Strongly oppose. Essential to ensure appropriate access to medical practices, hospitals etc is maintained at adequate levels. Seems an unattractive proposition for a new company relocating to new offices to be denied any parking at all.
- Concern about any proposal to reduce short stay car parking as would impact on retail.
- Beneficial to have various large car parks just outside York within easy walking distance of City and allow business vehicles, disabled drivers and local residents access only.

QUESTION 11: What methods could be supported by the AAP to help reduce traffic congestion in the city centre?
OPTION 3: Support a requirement for new residential and commercial development in the city centre which do not incorporate parking.

Response:	11 Supported	5 Not Supported	1 Mixed	2 Comment	19 Total Responses
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Key points made:

- Consider underground or ground level parking for new development.
- Providing no off-street car parking in new residential developments does not necessarily mean occupants of new dwellings will not have cars. Could result in large numbers of cars seeking a limited number of on-street parking spaces, which may detract from character of area.
- Unrealistic to propose new residential development without parking. Seems unfair to expect residents to use public transport to go out into the countryside, visit relatives and for those working from home making site visits to inaccessible places. Car clubs may help, but parking spaces (not necessarily immediately within the development) would be desirable to encourage people to live in the town centre.

- No. A change in mobility culture is required. Whilst cars are stationary in drives they do not increase congestion.
- Many people, living in outlying areas, rely on their cars to get to their place of work in the city, due to inadequate public transport.
- Underground parking may conflict with archaeology, but more ground floor and podium parking could be physically accommodated.
- The AAP should include a statement about Travel Plans and Transport Assessments which will help to determine what transport improvements are necessary.
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PREFERRED OPTIONS – CONGESTED ROAD NETWORK

Option 1 should be advanced to the preferred options stage.

OPTION SOUNDNESS EVALUATION

Consistent

1) Contribution to overall vision and strategic development objectives

In order to achieve objectives for a thriving, vibrant and sustainable city centre it is necessary to better integrate the areas of change and to address severance caused by a congested road network. The best approach to this is a co-ordinated accessibility strategy that will address access needs and pressures, new developments in the city centre and the sustainability agenda.

Option 1 – this issue is being considered in detail through work on a City Centre Accessibility Framework, being lead by the Transport Planning Unit. Initial work has been undertaken, but with no modelling work as yet. Work to date has identified two strategic access corridors through the city centre that provide good accessibility to the area by bus but also, in some places, create a barrier to pedestrian flow. The use of these streets is therefore under review in terms of how they might change to meet the strategic objectives of the AAP to better integrate the areas around the core of the city centre. This review will examine direction of travel, restrictions to access, junction improvements, opportunities for cycle routes etc. The Framework will also review, at a high level, trends in accessibility requirements/travel patterns and how these might change over the next 20 years and how the AAP might address those needs.

Options 2 and 3 – Core Strategy Preferred Options policy has stated that “The number of car parking spaces available in the city centre will remain broadly as they are now in order to protect the viability of the retail economy. Details of car parking will be explained in a Supplementary Planning Document (SPD)”.

2) Consistency with community strategy/local area agreement	The Sustainable Community Strategy contains a number of objectives under the theme 'York – The Sustainable City' that the AAP can deliver, including giving priority to more sustainable modes of travel, integrating the public transport network and reducing the volume of traffic.
3) Regional and national guidance	The Accessibility Framework, through the AAP, will assist to deliver the aims of PPS1, PPG13 and RSS Policy Y1. These documents require improvements to accessibility for walking and cycling and improvements in accessibility to jobs, shopping and leisure facilities by public transport.
Justified	
4) Consultation response	There was clear support through the consultation to review existing access arrangement to promote better access for public transport and to reduce congestion in the city centre.
5) Sustainability appraisal	This option had predominantly positive or very positive effects on SA objectives.
6) Community benefits	An (enlarged) city centre that is easier to move around on foot and cycle has clear benefits in terms of the ambience of the city centre, the protection of the historic environment and a reduced carbon footprint. It will be important to ensure that access is maintained for the less mobile through careful planning of access restrictions on the road network and the management of the footstreets area.
7) Evidenced approach	The Accessibility Framework and LTP3 will provide the evidence for the AAP.
Effective	
8) Viability	Changes to access arrangements within the city centre will have implications in terms of funding improvements to the road network in terms of public transport, general traffic, cycling and walking. Funding issues will be reviewed when preferred options for access have been determined.
9) Deliverability	The highway network is within the control of the Council. Any options will need to be taken forward in partnership with public transport operators.
10) Flexibility	The Accessibility Framework can develop and test a range of options, from minor interventions to significant changes to the nature of access to the city centre. A phased approach can also be developed.

NEXT STEPS Develop preferred options to address the city centre's congested road network through further work on the Accessibility Framework.					
PEDESTRIAN AND CYCLE ROUTES INTO THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE: General Comments on this Issue: None.					
QUESTION 12: What improvements are needed to pedestrian and cycle routes into and through the city centre? OPTION 1: Develop policy in the AAP to require development proposals to include all feasible opportunities to provide new and improved pedestrian and cycle routes, linking key locations and following 'desire lines'.					
Response:	20 Supported	0 Not Supported	3 Mixed	26 Comment	49 Total Responses
Key points made: <ul style="list-style-type: none"> • To enable non-car dependent movement to be properly encouraged AAP must give priority to pedestrian and cycling linkages. • Should be a consistent and connecting network of cycle lanes • Need more parking for bikes. • A policy lead approach is important to ensure that new developments take into account need to make provision for sustainable modes of transport. • Should liaise with Cycling Bid to ensure cycling facilities are harmonised and prioritised. • Travel plans are an effective way to achieve this. • City Centre riverside route would be expensive and impractical. • Cycles should have a speed limit and be required to consider pedestrians. • Concern that cycling is dangerous within pedestrian areas and cyclists should be kept out of the City Centre. • Opposed to provision of excessive signage and road/pavement markings to differentiate these uses as visually intrusive. • Examine options for delineation of cycle routes, plus surface and edging treatments to minimise risk to pedestrians especially those with mobility restrictions. • Encourage employers to create on-site employee parking, to reduce on-street demand. • Introduce a 10 second advance for cycles at all traffic lights • Introduce two-way cycling on all one-way streets. 					

Various new/improved pedestrian/cycle routes were proposed:

- Footstreets should be accessible to cycles.
- new river bridges
- Acomb - Millennium Bridge
- University route to City Centre via Hamilton Drive
- east side of ECML from Holgate Bridge to Station
- bridge between Navigation Road and Hungate
- bridge over Foss especially between Huntington Road and Heworth Green/ Dodsworth Avenue
- next to Scarborough bridge with direct access into railway station
- link along back of hospital to join Sustrans route 66
- direct route into station from south, from Cambridge Street
- Blake Street, Davygate, Parliament and Piccadilly as two way daytime cycle routes
- Cycle path network needs to be extended outside City to surrounding villages, preferably using off-road cycle paths through available and suitable countryside and public rights of way.
- Key daytime cross-city cycle routes, particularly those enabling cyclists to avoid detours along busy routes e.g. High Petergate between Bootham Bar and Minster and Colliergate between St. Andrewgate and St. Saviourgate should be restored.
- Make Gillygate one-way to vehicular traffic, maintaining two way cycle access at all times
- Introduce a one lane, alternate traffic light system on Lendal Bridge for vehicles, while maintaining two ways cycle access; Cyclists' needs should be considered as part of the design of all signalised junctions.

QUESTION 12: What improvements are needed to pedestrian and cycle routes into and through the city centre?

OPTION 2: Identify a North-South cycle route as part of the strategic cycle network.

Response:	17 Supported	0 Not Supported	0 Mixed	5 Comment	22 Total Responses
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Key points made:

- A North-South cycle route is an excellent aspiration
- Creating suitable and safe linkages for cycling and walking with other parts of the city should be pursued as part of the creation of a strategic cycle network.
- Provide cycle parking where areas are pedestrianised, and next to key green spaces.
- Inner Ring Road needs to be tamed in places.
- Hungate development may go some way towards this, linking Walmgate with Aldwark.

- Would welcome a narrowing of four-lane sections at Castle Mills Bridge / Fishergate, and three-lane sections at Paragon Street and St Leonard's Place, to improve cycling and pedestrian environment.
- Desirable access North Street to Coney Street.
- Time restrictions on Goodramgate should be avoided.
- Cycling should be a priority on both sides of river. Where possible continue to build cycle paths along Ouse. Improvement needed on Terry Avenue to Bishopthorpe Road link. Also suggest extending cycle route through Nunn Ings and Middlethorpe Ings and a possible connection to designer Outlet.
- Need cycle route linking Bootham Bar to Walmgate Bar. Exists in north-south direction out of footstreet hours and in south-north direction either with departures from the direct route or by using inner ring road. Problem of providing it during footstreet hours could be eased by reversing recent ban on cyclists passing through Bootham Bar, and by allowing cycling in Colliergate.

QUESTION 12: What improvements are needed to pedestrian and cycle routes into and through the city centre?

OPTION 3: Reallocate sections of the inner ring road, giving priority to cycles.

Response:	13 Supported	0 Not Supported	1 Mixed	6 Comment	20 Total Responses
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Key points made:

- Provision along inner ring road has improved significantly over last year.
- Contra flow lane along St. Maurice's Road would be worthwhile.
- Gillygate is problematical.
- A lane from Bootham to Lord Mayor's Walk would be desirable. Signage indicating Bootham Park as a way to St. John's is needed, as is a sign to identify Bootham Row as a route. Traffic lights need to be phased to give cyclists more time.
- Allocate space for cyclists on the Fishergate gyratory.
- Model the effects of removing a lane in the dual carriageway section of Fawcett Street and Tower Street.
- Option appears unfeasible unless vehicular traffic volume can be limited to allow priority to cycles.

PREFERRED OPTIONS – PEDESTRIAN AND CYCLE ROUTES INTO THE CITY CENTRE

An option based on option 1 should be advanced to the preferred options stage.

OPTION SOUNDNESS EVALUATION	
Consistent	
1) Contribution to overall vision and strategic development objectives	In order to achieve objectives for a thriving, vibrant and sustainable city centre it is necessary to better integrate the areas of change and to improve the walking/cycling network into and around the city centre. The best approach to this is a co-ordinated accessibility strategy that will address access needs and pressures, new developments in the city centre and the sustainability agenda.
2) Consistency with community strategy/local area agreement	The Sustainable Community Strategy contains a number of objectives under the theme 'York – The Sustainable City' that the AAP can deliver, including giving priority to more sustainable modes of travel, integrating the public transport network and reducing the volume of traffic.
3) Regional and national guidance	The Accessibility Framework, through the AAP, will assist to deliver the aims of PPS1, PPG13 and RSS Policy Y1. These documents require improvements to accessibility for walking and cycling and improvements in accessibility to jobs, shopping and leisure facilities by public transport.
Justified	
4) Consultation response	There was clear support through the consultation to improve access for pedestrians and cyclists. With regard to cycling, much of the responses to the Issues and Options consultation focussed on issues that will be addressed through the Cycling City programme (including an orbital cycle route, similar to option 2, and improvements on radial routes) and subsequently through LTP3.
5) Sustainability appraisal	This option had predominantly positive or very positive effects on SA objectives.
6) Community benefits	An (enlarged) city centre that is easier to move around on foot and cycle has clear benefits in terms of the ambience of the city centre, the protection of the historic environment and a reduced carbon footprint.
7) Evidenced approach	The Accessibility Framework and LTP3 will provide the evidence for the AAP.
Effective	
8) Viability	Improvements to the walking/cycling network will require funding. Some projects will be progressed through the Cycling City programme and have funding. The viability of a number of options will be dependant on the funding available to implement the Public Realm and Movement Strategy. Funding issues will be reviewed when preferred options for access have been determined. Major interventions such a new foot/cycle bridges will have significant cost implications.
9) Deliverability	The highway network is within the control of the Council.
10) Flexibility	The Accessibility Framework can develop and test a range of options.
NEXT STEPS	
An analysis of the pedestrian movement network is need to identify desire lines, severances, barriers and pinch points. This is a potential project for the Renaissance team. Options will be developed through the Accessibility Framework and Placecheck for a	

number of spaces and junctions where improvements could be made.

BUSES - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- Focus is mainly on location of bus stops, other aspects should be considered. Link to LTP could be included. Are bus operating companies signed up to support any or all of the possible options? How do economic, social and environmental factors influence the demand for certain bus routes and bus frequencies in the city centre?
- Issue could be explored. Strong preference for small vehicles and electric powered.
- One essential element should be central bus terminus. Must include: - integrated Central Bus Station; dedicated parking areas for tour coaches; good information office; good system to advise of service connections; refreshments area alongside comfortable passenger waiting lounges. Should implement these measures sooner rather than later.
- Companies operating bus tours around City should be required/encouraged to reduce emissions/use less polluting types of engine.

QUESTION 13: What could be done in the city centre to improve bus accessibility?

OPTION 1: Improve the location of bus stops and bus routes to maximise the accessibility and attractiveness of public transport in the city centre.

Response:	15 Supported	0 Not Supported	0 Mixed	3 Comment	18 Total Responses
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Key points made:

- Location of bus stops and routes should be under constant review.
- Buses should run later in evening (not just park and ride). Buses to improve links to rural areas and tourist attractions e.g. Benningborough House (liaise with National Trust and local villages).
- Bus routes need to be frequent, cost-effective and accessible to all York residents, not just ones on high volume (high profit) routes.
- Current trend for large buses inappropriate. Focus should be on improving quality of service and reducing congestion by using smaller buses, which do not block up streets.
- Option needs to be weighed against impact buses, bus stops and signage might have upon character and setting of City's historic assets.
- Private coaches should be excluded from bus priority lanes and given spaces at park and ride sites to stop and keep them out of City Centre.

Question 13: What could be done in the city centre to improve bus accessibility? OPTION 2: Investigate opportunities to re-locate bus stops where they detract from the setting of key buildings or spaces, or create an obstruction when queues form.					
Response:	15 Supported	0 Not Supported	0 Mixed	0 Comment	15 Total Responses
Key points made: <ul style="list-style-type: none"> • Wherever possible all bus signage should share streetlight or other utility poles. Modern covered bus shelters present less transparency. • Ideally bus shelters should be located at kerb edge so as not to impede pedestrian flows. • Move bus stops outside Library as causes severe problems. 					
QUESTION 13: What could be done in the city centre to improve bus accessibility? OPTION 3: Provide a city centre shuttle bus to link the railway station (and transport interchange) with key destinations including for example tourist attractions, shopping areas and the hospital.					
Response:	27 Supported	2 Not Supported	1 Mixed	1 Comment	31 Total Responses
Key points made: <ul style="list-style-type: none"> • Probably not enough demand. Existing buses need more publicity. • Shuttle bus long overdue. • No, short distance to walk to City Centre. • Could be either shuttle bus or road train. • Would complement station's location as gateway to York, and provide additional public transport connectivity link to City Centre and beyond for future employees and residents of York Central. • Free buses might encourage more commuters to come by train rather than car. • With clear key destinations for shopping. • City Centre to Hospital bus would be welcomed. • Service from Station to Hospital could benefit University. A second NRM 'train' to Castle would be useful. • Free bus would be good. York needs a bus station or central point, railway station or Rougier Street an obvious solution. • Use of small electric vehicles, perhaps operating on a circular route and possibly being allowed to use certain footstreets, seems sensible. Might even replace sightseeing buses. • Whatever is adopted "bendy buses," are just not right for City. 					

- Option needs to be weighed against impact buses, bus stops and signage might have upon character and setting of City's historic assets.

QUESTION 13: What could be done in the city centre to improve bus accessibility?

OPTION 4: Investigate the feasibility of creating a bus interchange point with the East of the city centre to complement the proposed interchange to the West of the city centre adjacent to the railway station.

Response:	15 Supported	1 Not Supported	1 Mixed	0 Comment	17 Total Responses
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Key points made:

- Construction of a bus interchange would be an excellent project. It would make Council a more equal partner in Bus Quality Partnership and improve integrated transport possibilities. Should be at walking distance from station, likewise from new
- Identify proper interchange for buses, taxis etc.
- Bus Station could be on teardrop site.
- If transport interchange located in teardrop site, second interchange desirable.
- Hub Station cycle hire/secure parking facility. Only reasonable site might be as part of York Central.
- Definite need for a purpose built bus terminal within area of railway station.
- A bus interchange point at Castle Piccadilly, perhaps East side.
- Interchange point should be located in Piccadilly area.
- Provided could be delivered in a manner, which safeguards special character and setting of City.

PREFERRED OPTIONS – BUSES

Option 1, 2 and 4 should be advanced to the preferred options stage, dependant on the outcomes of the Accessibility Framework.

OPTION SOUNDNESS EVALUATION

Consistent

1) Contribution to overall vision and strategic development objectives

In order to achieve objectives for a thriving, vibrant and sustainable city centre it is necessary to better integrate the areas of change and to address severance caused by a congested road network. The best approach to this is a co-ordinated accessibility strategy that will address access needs and pressures, new developments in the city centre and the sustainability agenda.

Option 1 is dependant on the bus routes within the city centre which are being reviewed as part of the Accessibility Framework. Option 2 is dependant on the routes. However, relocations/redesigns

	are potential options to be progressed through the Public Realm and Movement Strategy, also informed by the Conservation Area Appraisal. Option 3 is not currently being progressed by the Council. Option 4 is also dependant on the bus routes identified in the Accessibility Framework. NB. A transport interchange to the west of the city centre, near the railway station, is an option being reviewed as part of the York Northwest AAP.
2) Consistency with community strategy/local area agreement	The Sustainable Community Strategy contains a number of objectives under the theme 'York – The Sustainable City' that the AAP can deliver, including giving priority to more sustainable modes of travel, integrating the public transport network and reducing the volume of traffic.
3) Regional and national guidance	The Accessibility Framework, through the AAP, will assist to deliver the aims of PPS1, PPG13 and RSS Policy Y1. These documents require improvements to accessibility for walking and cycling and improvements in accessibility to jobs, shopping and leisure facilities by public transport.
Justified 4) Consultation response	There was clear support through the consultation to review bus access arrangements to promote better access for public transport and to reduce congestion in the city centre.
5) Sustainability appraisal	This option had predominantly positive or very positive effects on SA objectives.
6) Community benefits	A city centre that is easier to access by public transport has clear benefits in terms of the function of the city centre as the economic, social and cultural hub of the city.
7) Evidenced approach	The Accessibility Framework and LTP3 will provide the evidence for the AAP.
Effective 8) Viability	Changes to access arrangements within the city centre will have implications in terms of funding improvements to the road network in terms of public transport, general traffic, cycling and walking. Funding issues will be reviewed when preferred options for access have been determined.
9) Deliverability	The highway network is within the control of the Council. Any options will need to be taken forward in partnership with public transport operators.
10) Flexibility	The Accessibility Framework can develop and test a range of options, from minor interventions to significant changes to the nature of access to the city centre. A phased approach can also be developed.

NEXT STEPS

Complete work on the Accessibility Framework and draft a preferred option based on options 1, 2 and 4. Option 2 can be progressed through the Public Realm and Movement Strategy, where feasible. The Conservation Area Appraisal will inform this option.

RIVER TRANSPORT - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:
None.

QUESTION 14: Is there potential for river transport in York to ease congestion in the city centre?

OPTION 1: Include a policy in the AAP to support the potential for river transport for freight and / or passengers.

Response:	29 Supported	7 Not Supported	2 Mixed	5 Comment	43 Total Responses
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Key points made:

- If it is decided to pursue a policy to promote commercial river transport then must be consistent with emerging LDF Core Strategy that provides for the “protection and enhancement of water course corridors”. Both rivers are a huge asset, an important resource and ecologically important, supporting a wide variety of flora and fauna. Therefore, any intensification of use should not result in unacceptable impacts.
- Could be an attractive proposition for certain types of customer at certain times of year.
- If river transport is pursued issues such as impacts on river banks and erosion and bankside vegetation must be assessed on sections where an increase over 50% boat passes is likely. The need for dredging should also be considered if deeper draft craft are to be used. This would include waste regulation issues with regard to disposal of the material displaced. Impacts on fisheries, protected species and other wildlife must also be considered.
- A main terminal could be constructed adjacent to shopping centre at Coney Street. Studies should be undertaken to examine pick-up points at several places along the river.
- Use of river for freight seems attractive, but has limited potential. Use of river for passengers is not feasible. Major outlying population is situated to west of city, Boroughbridge Road area and Poppleton, and river is narrow and would not allow boats to turn. The river could be widened but too expensive.
- Considerable potential for freight transport but consideration needs to be given to suitable locations for unloading.
- Passenger travel will continue to be a significant part of the leisure/ tourism offer, though for non-leisure travel likely to be too slow to attract significant modal shift.
- More relevant for passenger use.

- Some use for freight using suitable craft particularly for construction. Use for trade replenishment does not seem of benefit because of extra handling from landing to premises.
- Ouse could be used for transport of construction materials and possibly as a relaxing (if rather slow) way to commute from Poppleton and Naburn.
- It could be used to the south for transhipment to low emission vehicles.
- Could link with Park and Rides.
- Could be used by coach parties.
- Could have ferries for shorter journeys.

QUESTION 14: Is there potential for river transport in York to ease congestion in the city centre?

OPTION 2: Do not pursue a policy to promote commercial river transport in York.

Response:	7 Supported	29 Not Supported	0 Mixed	0 Comment	36 Total Responses
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Key points made:

- Sustainability Statement refers to keeping access out of Flood Zone 3, however we would suggest that this would be very difficult given the access is necessarily in close proximity to watercourses. Also if access is proving a problem, this means the river is in flood and using the river for transport will be very difficult due to high levels and flows in the watercourse.
- Potential is recognised, but tinged with realism. Issues in past about speed limits,
- reliability (with rivers so often in flood) and concerns about likely commercial viability.

PREFERRED OPTIONS – RIVER TRANSPORT

Option 1, for freight transport, should be advanced to the preferred options stage, dependant on the outcomes of the LTP3 Freight Strategy.

OPTION SOUNDNESS EVALUATION

Consistent

1) Contribution to overall vision and strategic development objectives

The use of the river for freight has the potential to decrease the level of commercial vehicles entering the city centre by road. In order to achieve objectives for a thriving, vibrant and sustainable city centre it is necessary to better integrate the areas of change and to address severance caused by a congested road network. Commercial traffic (see question 15) can have a detrimental affect on the ambience and safety of the city centre footstreets.

	The use of the rivers for passengers, as a stand-alone business, has been reviewed as part of the LTP2 and found to be not viable. Freight transport, as part of a package of measures, including transshipment, may have a great potential to attract funding.
2) Consistency with community strategy/local area agreement	The Sustainable Community Strategy contains a number of objectives under the theme 'York – The Sustainable City' that the AAP can deliver, including giving priority to more sustainable modes of travel, integrating the public transport network and reducing the volume of traffic.
3) Regional and national guidance	A Freight Strategy as part of LTP3 will assist in the delivery of the aims of PPS1, PPG13 and RSS Policy Y1.
Justified 4) Consultation response	There was clear support through the consultation to utilise the rivers for passenger and freight transport.
5) Sustainability appraisal	This option had predominantly positive or very positive effects on SA objectives. There are clearly ecological issues to be assessed as part of a review of river transport.
6) Community benefits	There are community benefits from the reduction of commercial traffic accessing the city centre in terms of public transport movement, road safety, emissions and the ambience of the city centre.
7) Evidenced approach	The Accessibility Framework and LTP3 will provide the evidence for the AAP.
Effective 8) Viability	Funding issues will be reviewed when preferred options for river transport have been determined. There is potential for river-based freight transport to be funded as part of a transshipment project.
9) Deliverability	Appropriate moorings would be required and some riverbank is within the control of the Council. Any options will need to be taken forward in partnership with operators.
10) Flexibility	The LTP3 Freight Strategy can develop and test a range of options.
NEXT STEPS Review the potential for the use of the river for freight as part of the LTP3 Freight Strategy and draft a Preferred Option based on the findings. Review the potential for river-based transshipment – see question 15.	
COMMERCIAL TRAFFIC - ISSUES AND OPTIONS CONSULTATION RESPONSE: General Comments on this Issue: None.	
QUESTION 15: What methods could be supported by the AAP to reduce the amount and impact of commercial traffic in the city centre?	

OPTION 1: Change the times of access to the Footstreets area for commercial traffic. Please state which times of day you think would be best.					
Response:	13 Supported	1 Not Supported	1 Mixed	0 Comment	15 Total Responses
Key points made: <ul style="list-style-type: none"> • A variety of times of restriction on commercial traffic in the footstreets area were suggested, generally increasing the amount of time when the footstreets would be free of commercial traffic. • Extending operation of footstreets could significantly change the “feel” of the City Centre and encourage growth of the “café culture”. • If deliveries were restricted further and no workable and financially viable alternative provided, might well have effect of making City Centre an increasingly unattractive place to trade. 					
QUESTION 15: What methods could be supported by the AAP to reduce the amount and impact of commercial traffic in the city centre? OPTION 2: Explore opportunities as part of the LTP2 Freight Strategy to condense deliveries to a smaller number of vehicles, including less polluting vehicles, through a new transshipment centre.					
Response:	21 Supported	2 Not Supported	2 Mixed	1 Comment	26 Total Responses
Key points made: <ul style="list-style-type: none"> • Should consider appropriate locations for this through Allocations DPD, and ensure an appropriate funding method is proposed, that is proportionate to its role as a citywide facility. • Further Option would be to attach conditions and/or legal agreements to permissions for large-scale retail developments within City Centre restricting the sizes/types of vehicles used for deliveries and the hours during which deliveries are allowed to take place. • Impact of commercial traffic in City Centre would be reduced. Currently being explored through York Northwest and has potential to deliver benefits for City Centre. • Consider using River. • Final delivery vehicle should be less polluting. • Cycle couriers should be encouraged wherever possible. 					
PREFERRED OPTIONS – COMMERCIAL TRAFFIC Option 1 and 2 should be advanced to the preferred options stage, dependant on the outcomes of the Footstreets Review, Accessibility Framework and LTP3 Freight Strategy.					

OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	<p>Both options were supported in the consultation and would have positive sustainability effects. Reducing the impact of the extent and nature of commercial traffic in the city centre would assist in making the city centre a more attractive pedestrian environment which would in turn assist with promoting a different ambience in the city centre, particularly in the early evening.</p> <p>Option 1 would require a change in culture of retailers if a radical change was made to the hours of access. It will need to be demonstrated that there are significant environmental and safety benefits deriving from removing commercial traffic from the footstreets during periods of highest pedestrian flow. It may be possible for varying restrictions to be placed on different areas around the city centre and on different days/times, such as when markets or festivals are on, or in areas promoted for evening activity. However, it is recognised that extending the footstreets hours will only be viable if it does not impact on the attractiveness of the city centre for retailers. It needs to be supported by retailers and further, more targeted, consultation will be required. The potential of this option will be explored in the Footstreets Review.</p> <p>Option 2 could help in meeting a number of the objectives to enhance the experience of moving around the city centre. However, it is recognised that a transshipment centre will only be viable if it does not impact on the attractiveness of the city centre for retailers. It needs to be supported by retailers and further, more targeted, consultation will be required. The development of retailing at Castle Piccadilly presents an opportunity to pilot a transshipment project. York Central may also offer an opportunity for transshipment. The option will be explored further in LTP3 through a Freight Strategy.</p>
2) Consistency with community strategy/local area agreement	The Sustainable Community Strategy contains a number of objectives under the theme 'York – The Sustainable City' that the AAP can deliver, including giving priority to more sustainable modes of travel, integrating the public transport network and reducing the volume of traffic.
3) Regional and national guidance	A Freight Strategy as part of LTP3 will assist in the delivery of the aims of PPS1, PPG13 and RSS Policy Y1.
Justified 4) Consultation response	There was clear support through the consultation to reduce the impact of commercial traffic on the city centre.

5) Sustainability appraisal	This option had predominantly positive or very positive effects on SA objectives.
6) Community benefits	There are community benefits from the reduction of commercial traffic accessing the city centre in terms of public transport movement, road safety, emissions and the ambience of the city centre.
7) Evidenced approach	The Accessibility Framework and LTP3 will provide the evidence for the AAP.
Effective 8) Viability	Transshipment would reduce the need for on-site storage in retail units thereby increasing the retail floorspace. This would be of benefit to retailers in terms of sales and property value. This may also improve the maintenance of upper floors within the core of the city centre. Funding issues will be reviewed when preferred options for the footstreets and transshipment have been determined.
9) Deliverability	Variations to access to the footstreets can be met through existing budgets. A transshipment centre would require a funding package to be established and a site found.
10) Flexibility	The Footstreets Review/Accessibility Framework and the LTP3 Freight Strategy can develop and test a range of options.
NEXT STEPS Review the potential of option 1 through the Footstreets Review / City Centre Accessibility. Review the potential of option 2 through the LTP3 Freight Strategy. Explore both options with the Retail Forum and City Centre Management team.	

KEY THEME 2: CONSERVATION AND DESIGN: QUESTIONS 17, 18, 19

POLICY BACKGROUND

National Planning Policy:

PPS1 asserts that high quality and inclusive design means ensuring that a place will function well and add to the overall character and quality of the area, not just for the short term, but over the lifetime of the development. It states that good design is indivisible from good planning and should respond to its local context and create or reinforce local distinctiveness. It advises that design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

The English Heritage / Planning Advisory Service document 'Guidance on the Management of Conservation Areas' states that local authorities should: "include policies in the local development documents to safeguard the character or appearance of conservation areas and their settings; formally adopt and publish the character appraisals and management proposals for each of the authority's conservation areas in support of the relevant supplementary planning document(s)". With regard to Area Action Plans, the document states that AAPs "should set out the policies and proposals for action, based on the character appraisal, required to preserve or enhance the area".

PPG15 and PPG16 are currently under review. The policy requirements of the new combined Planning Policy Statement will be taken into account in the development of the AAP as and when they are adopted. The City centre designated as an Area of Archaeological Importance under the 1979 Ancient Monuments Act. The Central Historic Core designated a Conservation Area under the Planning (Listed Buildings and Conservation Areas) 1990.

Regional Spatial Strategy:

The 2008 RSS Policy Y1 (York Sub-Area Policy) states that: "Plans, strategies, investment decisions and programmes for the York sub area should: Protect and enhance the nationally significant historical and environmental historic setting, views of the Minster and important open areas". Policy ENV9 (Historic Environment) states that: "Plans, strategies, investment decisions and programmes should conserve the following regionally-distinctive elements of the historic environment, enhance their character and reinforce their distinctiveness: The street patterns, sky lines, views and setting of the historic City of York".

Sustainable Community Strategy:

The Sustainable Community Strategy contains the Strategic Ambition that "We will use York's distinctiveness as a way to improve the city further by enhancing its physical and cultural qualities as a basis for community and economic development". The Strategy

states that: “York’s visual landscape sets the scene for the city’s individuality. This is not just confined to the prime conservation area in the main city centre, it also includes the strays and ‘green wedges’ that surround York as well as the conservation areas beyond the city walls”. This emphasises the importance of the special character of the city centre to the cultural and economic success of the city.

LDF Core Strategy:

The Core Strategy Preferred Options includes a section on ‘York’s Special Historic and Built Environment’. The Strategy states that: “The Local Development Framework (LDF) vision for York is that high quality design and architecture will be promoted throughout the whole of the built environment, but particularly that it’s unique historic character and setting will be preserved and enhanced. In recognition of this, the Core Strategy will establish policy to protect and enhance the built environment and ensure that it is managed in an appropriate way.

It will also establish design priorities and fundamental principles to guide future development. Section 15 ‘Resource Efficiency’ deals with the further issues of sustainable design, construction and resource use”.

YORK EVIDENCE BASE

Draft Heritage Strategy for the City of York

The Draft Heritage Strategy for the City of York for the period 2010 to 2013 sets out the key objectives for the sustainable management of the heritage of the city. The Strategy contains objectives for the 'Historic Environment' objectives including: To ensure that York's historical and archaeological wealth and their setting is recognised, conserved and enhanced; To promote pride of place amongst local residents and support them in improving the quality of their communities. The Draft Strategy includes current strengths, issues to address, priorities and actions for the Historic Environment and training and learning. Of particular relevance to the AAP are actions to: Use the LDF process to raise expectations of good design in a heritage context; undertake conservation area appraisals; promote York's case for World Heritage status; provide training / awareness raising for decision makers.

Archaeology

The management of archaeological deposits within the City Centre is based on the principles set out in two documents: the *York Development and Archaeology Study* (Arup et al 1992) and the policy document *Conservation Policies for York: Archaeology* adopted by York City Council in 1992. These are supported and supplemented by the guidance set out in Planning Policy Guidance 16: Archaeology and Planning. These principles were incorporated into policies HE9 and HE10 in the Draft Local Plan.

Local List

The York Local List has over 10 buildings and structures within the city centre.

SUSTAINABILITY STATEMENT

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
9. Retaining York's unique and special character	I	**	**	O	O	I / ?	?	*	*	?	I / *	O	O

Objectives	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4			
9. Retaining York's unique and special character	O	I / *	I / *	I / *	O	O	? / *	O	O	I			

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
10. Ensure the highest quality of urban design and architecture	I	** / I	O	**	**	**	**	I / *	**	*	**	*	**

Objectives	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4			
10. Ensure the highest quality of urban design and architecture	*	*	**	*	** / I	*	?	O	**	I			

CONSERVATION AND DESIGN - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

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- New build should be in keeping with feel of an ancient city.
- Agree should preserve heritage but should also be forward thinking and promote good design. Iconic new buildings should be promoted and encouraged as these encourage visitors too. New can sit with old quite happily and doesn't need to be in "traditional" style.
- Support an approach that promotes new high quality contemporary design in City Centre.
- Agree with emphasis on need for ensuring quality design.

MANAGING THE HISTORIC ENVIRONMENT - ISSUES AND OPTIONS CONSULTATION RESPONSE:

NB. No options were presented for this issue. The Preferred Options for Managing the Historic Environment will be written when the Conservation Area Appraisal has been completed. The Issues and Options document proposed that the AAP contain a statement and policies for each character area, based on the findings of the Appraisal to identify the key elements of character that need to be safeguarded and enhanced, parameters for new development, opportunities for new development and opportunities for streetscape enhancement. There is potential for the AAP to go further than this and to act as the Management Strategy for the Appraisal.

MANAGING THE ARCHAEOLOGICAL RESOURCE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

Historic environment as manifested in the built fabric of City Centre is part of archaeological resource. Some reference should be made to this in this section.

QUESTION 17: How do you think we should manage the Archaeological Resource in the city centre?

OPTION 1: Revisit the principles in the Arup Report in the light of archaeological advances made since 1992.

Response:	12 Supported	1 Not Supported	0 Mixed	3 Comment	16 Total Responses
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Key points made:

- Evidence should be incorporated into interactive GIS linked to CYCHER and Conservation Area Appraisal.
- Need to evaluate how successful past management strategy for archaeological resource has been. Only then is it possible to ascertain whether Option be adopted.

QUESTION 17: How do you think we should manage the Archaeological Resource in the city centre?

OPTION 2: Adopt a formal policy framework for the installation and monitoring of groundwater and archaeological deposits.

Response:	13 Supported	0 Not Supported	0 Mixed	2 Comment	15 Total Responses
Key points made: <ul style="list-style-type: none"> Should form part of evidence base. GIS will go a long way to satisfying this. 					
QUESTION 17: How do you think we should manage the Archaeological Resource in the city centre? OPTION 3: Provide opportunities for education and public engagement for all archaeological interventions. Please state which methods of education and engagement should be used.					
Response:	11 Supported	1 Not Supported	0 Mixed	13 Comment	25 Total Responses
Key points made: <ul style="list-style-type: none"> Where feasible “hands on” and visits to sites. Guided visits, open days and press reports. Could be further enhanced through better access to results of archaeological investigations. Dissemination should be a priority. Needs to be shared vision that includes schools, businesses, tourists and residents. Selection of deposits needed to achieve right balance. Methods should vary with scale and importance of investigation. Where possible community should be involved in management. 					
OPTION 4: Require developers to make a contribution towards the development and maintenance of the CYCHER. Please state what level of contribution you think is appropriate.					
Response:	9 Supported	0 Not Supported	1 Mixed	5 Comment	15 Total Responses
Key points made: <ul style="list-style-type: none"> Level of contribution to be calculated when new Heritage Bill is passed. Concerned that level of contribution requested would affect likelihood of developers agreeing to pay. Contributions should be dependent on the extent of the site and archaeological interest. 					
OPTION 5: Require that all excavated material from excavations in York must be deposited with the Yorkshire Museum.					
Response:	10 Supported	1 Not Supported	1 Mixed	14 Comment	26 Total Responses
Key points made: <ul style="list-style-type: none"> Requirement is not legally binding but agree owners should be encouraged. Excavated material needs to be deposited at a registered Museum. It would seem appropriate that any materials are deposited at the Yorkshire Museum. 					

- Why not in planning already? Universities archaeology dept could help with this.
- Materials belong to landowners but should be encouraged to deposit materials.
- More of an ambition than something, which could, or should be enforced.
- Will Yorkshire Museum be able to store an increasing quantity of material?
- Contributions should be dependent on the extent of the site and archaeological interest.

PREFERRED OPTIONS – MANAGING THE ARCHAEOLOGICAL RESOURCE

Good support for all 5 options. There is not sufficient justification to pursue a city centre specific approach to archaeology. The LDF should contain an overarching policy for archaeology. It would therefore be most appropriate for this to be contained within the Core Strategy, or subsequent SPD. The findings of the City Centre AAP Issues and Options have been very useful and will feed into development of the policy. The AAP Preferred Options should therefore make reference to the Core Strategy / SPD in terms of archaeology.

OPTION SOUNDNESS EVALUATION

Consistent	N/a
1) Contribution to overall vision and strategic development objectives	
2) Consistency with community strategy/local area agreement	N/a
3) Regional and national guidance	N/a
Justified	N/a
4) Consultation response	
5) Sustainability appraisal	N/a
6) Community benefits	N/a
7) Evidenced approach	N/a
Effective	N/a
8) Viability	
9) Deliverability	N/a
10) Flexibility	N/a

NEXT STEPS The outcomes of the consultation will feed into the Core Strategy.					
DESIGNING IN THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE: General Comments on this Issue: None.					
Question 18: What approach should the AAP take to design in the City Centre? Option 1: Develop a policy based on the criteria set-out in the Draft Local Plan.					
Response:	6 Supported	2 Not Supported	0 Mixed	1 Comment	9 Total Responses
Key points made: <ul style="list-style-type: none"> Design is key issue. Important new buildings are sensitive to and sympathetic with surrounding historic environment. Also important to ensure that new developments do not replicate old. Current policy approach supports this. 					
OPTION 2: Develop a policy approach that requires design to be drawn from the requirements of the Conservation Area Appraisal and considered in that context.					
Response:	18 Supported	0 Not Supported	0 Mixed	2 Comment	20 Total Responses
Key points made: <ul style="list-style-type: none"> Strong support for proposed Conservation Area Appraisal. Promote the role of townscape and landscape character assessment, which will help inform this AAP as well as the planned LDF Site Allocations DPD. Option useful in allowing gifted architects with experience of design in sensitive locations to develop innovative approaches but they are not that common. 					
OPTION 3: Develop a Design Code to provide a series of design principles to be applied to all new development in the city centre. Please state which principles should be included.					
Response:	11 Supported	4 Not Supported	0 Mixed	7 Comment	22 Total Responses
Key points made: <ul style="list-style-type: none"> Could provide flexible guidelines giving effect to Options 1 and 2. Approach set out in paragraph 7.33 sets out sensible parameters for a code including a mix of general design principles and more specific aspects of design. 					

- More reliable. Design principles should include materials, architectural features such as windows and doors in certain locations. It should also include a set of clear principles around the use of contemporary design. Should allow for introduction of exciting contemporary developments that complement and enhance character of York.
- To provide degree of guidance necessary would need to be a comprehensive document, probably sub-divided in a similar manner and containing much the same information as City Centre Conservation Area Appraisal. This may be little different to approach proposed in Option 1.
- New buildings in historic area should respect and blend in with existing structures, both in scale and overall design and appearance.
- A Design Code might be useful. Should be based on the Conservation Area Appraisal.
- Areas suitable for modern-looking offices and those where only traditional looking buildings can be constructed can be designated.
- Selection of Architects, Planners and Contractors who design and build within the CC should be on basis of other credentials rather than cost and name. A register should be made of approved organisations that meet set credentials and have a record of sensitivity in these matters. In this regard a development of a design code would be appropriate.
- Code should be worked up in partnership with CABE, English Heritage and involve urban designers as well as conservation architects.
- Care should be taken with design codes so particular styles and approaches are not prescribed.
- May be too prescriptive but if adopted should have some reference to quality, competition of design, respect for historic environment, an aspiration for low-energy building, sympathetic materials to adjacent and other significant buildings, etc.
- Not aware of anywhere where a design code has proved effective. Often unexpected which produces magic. Vital process does not filter out inspiration. Verbal briefs can provide no more than a starting point.
- Would lead to blander and less exciting options being proposed.

QUESTION 18: What approach should the AAP take to design in the City Centre?

OPTION 4: Develop a policy on views, vistas and tall buildings to protect against developments that detract from the skyline and key features of the City Centre.

Response:	18 Supported	2 Not Supported	0 Mixed	5 Comment	25 Total Responses
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Key points made:

- Height limits useful but has to be room for exceptions.
- Tall Buildings need to take into account the CAA and any landscape and townscape character and setting including the historic environment.

<ul style="list-style-type: none"> • Strategy for identifying and protecting key views and vistas has to encompass whole of City and not just be restricted to City Centre. • Long-standing but unwritten convention that no building should be higher than eaves of Minster aisles should be reiterated. Audit of internal City views is needed. • Nothing too prescriptive as it stops innovation, rules to avoid price above aesthetic design and to be in keeping with historic nature are necessary • More tall buildings are neither necessary nor appropriate. 					
QUESTION 18: What approach should the AAP take to design in the City Centre? OPTION 5: Opportunities should be explored to create new contemporary landmarks in the City Centre.					
Response:	10 Supported	5 Not Supported	2 Mixed	4 Comment	21 Total Responses
Key points made: <ul style="list-style-type: none"> • Opportunity should be taken to encourage use of new landmarks and contemporary buildings that reflect present period. • Must not be afraid of height. Criteria should be quality. • Icons are necessary, not everywhere, but at right points, which can be derived from Conservation Area Character Assessment. • Using top quality architects and materials. • New landmark zones could be identified within AAP. Could include Piccadilly. • Issue is better dealt with as appropriate in Design or Planning Briefs. • York does not lack landmarks. • New contemporary landmarks should be discouraged. 					
PREFERRED OPTIONS – DESIGNING IN THE CITY CENTRE It is considered that options 2 and 4 should be advanced to the preferred options stage for the reasons set out below. Option 5 will be taken forward as part of the public realm and movement strategy.					
OPTION SOUNDNESS EVALUATION					
Consistent 1) Contribution to overall vision and strategic development objectives		Seeking to control the design of new development in a way that ensures that the character of the conservation area is preserved and enhanced is consistent with the vision and objectives. Protecting the special qualities of the city centre is vital to ensure York remains an attractive			

	<p>location for businesses, shoppers, tourists and residents.</p> <p>General design policy for the LDF is being taken forward in the Core Strategy (see Preferred Options policy CS4 Urban Design in the Historic Environment). Responses to the Issues and Options consultation have fed into the creation of that policy. Responses have emphasised the importance of the Appraisal and using context as a basis for design. The variety in architectural language in the area make it difficult to apply a more rigid code. The Core Strategy Policy and the Appraisal will also be key in developing the principles for the public realm and movement strategy.</p> <p>With regard to tall buildings, there was general support for limiting the height of new buildings rather than developing a policy to identify areas where tall buildings might be suitable, which is the ethos of the joint English Heritage / CABI guidance on tall buildings (2007). The requirements of the emerging Core Strategy design policy would be sufficient for the authority to determine an application for a tall building should one be proposed. Decision making would be greatly assisted, however, if an Analysis of Strategic Views were undertaken. A number of consultation responses felt that a policy principle should be adopted that restricts the height of any new building in York to a maximum set as a particular point on the Minster (potentially the eaves). This can be taken forward as a component on the Core Strategy policy. Detailed guidance on maximum heights within the city centre could be included in the AAP, focussing on key vantage points and key views of historical significance, through the use of 'view cones'. The analysis of views will be undertaken as part of the commission for the Conservation Area Appraisal.</p> <p>There was a mixed response to the idea of creating new landmarks in the city centre. It does not appear necessary to develop a specific policy with regard to landmarks. York does not lack landmarks, however designing-in focal points in new development as orientation points or hubs of activity (e.g. the community focal building and St John's Square at Hungate) can be considered on a case-by-case basis. Public art can be incorporated into public realm designs and this should be considered on a case-by-case basis depending on the needs of each space and the findings of the Conservation Area Appraisal.</p>
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2) Consistency with community strategy/local area agreement	Seeking to control the design of new development in a way that ensures that the character of the conservation area is preserved and enhanced is consistent with vision for York in the Community Strategy.
3) Regional and national guidance	PPG15 and RSS policies emphasise that new development in historic areas should seek to complement and where appropriate enhance the character of that area. This is best achieved through a policy that reflects a clear understanding of the context.
Justified 4) Consultation response	Given the importance of achieving high standards of design in a sensitive historic context, there was a great deal of support for design policy generally. A great number of responses in relation to the conservation and design section and the brief descriptive summaries (questions 49 and 50) focussed on the need to undertake a Conservation Area Appraisal and for the Appraisal to form the basis for the area action plan. Therefore, to progress a policy for design standards to be based in the context of the Appraisal, is consistent with the consultation response.
5) Sustainability appraisal	Options likely to have a positive or very positive impact.
6) Community benefits	The benefit to the community of a robust policy to help achieve good quality design is in the ability to ensure the special qualities of the city centre are not eroded by new development thereby retaining the city's cultural identity.
7) Evidenced approach	The preferred options are consistent with guidance on the management of conservation areas.
Effective 8) Viability	The policy relies on the production of the Conservation Area Appraisal – see response to questions 49 and 50.
9) Deliverability	The policy relies on the production of the Conservation Area Appraisal – see response to questions 49 and 50.
10) Flexibility	A design code, based on the policy of the AAP and the Appraisal, could be produced and adopted as a supplementary planning document after the adoption of the AAP, if it was felt that it was necessary at the time.

NEXT STEPS

Develop a preferred option based on the character appraisal when it is complete. The outcomes of the consultation with regard to tall buildings will feed into a the Core Strategy.

A preferred option should be developed to complement the Core Strategy policy that requires the justification for a design solution to be based on the findings of the Conservation Area Appraisal. In particular to emphasise the importance of preserving and enhancing the “special qualities” of the city centre (as will be defined in the Appraisal) in terms of views, vistas, street pattern, public and private space, permeability, heights, scale, massing, materials and detailing etc. Some of the detail of the Core Strategy Preferred Options policy CS4 can be removed from the Core Strategy and incorporated into the AAP policy as it is city centre specific.

DESIGN DECISIONS - ISSUES AND OPTIONS CONSULTATION RESPONSE:**General Comments on this Issue:**

- Other challenge lies in quality and quantity of Council staff time that can be invested in working with architects and developers to achieve an appropriate result.
- Should take English Heritage out of equation and start using some common sense.
- Design Awards stimulating interest. Visioning and 3D thinking, and raised expectations, urban design studies to be at core of strategies and planning briefs.
- What's the point of having a national planning policy? Normally architects and designers are knocked back by English Heritage and we have a backward view of design in general. Until that changes CABA will fail.
- Pleased to see recognition of potential of York Design Awards and support for them.
- Educate decision makers on design issues. Employ Chief Planning Officer with power over design.
- Development control staff and Planning Committee members, in the main not trained in design. Opportunity for in-service training to raise design awareness and a serious need to resource adequately assessment process.

QUESTION 19: In what way can the AAP help to improve the decision making process?**OPTION 1: Continue with our existing approach.**

Response:	2 Supported	4 Not Supported	0 Mixed	2 Comment	8 Total Responses
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Key points made: <ul style="list-style-type: none"> Existing procedures are proving less effective. Need augmenting with a range of new safeguards. Greater emphasis on an integrated approach by all departments within Council. 					
QUESTION 19: In what way can the AAP help to improve the decision making process? OPTION 2: Promote the creation of Design Competitions for major or sensitive schemes.					
Response:	12 Supported	0 Not Supported	2 Mixed	8 Comment	22 Total Responses
Key points made: <ul style="list-style-type: none"> Design Competitions are a good idea for major or sensitive schemes. For major development schemes only. Providing that initial stage is an open competition. Can be successful but Council needs adequate historic environment and urban design resource. Important to ensure a balance of expertise and “ordinary citizens” and business community. Also crucial to actively solicit views of young people in the 15 to 25 age range. Would help to concentrate minds of developers and architects and give more opportunity for public involvement. Of use in only a limited number of cases, expensive and of varying benefit. Provided judge is from outside York and not blinkered by familiarity, would also need to be of high calibre. As long as full public consultation on designs chosen. Design competitions would exist purely within professional architectural world. Challenge is to bridge that world. 					
QUESTION 19: In what way can the AAP help to improve the decision making process? OPTION 3: Promote the appointment of a Design Champion.					
Response:	6 Supported	9 Not Supported	2 Mixed	4 Comment	21 Total Responses

Key points made: <ul style="list-style-type: none"> • Design Champion not necessary to ensure this, just properly developed and integrated policies, which are comprehensively and consistently applied. • Too much for one person. • Could usefully supplement a fully staffed dedicated conservation team. Could help co-ordinate work of departments. • No a waste of money. • Not certain of benefits. • Presence of a Councillor in role of Heritage Champion is a step forward. If this works well, should have first Design Champion ready available. • Suggest that heritage champion also pick up on design portfolio. The two are too firmly linked. • How would Design Champions be appointed and who selects the Design Committee? 					
QUESTION 19: In what way can the AAP help to improve the decision making process? OPTION 4: Promote the creation of a Design Panel for significant developments.					
Response:	14 Supported	1 Not Supported	1 Mixed	10 Comment	26 Total Responses
Key points made: <ul style="list-style-type: none"> • Support proposal to create a Design Panel for significant developments. • Should be a Local Design Panel. • Should be in addition to, not a replacement for, other bodies, statutory and non-statutory consultees. • Urge that Panel membership be not limited to 'experts'. Should include ordinary members of public. • Should be based on existing Conservation Area Advisory Committee. • What is most needed is a fully staffed Conservation Team in Planning Department. • Must be linked to architectural conservation and historical experts to advise on designs. • Care needs to be taken to ensure not over balanced in favour of preservation and a too conservative approach. • Agree paragraphs 7.40 to 7.42. Design Panels should root back into community, e.g. York • Allow public to see preliminary drawings of major new buildings from three architects to judge, which is suitable for its historic surroundings. Preferred design could be worked up. 					
PREFERRED OPTIONS – DESIGN DECISIONS It is considered that options 1 and 4 should be advanced to the preferred options stage for the reasons set out below.					
OPTION SOUNDNESS EVALUATION					

<p>Consistent</p> <p>1) Contribution to overall vision and strategic development objectives</p>	<p>Seeking to control the design of new development in a way that ensures that the character of the conservation area is preserved and enhanced is consistent with the vision and objectives. Protecting the special qualities of the city centre is vital to ensure York remains an attractive location for businesses, shoppers, tourists and residents.</p> <p>There was a general feeling in the responses that the existing approach to determining applications, with regard to design issues, is not achieving satisfactory results, and therefore some initiative is required to address this.</p> <p>The option for design competitions, which have taken place in York previously, was supported. This approach would be for significant and sensitive schemes to drive-up design quality and to encourage fresh thinking. This will be taken forward for key developments and for public realm enhancements via the implementation of the public realm strategy. This can be considered on a case-by-case basis and there is no need for a specific AAP policy.</p> <p>A design champion was not supported as an option. It was felt that placing too much influence with one individual would not be appropriate for York. This, however, is not an issue that needs to be taken forward as part of the AAP process. A decision to appoint a new Champion is outside the scope of the AAP. The Charter for Place concept being pursued to place quality of design high-up the agenda could achieve some of the benefits of a Champion. Senior Officers acting as project champions has been successful and would assist in the delivery of key AAP projects.</p> <p>A design panel was supported, however there was no consensus on what form this could take. There is potential to form a design review panel, following a format promoted by CABE. However, a Regional Design Review Service is being created by Integreat Yorkshire/Yorkshire Forward. There will therefore be the opportunity to refer schemes of a regional significance to this service. The combination of this with the existing arrangement of the Conservation Area Advisory Panel would ensure that the quality of design of scheme is rigorously assessed. In addition to these approaches, consultation on the AAP, public realm and movement strategy, Conservation Area Appraisal and Development Briefs will provide opportunities for comment by all on the quality of design. The Draft Heritage Strategy also recommends providing “training / awareness raising for decision makers” which can be taken forward through the Heritage Strategy process.</p>
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2) Consistency with community strategy/local area agreement	Seeking to control the design of new development in a way that ensures that the character of the conservation area is preserved and enhanced is consistent with vision for York in the Community Strategy.
3) Regional and national guidance	National guidance promotes the use of design review panels as best practice for significant and / or sensitive schemes.
Justified	
4) Consultation response	There was clear support for a design panel.
5) Sustainability appraisal	Options likely to have a positive or very positive impact.
6) Community benefits	The benefit to the community of a robust policy to help achieve good quality design is in the ability to ensure the special qualities of the city centre are not eroded by new development thereby retaining the city's cultural identity.
7) Evidenced approach	National guidance promotes design panels as best practice for significant and / or sensitive schemes.
Effective	
8) Viability	The Regional Design Review Service is being created by Integreat Yorkshire (Yorkshire Forward's Regional Centre of Excellence for regeneration, renaissance and place making skills). The Conservation Area Advisory Panel already exists.
9) Deliverability	Scheme can be referred to the Review Service by existing staff.
10) Flexibility	The Council can consider which schemes to refer to either panel on a case-by-case basis.
NEXT STEPS	
Draft policy regarding referring schemes of a regional significance to the Regional Design Review Service and these schemes and others to the Conservation Area Advisory Panel.	

KEY THEME 2: CONNECTIVITY, PHYSICAL IMPROVEMENT OF PUBLIC SQUARES AND SPACES AND EXTENSION OF THE FOOTSTREETS: QUESTIONS: 20, 21 AND 22

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1: Delivering Sustainable Development emphasises that plans should seek to enhance as well as protect the historic environment, landscape and townscape character and design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

Planning Policy Statement 6: Planning for Town Centres seeks to retain the economic vibrancy of city centres.

Planning Policy Guidance 16: Archaeology and Planning which governs the protection of historic parks and gardens or battlefields.

Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1 emphasises the need to take account of the future impacts of climate change including increased summer heat, increased rainfall and flooding events, and higher wind speeds including promotions of non-vehicular modes of transport to reduce harmful emissions.

Planning Policy Statement 12: Local Spatial Planning considers the need for planning to consider high quality and sustainable design that focuses on sustainable areas with existing amenities and services such as city centres.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation seeks to ensure that there is sufficient amenity open space that is accessible for urban residents and visitors.

Regional Spatial Strategy:

The RSS seeks to develop the role of York as a sub regional city as well as improve facilities for walking and cycling and support local cultural distinctiveness which will improve the quality of life in communities. It aims to promote tourism and associated development of an appropriate scale and type along waterways and realise the potential of heritage leisure and cultural assets by promoting the role of cities as modern, varied and colourful destinations of choice. These are realised through policies Y1a, Y1d and E6 of the RSS.

Sustainable Community Strategy:

The Community Strategy has ambitions for all developments to contribute to the special qualities and distinctiveness of York by being well designed, sustainable and meeting the needs of local people' ensuring that the physical appearance of the City's streets attract further inward investment, economic development and physical growth without compromising that which makes the city attractive'. The strategic ambition states 'We will use York's distinctiveness as a way to improve the city further by enhancing its physical and cultural qualities as a basis for community and economic development'. Objective 10 of the Sustainable City section

states 'We will endeavour to balance physical growth and environmental sustainability with responsible choices in respect of climatic and environmental changes. Other strategic aims include the need to encourage walking and cycling and to clearly define and communicate the special qualities of York and the distinctiveness of the city and ensure future development and growth strengthens these qualities and the city's unique environment'.

LDF Core Strategy:

The Core Strategy Preferred Options document has strategic ambitions to use York's distinctiveness as a way to improve the city further, with spatial strategies to protect York's unique character and setting, develop strong and durable communities and strike a balance between physical growth and environmental sustainability. It seeks 'inclusive access and movement for pedestrians, and promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for all' and 'improve the quality of the public realm and environment presenting first impressions to visitors arriving in, or passing through, York.'

Strategic Objective 5: Quality City

- Preserve and enhance York's exceptional historic legacy and important views and the distinctive townscape characteristics of York's neighbourhoods;
- Ensure that all new development delivers a high quality of urban design, architecture and public realm.

Sustainable Community Strategy:

The Sustainable Community Strategy (2008) has high level objectives for amongst other things a Thriving City and a City of Culture. Under a Thriving City it identifies a lack of investment in the city's heritage and tourist industry with increasing competition and a fall in visitor numbers. It seeks investment in the heritage and cultural infrastructure to support this. Under the City of Culture it has a Strategic Aim, amongst other things "to be a city of high quality spaces" with actions to achieve this identified as:

- an urban design plan
- creating attractive and stimulating spaces
- de-cluttered and creatively lit spaces
- spaces will be linked with clear and perhaps themed routes
- river fronts opened up and their opportunities exploited.

YORK EVIDENCE BASE

Cultural Quarter - report to the Cultural Quarter Scrutiny Group (December 2008) CYC

Review of Leisure Activities Strategy (October 2007) CYC

The **Future York Group Report** (2007) contains key recommendations including developing a clear masterplan to guide

development and investment decisions; continued growth in tourism spend; and delivering transformational enhancements to York's visitor attractions and **to the quality of the public realm** (Recommendations E4 and P6). One of the significant actions identified was "improved streets and public spaces with a high quality well designed public realm, that is spectacular both by day and night with an exciting programme of events and activities for residents and visitors." (page 7). It also says that "City of York Council should give priority to improving the quality of the public realm across the historic city including paving, lighting, signage and public spaces." (page 24).

The Visit York partnership document "**York a Vision for Tourism**" (2009) is seeking to achieve 5% average annual growth in expenditure to support the 10,000 plus jobs in tourism. One of the seven 'key ambitions' to deliver the new vision for tourism is: "enhance York's public realm so that it becomes the most special in England."

Streets For All Yorkshire and Humber offers guidance on the way in which our streets and public open spaces are managed. The **Footstreets Review** (City Centre Accessibility Framework) is being done following extensive consultation and requests to expand the footstreets in York, particularly Fossgate.

Emerging Evidence Bases include:

Central Historic Core Conservation Area Appraisal **will provide guidance on development of the historic city center.**

The emerging **Biodiversity Action Plan** and **Green Infrastructure Strategy** will provide guidance on the green space management to enhance ecological biodiversity.

The **Climate Change Strategy** will provide guidance on sustainable development.

SUSTAINABILITY STATEMENT

Objectives	EN 1	EN 2	EN 3	EN 4	EN 5	EN 6	EN 7	EN8	EN 9	S1	S2	S3	S4	S5	S6	S7	S8	S9	S1 0	EC 1	EC 2	EC 3	EC 4
3. Attractive to Inward Investors	*	*/ ?	0	0	0	?	?	0	0	*	0	?	0	I/ ?	0	?	0	*	0	*	*/ *	**	0
9. Retaining York's unique and special character	I	**	**	0	0	I/?	?	*	*	?	I/*	0	0	0	I/*	I/*	I/*	0	0	*/ *	0	0	I
10. Ensure the highest quality of urban design and architecture	I	**/ I	0	**	**	**	**	I/*	**	*	**	*	**	*	*	**	*	**/ I	*	?	0	**	I
11. High quality public realm for activities and events	*	**/ I	*/ I	I/?	I/?	I/?	*/ *	?	?	**	*/ I	*/ *	?	I	I	I/ *	0	0	I/*	*	0	**	?

13. Larger pedestrian zone for ease of movement around city centre	O	*	O	**	*	*	O	O	*	*	**/?	*	O	I/?	**	**	**	O	*	?	O	O	**
14. High quality environment (inc.greenspaces and trees)	I	**	**	*	**	?	?	*	**	?/*	?/_	**	I/?	O	?	I	I/*	O	O	?	O	*	O
17. Use river areas to stimulate leisure, commercial and tourist activity	*	O	O	_/I	O	-	I/_	-/_	I	**	-/_	?	?	O	*/	I/*	I/*	O	*/	**	O	**	*
19. Make the city centre accessible to all	I/?	O/I	*/-	-/I	I/?	?	?	I/_	?	**	?	?	I	*	**/?	**/?	**	O	**	*	O	*	O
20. Promote opportunities for healthy lifestyles	O	O	*	**	*/*	*	*	O	?	*	*	**	O	?	*	*	I/*	O	?	?	?	?	?
21. Provide opportunities and places for cultural activity.	I/?	**	*	I	I/?	O	O/I	?	I/?	**	I	O	I/?	**	I	I	O	O	*	*/*	*	**	*
22. Provide community facilities for all	I/?	?	I/?	I	?	*	*	?	I/?	**	?	*	?	**	I	I	?	O	**	*/*	**	*	O/I*
23. Help to meet the social and community needs for all people in York	I/?	?	?	I/?	?	O	?	*	*	**	?	**I	*	I	?	?	?	**	**	I	I	O	O/I*

The above sections are all relevant because successful public realm spaces are the hub of cultural and social activities and good quality urban spaces encourage healthier lifestyles, attract inward investment and help to improve the quality of life for everyone.

PUBLIC SPACES IN THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

Q21: What do you think should be done to improve the public streets, squares and spaces in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre?

- Don't over organise - some confusion and clutter is part of the charm of York.
- All public spaces should be enhanced and de-cluttered versus the view to concentrate on getting one area to a good standard and not spreading resources too thinly.
- Clean up the alleyways and make sure they are well lit and attractive.
- Litter and graffiti gives a bad impression of the city centre. Suggested trained wardens to deal with littering/antisocial acts.

- De-cluttering was strongly supported and appropriate signage that does not add to clutter.
- Bootham Abbey Wall Gardens should have a memorial plaque and seats.
- Costas area could describe the only unmarked Roman Corner Tower.
- More trees and green spaces instead of unappealing concrete.
- Market is shabby area next to the Shambles with empty stalls and needs an urgent revamp. Present situation is not good.
- Market needs investment to be a great attraction for residents and tourists.
- Market could be covered with a glass roof, café seating and areas of market split into different sections.
- Make Newgate food only and put rest in Clifford's Tower/Castle area.
- Market is sensitive issue and some were not convinced that relocation will address the issues faced by Newgate Market.
- Improve Whimawhopmagate, Station Rise, Duncombe Place and Stonebow/Aldwark junction.
- Quality public art and distinctive street furniture was supported but should be appropriate for the location.
- Public art should be designed into street furniture and based on a thorough understanding of the character of the area so that it does not add to street clutter and is appropriate for the location. Some suggested public art that was temporary.
- Cycle storage in prominent locations should be designed into place settings, Newgate for example.
- Children's area could be put in Parliament Street.
- Parliament Street, Kings Square and St Helen's Square are already used well for performance areas but there is nowhere to host large events.

Q22: Where, if at all, should the footstreets be extended?

- Cycles should be allowed in footstreets.
- Footstreets should be traffic free with full restrictions for cars and vans from 11a.m. – 7 p.m.
- Too many blue badgeholders in pedestrian areas especially St. Sampson Square.
- City centre should be fully pedestrianised with drop kerbs and P&R rise and fall facilities.
- Do not allow cycles in pedestrian areas. Riversides could be improved further.
- Memorial Garden green space is important coach drop off and should be improved for coach users.
- Access improvements from gardens to city centre welcome.
- Wall walk between Monk Bar and proposed gardens at St Anthony's Hall at ground level next to the wall for people unable to climb steps or
- Consult on extension of footstreets including Fossgate, Micklegate, Goodramgate, Gillygate, Duncombe Place and Ouse Bridge.
- illuminate walls.

- Improve passageway between Leeman Road and Marygate near Marble Arch. Spaces should feel they are for residents as well as tourists.
- Protect existing green spaces and create new one round Clifford's Tower.

PUBLIC SPACES IN THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 20: Do you think that the existing routes that connect our public spaces and green spaces could be improved and if so how?

General Comments on this Issue:

- Quarters/designated areas are a good idea as it stops the city merging into one and easier to navigate. Need to open up and link areas which could be given themes for identification and walking tour guides could be produced for varying length walks highlighting attractions.
- Signage of routes should not create clutter – laser lighting can be used at night.
- Railings should not imprison pedestrians behind them.
- Several places where the footpaths should be widened.
- Cycle storage is needed.

QUESTION 20: Do you think the existing routes that connect our public spaces and green spaces could be improved and, if so, how?

OPTION 1: Carry out an assessment to identify areas where conflict exists between different road users and apply this to a strategy to manage such conflict in the public realm

N.B. 7 responded that Option 1 and 2 should be considered together and these comments have been counted separately below.

Response:	15 supported	0 objected	0 Mixed	2 Comments	17 Total Responses
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Key points made:

- Shift favour towards cyclists and pedestrians with more cycle storage in the city centre.
- It is critical for the AAP to enable primary modes of transport to be non-car and provide public and green spaces that enhance the quality of City's environment for residents and visitors.
- Need robust strategy to manage conflicts.
- Better to improve areas where conflict occurs than use resources to provide dedicated routes for tourists.

<ul style="list-style-type: none"> • Particular attention should be given to improving the snickleways making sure they inviting and clean. • Castle Piccadilly would provide opportunities to connect green spaces to city centre. • Extend opening hours in the city from 08.30 to 17.30. 					
QUESTION 20: Do you think the existing routes that connect our public spaces and green spaces could be improved and, if so, how?					
OPTION 2: Develop and expand the 'Songline' concept by defining a clear and recognisable network of routes around the city centre that encourages people to explore.					
Response:	14 Supported	2 Not Supported	1 Mixed	3 Comment	20 Total Responses
Key points made: <ul style="list-style-type: none"> • Concept of songlines is useful but name is meaningless. • Use Bristol's legible city's example. • City should be walkable for everyone 					
QUESTION 20: Do you think the existing routes that connect our public spaces and green spaces could be improved and, if so, how?					
OPTION 3: Do nothing, the routes to and around our public spaces do not need promoting or improving.					
Response:	5 Supported	4 Not Supported	1 Mixed	2 Comment	12 Total Responses
Key points made: <ul style="list-style-type: none"> • Do nothing approach is unacceptable. • Litter and graffiti should be tackled as it gives very bad impression. • City should not be over-organised, part of York's charm is within its hidden delights and chaos. • Too much signage creates clutter and confusion. 					
QUESTION 21: What do you think should be done to improve the public streets, squares and spaces in the city centre in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre?					
OPTION 1: Enhance and de-clutter public spaces where necessary and re-design areas to incorporate co-ordinated lighting and street furniture improvements throughout the city centre.					
Response:	15 Supported	1 Not Supported	3 Mixed	15 Comment	34 Total Responses
Key points made: <ul style="list-style-type: none"> • Large variety of paving materials should be rationalised and natural, traditional materials used. • Distinction between public spaces and routes not necessarily meaningful. 					

- Not helpful to separate green spaces from public spaces – there should be more green spaces.
- Public spaces could be transformed by modest enhancements.
- Maintenance is equally important – do not spread resources too thinly, ensure existing spaces are high quality.
- All Saint's Pavement Churchyard and Alley to Coppergate. Garden unused and needs new grass and trees trimming. Whippawhopmagate could be better with St Crux as a focus building by removing low barrier at the end of Stonebow House and more traditional wooden benches.
- Improve Whippawhopmagate, Station Rise, Stonebow/Aldwark and Duncolmbe Place.

QUESTION 21: What do you think should be done to improve the public streets, squares and spaces in the city centre in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre?

OPTION 2: Review the potential to re-design and enhance Newgate Market to maximise the potential of the site and ensure the continuation of the historic market.

Response:	15 Supported	2 Not Supported	6 Mixed	5 Comment	28 Total Responses
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Key points made:

- Any changes should be done in full consultation with the market traders.
- Unconvinced redesigning the area will address the challenges faced by Newgate Market.
- Should be set up by 0830 and kept open until 1730 with no vehicles allowed in before then. Litter is a problem in the area.
- Remove one row of stalls from entrance and extend market onto Parliament Street on Friday and Saturdays.
- Newgate Market is shabby and needs an urgent revamp and investment particularly as it is a great attraction and is next to the Shambles.
- Why not cover with glass and split into different sections with more café seating.
- Market should be protected from the wind, be within 200m of the city centre and have improved stalls, lighting and services.

QUESTION 21: What do you think should be done to improve the public streets, squares and spaces in the city centre in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre?

OPTION 3: Relocate the market stalls to another site as part of wider proposals to improve the use and prosperity of Newgate Square. Where do you think this should be?

Response:	12 Supported	7 Not Supported	2 Mixed	3 Comment	24 Total Responses
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Key points made:

- There was generally more support to retain Market in current position with a redesign of the space and possibly theme sections to improve viability of the market (see Option 2).
- North west end of Piccadilly may suit Market relocation. 9 suggested Parliament Street and 1 said it would not be suitable. 2 suggested Cliffords Tower Castle Car park.

<ul style="list-style-type: none"> • Market Stalls could extend on to Silver Street as the area suffers crime at night. • Use area as a car park in the evening. 					
QUESTION 21: What do you think should be done to improve the public streets, squares and spaces in the city centre in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre? OPTION 4: Provide a dedicated outdoor performance space. Where do you think this should be? a) Newgate area beside the market b) Castle Piccadilly c) St John's Square (Hungate) d) Duncombe Place e) Somewhere else – please state where.					
Response: (this has not been tabled to make it easier to record for the sub sections) a) 4 supported and 2 disagreed. b) 8 supported and 1 disagreed. Good location with setting for performance area. c) 5 supported, 2 objected and 1 mixed. More green spaces e.g. Castle Piccadilly d) 7 supported 1 objected and 1 mixed. e) 6 suggestions: (see second bullet on key points in next box below)					
Key points made: <ul style="list-style-type: none"> • More use should be made of existing spaces, there is no need for a dedicated outdoor space in the city centre. • Suggested places for a performance space included Deans Gardens, Cliffords Tower/Castle Car Park, Exhibition Square, By the Museum in Museum Gardens, Open Space in Piccadilly, Newgate area instead of the market. 					
QUESTION 21: What do you think should be done to improve the public streets, squares and spaces in the city centre in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre? OPTION 5: Provide for public art schemes within the city spaces					
Response:	3 Supported	2 Not Supported	2 Mixed	1 Comment	8 Total Responses
Key points made: <ul style="list-style-type: none"> • Encourage artists to design public spaces through design briefs. • One felt it should only be on occasional display and another felt there should be limits. • Framed pictures project throughout city centre was very popular and transitional exhibits should be displayed. 					
QUESTION 22: Where, if at all, should the footstreets be extended? OPTION 1: Fossgate					
Response:	20 Supported	1 Not Supported	1 Mixed	3 Comment	25 Total Responses
Key points made:					

<ul style="list-style-type: none"> Fossgate is unsupported by a well defined shopping area and would be viable as a footstreet as part of a more extensive scheme including Merchantgate and Piccadilly. This would sever another cross city route and make the provision of a city centre North South route more difficult. Should be shared area with cyclists permitted to use footstreet street. 					
OPTION 2: Goodramgate					
Response:	21 Supported	1 Not Supported	1 Mixed	1 Comment	24 Total Responses
Key points made: <ul style="list-style-type: none"> Poor idea. Micklegate in both directions is part of the West-east cross city traffic route. 					
QUESTION 22: Where, if at all, should the footstreets be extended?					
OPTION 3: Duncombe Place					
Response:	14 Supported	1 Not Supported	1 Mixed	1 Comment	17 Total Responses
Key points made: <ul style="list-style-type: none"> Giving the north end and Blake Street an extended use should be a priority. 					
OPTION 4: Piccadilly					
Response:	11 Supported	3 Not Supported	0 Mixed	2 Comment	16 Total Responses
Key points made: <ul style="list-style-type: none"> Piccadilly should be tree lined boulevard and pedestrianising this would require the central area traffic to be re-planned. It would connect Castle Piccadilly/Tower area to rest of the city. Coppergate and Piccadilly between Pavement and Merchantgate should be footstreets 					
OPTION 5: Other areas:					
Response:	8 Supported	2 Not Supported	2 Mixed	2 Comment	14 Total Responses
Key points made: <ul style="list-style-type: none"> Petergate but would need to further examine restrictions on traffic currently exempt for Petergate Micklegate is part of WE cross city traffic route and should not be considered. Should include Micklegate in evenings. Walmgate St Leonard's Place Gillygate through Colliergate St Sampson's Square Ouse Bridge All in city walls except major roads. 					

OPTION 6: No extension of the footstreets					
Response:	2 Supported	1 Not Supported	0 Mixed	0 Comment	3 Total Responses
Key points made: <ul style="list-style-type: none"> • None 					
OPTION 7: Further restrictions on vehicles that are currently exempt in order to reduce traffic in certain areas.					
Response:	7 Supported	1 Not Supported	0 Mixed	1 Comment	9 Total Responses
Key points made: <ul style="list-style-type: none"> • Too many disabled drivers (blue badge holders) in pedestrian areas during restricted times. • Would like to see all taxis licensed only if run on more environmentally friendly fuels within 10 years time. • Cycles should be permitted in all footstreets sharing space with pedestrians. • Coaches should be kept out of the city centre where possible. 					
PREFERRED OPTIONS – EXTENSION OF THE FOOTSTREETS					
QUESTION 20: Options 1, 2 and 3 will all be taken forward through LTP2 and the city centre accessibility work that the transport team are undertaking with the city development team.					
QUESTION 21: Options 1, 2 and 4 are the preferred options. Option 3 was abandoned because whilst part of the market could be relocated to another site it was the desire to retain the market on its current site but rationalising the space already there to reduce the financial loss currently subsidised by the Council.					
QUESTION 22: Options 1- 5 and 7 will be taken forward and individual actions for specific areas will be delivered following the completion of the Footstreets Review and the work currently being undertaken for the Footstreets and accessibility study by Halcrow. Option 6 (no extension of the footstreets) is unlikely to be taken forward as this option would not deliver the expected benefits of extending the footstreets.					
OPTION SOUNDNESS EVALUATION					
Consistent					
1) Contribution to overall vision and strategic development objectives		Improvement of the connectivity and enhancement of the environment of city spaces will help to realise Strategic Objective 5 of the Core Strategy: Quality City which seeks to preserve and enhance York's exceptional historic legacy and important views and the distinctive townscape characteristics of York's neighbourhoods as well as to ensure that all new development delivers a high quality of urban design, architecture and public realm that will help to retain York's international status as a key destination and help to attract inward investment as well as retaining a vibrant and pleasing city for the local residents and businesses.			
2) Consistency with community		This approach is consistent with the Community Strategy and will help to deliver strategic			

strategy/local area agreement	ambitions of the Community Strategy which states that ‘the special characteristics of York – built and natural environment – must be enhanced’ ...‘to attract further inward investment, economic development and physical growth without compromising that which makes the city attractive’ using York’s distinctiveness as a way to improve the city further by enhancing its physical and cultural qualities as a basis for community and economic development. Other strategic aims include the need to balance physical growth and environmental sustainability with responsible choices, encourage walking and cycling and to clearly define and communicate the special qualities of York and the distinctiveness of the city and ensure future development and growth strengthens these qualities and the city’s unique environment’.
3) Regional and national guidance	These options have the potential to improve the environment and the viability of the city centre by ensuring that the city centre remains vibrant and economically viable in the face of increasing competition with other cities in the region. These options will help to maximise the economic, social and environmental benefits by attracting inward investment, safeguarding service sector, cultural, leisure and retail industries and ensuring that city spaces are attractive, active and interesting places to be for the whole community thus helping to achieve the aims set out above relating to PPS1, PPS6, PPG16 and PPG17.
Justified 4) Consultation response	Extension of the footstreets was supported in the consultation exercise. Work carried out so far, including consultation, for the Footstreets review has yet to conclude which streets will be taken forward for extension. At this stage identified likely extensions include Fossgate, Duncombe Place and Goodramgate as the most likely to go forward (Fossgate has been identified by local petitioners requesting extension of this street). However, whilst Options 1, 2 and 3 seem to be most likely to be progressed for extension at this stage this will not preclude other streets being included at a later date perhaps on a phased basis, if other criteria such as servicing, extension of opening times etc. permit.
5) Sustainability appraisal	All of the options assessed had an element of uncertainty for some objectives due to lack of implementation or other details. QUESTION 20: Do you think the existing routes that connect our public spaces and green spaces could be improved and, if so, how? Option 1 to identify and develop a strategy to manage conflict in the public realm would encourage people to walk and cycle more, reduce carbon emissions and contribute towards reducing the impacts of climate change. It would also help people to feel safer if traffic conflicts were more comprehensively managed.

	<p>Option 2 to define clear and recognisable routes around the city centre to encourage people to explore would help to sustain York's economy as they would feel more connected to main hub of the city and visit secondary streets more possibly encouraging them to stay longer. It would also mean that residents may find access to a wider variety of services.</p> <p>Option 3 to do nothing would be the least sustainable option and would probably lead to the deterioration of some public spaces and increasingly disconnected streets in parts of the city. A combination of Option 1 and Option 2 would be the most sustainable and would encourage less dependency on cars in the city and help to achieve SA objectives EN2, S4 and EC3. Numerous positive effects identified, no negative identified. Some unknown (S2 & S6).</p> <p>QUESTION 21: What do you think should be done to improve the public streets, squares and spaces in order to protect and enhance their quality and how do you think public art should be used to enhance the city centre?</p> <p>Option 1 to enhance and redesign public spaces where necessary throughout the city. Positive effect if it helped to improve an areas appearance including the area around it as it would attract greater footfall and benefit local businesses. Would need to ensure individual character of areas was retained and that de-cluttering did not mean less seating or facilities rather that they are better organised and efficient.</p> <p>Option 2: to review the potential to redesign and enhance Newgate Market to maximise the potential of the site and ensure it's continuation. Support for steps to help the market prosper.</p> <p>Option 3: to relocate the market stalls to another site as part of wider proposals to improve Newgate Square and relocation to an area of greater footfall may help its survival. Positive if this was done in a way sympathetic to new surroundings and that met the market's requirements and would need to be readily accessible for non-motorised traffic. Newgate Market, especially the food market helps to meet local need and its continuation is important and supported.</p> <p>Option 4: to provide dedicated performance area e.g. a) alongside current market, b) Castle Piccadilly, c) St John's Square (Hungate), Duncombe Place or elsewhere. Positive in that it gives people greater opportunities to participate providing access is by sustainable modes. Noise may be increased to surrounding areas and potential adverse impacts on surrounding areas need to be considered. This was mainly positive especially for objectives S1, S10, EC1, EC2 and EC3 with possible negative impacts for EN1, EN2, EN3 and S2 and with many</p>
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	<p>effects identified as uncertain.</p> <p>Option 5: to provide public art would have a positive impact on area's characters by showcasing art works and could be combined with Option 1. Negative impacts could include increased litter and strain on the built environment from increased use. Could help to achieve SA objectives EN2, S1, S3 and EC3. Negative effects were indicated for objectives EN7, S2 and S4 with unknown impacts for some of the objectives and dependent on implantation for S6 & S7.</p> <p>QUESTION 22: Where, if at all, should the footstreets be extended?</p> <p>Options 1 and 4 very positive as they lead into and help serve the city centre. Restrictions on vehicles would encourage people to use more sustainable modes of transport and improve air quality. Would need to ensure accessibility for disabled users.</p> <p>Option 4: Provide dedicated performance area e.g. a) alongside current market, b) Castle Piccadilly, c) St John's Square (Hungate), Duncombe Place or elsewhere. Positive in that it gives people greater opportunities to participate providing access is by sustainable modes. Noise may be increased to surrounding areas and potential adverse impacts on surrounding areas need to be considered. This was mainly positive especially for objectives S1, S10, EC1, EC2 and EC3 with possible negative impacts for EN1, EN2, EN3 and S2 and with many effects identified as uncertain.</p> <p>Option 5: to provide art schemes within city spaces would have a positive impact on area's characters by showcasing art works and could be combined with Option 1. Negative impacts could include increased litter and strain on the built environment from increased use. Could help to achieve SA objectives EN2, S1, S3 and EC3. Negative effects were indicated for objectives EN7, S2 and S4 with unknown impacts for some of the objectives and dependent on implantation for S6 & S7.</p> <p>Option 6 is identified as the least sustainable option by the SA.</p> <p>Option 7 would mean areas were more accessible to people and increase the city's attractiveness and businesses more accessible. Could make it difficult for some businesses as well if they depend on vehicular access e.g. venues etc. Social benefits are positive as footstreets are felt to be safer and services could be better integrated into peripheral roads and it would encourage healthier lifestyles. Users need to be considered to ensure negative impacts are not experienced by the elderly or infirm. Would help to achieve SA objectives EN2</p>
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	and S8. Numerous positive effects identified, no negative effects identified.
6) Community benefits	Social benefits are positive as footstreets are felt to be safer, and more attractive city spaces are felt to be safer and services could be better integrated into peripheral roads and it would encourage healthier lifestyles. Improved green spaces will help to mitigate the impending impacts of climate change and have proven social benefits increasing well being and encouraging more active lifestyles. Encouraging greater use of the riversides will attract inward investment and improve the environment of the underused and run down spaces beside the rivers as well as helping to reduce crime.
7) Evidenced approach	<p>Taking this approach will help to deliver the objectives of the Cultural Quarter as set out in the report to the Cultural Quarter Scrutiny Group (December 2008), the Review of Leisure Activities Strategy (October 2007) CYC, the Future York Group Report (2007) which has recommendations for a clear masterplan to guide development delivering transformational enhancements to the quality of the public realm. One of the key objectives was “improved streets and public spaces with a high quality well designed public realm, that is spectacular both by day and night with an exciting programme of events and activities for residents and visitors.” (page 7). It also says that “City of York Council should give priority to improving the quality of the public realm across the historic city.” (page 24). Visit York’s partnership document “York a Vision for Tourism” also seeks improved public realm to increase visitor spend and stay and the consultation carried out in the Area Action Plan’s Issues and Options and the Cultural Quarter consultations showed strong support to enhance the environment of the city to achieve the objectives set out above.</p> <p>The Council is currently developing a Street Design and Place Principles guidance which will form a make contribution to both the objectives and implementation of the public realm strategy. The emerging city centre accessibility framework is a key evidence base which will review and assess all transport, walking and cycling proposals including their management. This will also include a review of the current operation of the footstreets.</p>
Effective 8) Viability	Improving the city centre public realm is considered viable to retain York’s international status and inward investment. The City Centre Accessibility Framework will ultimately determine the viability of access and movement proposals and provide the basis on which to determine site specific proposals.
9) Deliverability	The recommendations of the key evidence bases (the Transport Accessibility Study and the Historic Core Character Appraisals) will inform the next stage of the AAP. The footstreets

	review being undertaken by Halcrow is being done in 3 phases: one to show the strategic context and city centre accessibility work, two to show the use and misuse of the footstreets and three to recommend phasing of work. Once the above studies are finalised and assessed then site specific proposals will be taken forward in the Public Realm and Movement Strategy. More details will be outlined in the City Centre Area Action Delivery Plan. Delivery of the preferred approach will be implemented by the Council and identified partners. Enhancements may include a range of proposals including traffic management and regulation to physical improvements to streets and spaces. Each will require a specific range of proposals to meet differing objectives with some major changes and others being minor.
10) Flexibility	This approach will be flexible as it will be developed as part of the public realm strategy in partnership with others. The AAP will be monitored and reviewed over time and improvements forming part of a city centre public realm strategy will involve several proposals in various locations ensuring flexibility as delivery is phased. Whilst it is able to be adapted to changing circumstances it will also remain consistent with the overall objectives for design, access and movement.
NEXT STEPS Improvement of the connectivity of city spaces, enhancement of the environment of city spaces and extension of some of the footstreets, will be taken forward in the Public Realm and Movement Strategy. Additionally, the Footstreets Review (being carried out by Halcrow who will make recommendations) will form the evidence base for the Movement strategy and LTP3 and this will inform (and form part of) the development of the Strategy.	

KEY THEME 1: GREENING THE CITY CENTRE AND USE OF RIVERSIDES: QUESTIONS 23 and 24

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1: Delivering Sustainable Development has key principles to ensure development plans address the causes and potential impacts of climate change as well as the conservation and enhancement of biodiversity and provision of good quality green and open space.

Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1 notes the importance of green spaces and infrastructure in helping to combat the impacts of climate change including storage for flood water, helping to reduce carbon emissions and surface water run-off and reducing the heat island effect in cities.

Planning Policy Statement 9: Biodiversity and Geological Conservation, acknowledges that biodiversity should be enhanced in green spaces to benefit wildlife and people to improve the quality of life.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation and the Companion Guide, Assessing Needs and Opportunities reflect recognition of the wider benefits of open space to encourage healthy lifestyles, improve well-being and community cohesion as well as recreational facilities.

Planning Policy Statement 23: Planning and Pollution Control notes the need to protect and improve the natural environment, public health, safety and amenity. Protection and enhancement of green spaces is an important aspect of this with its natural capacity to absorb carbon emissions and reduce air pollution in city centres.

Regional Spatial Strategy:

The RSS notes the need to manage land for biodiversity enhancement and increasing tree cover noting that LDFs should identify the functional role of green infrastructure in supporting the provision of renewable energy, urban microclimate control and flood risk management. It highlights the need to identify the functional role of green infrastructure in supporting the provision of renewable energy, urban microclimate control and acknowledges the need to improve health by maximising opportunities to develop walking and cycling routes as part of green infrastructure plans.

Sustainable Community Strategy:

Strategic Aim 8 seeks 'to increase the amount and quality of publicly accessible green open space' by 'promoting a green infrastructure approach to planning with green linkages between open spaces to maximise their benefit to people and wildlife' as well as 'to protect and enhance the biodiversity, landscape character and environmental quality' to balance physical growth and environmental sustainability with responsible choices in respect of climatic and environmental changes'.

The Community Strategy aims to enable everyone in York to enjoy, conserve and enhance the natural and built environment for the benefit of present and future generations as well as promote local access to the natural environment for physical activity, health and the wellbeing of communities.

LDF Core Strategy:

The Council will set out a strategic approach in the Green Infrastructure Strategy Supplementary Planning Document as part of the emerging Core Strategy. The two regionally significant green corridors are the River Ouse and River Foss as well as the Sustrans cycle route connecting St Nicholas Fields with the northern part of the city. The Core Strategy Issues and Options 'Festival of Ideas 2' public consultation identified the most important priority as being 'reducing our impact on the environment' (63%). Green spaces and green infrastructure are an important part of helping to achieve this as they reduce the need to travel by car, encourage biodiversity and

increase well being and healthy lifestyles for all.

Regarding flows of pedestrians around the city it is worth noting that the Local Transport Plan 2 (2011-2021) seeks reallocation of road space in the city centre for cyclists and pedestrians with establishment of a low emission zone. The zone is likely to be identified as the city centre and will be clarified in the emerging Feasibility study.

YORK EVIDENCE BASE

Open Space, Sport and Recreation Study (December 2008) PMP, CYC identified a sufficient supply of open space in the city but a lack of natural and semi-natural space, a sufficiency of amenity green space, a lack of provision for children and facilities for young people and a lack of outdoor sports facilities.

There was strong support in the consultations to improve the quality of green spaces and support to green the city wherever possible (including green roofs although a few expressed concern that some buildings would not be appropriate).

The UK Green Building Council and Greening UK's cities (March 2009 and May 2008) have both stressed that green roofs, living walls and traditional parks can make us all feel happier and healthier as well as giving something back to nature. There is increasing evidence that green spaces increase the economic value as well as biodiversity enhancement (complementing PPS9 which notes the importance of improving the amount and quality of green space in cities).

Botanical Survey of the embankments of York's city walls, Martin Hammond audits the variety of plants and animals on the city walls which provide the settings for the city walls.

Yorkshire and Humber Climate Change Strategy Draft (2009)

Further Evidence Base Documents currently being prepared

Emerging York Biodiversity Action Plan (due to be completed by the end of 2009) CYC will identify key priority species and habitats

Emerging Green Infrastructure SPD, CYC will set out detailed objectives, recommendations and actions to protect green spaces.

Emerging Climate Change Strategy (CYC) due in Spring 2010 will outline out recommendations to mitigate Climate Change.

Emerging Regional Biodiversity Strategy is seeking to conserve and enhance our biodiversity and ensure that biodiversity fully contributes towards the region's aspirations.

Proposed Tree Strategy (CYC) will give guidance for the whole of the York administrative area.

SUSTAINABILITY STATEMENT

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4
11. High quality public realm for activities and events	*	** / I	* / I	I / ?	I / ?	I / ?	? / *	?	?	**	? /	? /	?	I	I	I /	O	O	I / *	*	O	**	?

14. High quality environment (inc.greenspaces and trees)	I	**	**	*	**	?	?	*	**	?/ *	?/ _	**	I/ ?	0	?	I	I/ *	0	0	?	0	*	0
17. Use river areas to stimulate leisure, commercial and tourist activity	*	0	0	_/ I	0	-	I/ _	I/ I	I	**	I/ I	?	?/ /	0	?/ 0	I/ *	I/ *	0	?/ *	**	0	**	*

GREENING THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- Green spaces received strong support by respondents with many stating that they should be considered in the wider context of green infrastructure connections. Most wanted more green spaces with a few stating we should improve existing spaces.
- Street trees were welcomed to increase biodiversity, and to help to reduce heat island effect and surface water run off.
- The CCAAP intention should be to ensure Green Infrastructure is appropriately managed and new development takes account of the impact on green spaces.
- Support to protect existing green spaces and create a new one round Clifford's Tower where the car park currently exists.
- Cycle route (green route) to rail station needed.
- Hungate, YNW and Foss Islands could all offer areas for green spaces/parkland.
- Piccadilly should be a tree lined boulevard if central area traffic is re-planned.

Consultation at the 'Festival of Ideas 2' Event in October 2007 revealed that participants felt the emphasis should be on improving the quality rather than the quantity of green space noting the needs of teenagers and children should be met in parks and open spaces as they are the main users. Key areas offering opportunities to add green cover in the city centre included large sites such as Hungate which does not include green space.

GREENING THE CITY CENTRE- ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 23: What are the best ways to improve access to, and awareness of, key green spaces, and in which areas?
OPTION 1: Improve access between the riverside and the Memorial and Museum Gardens by opening up spaces to the riversides where appropriate.

Response:	17 Supported	2 Not Supported	0 Mixed	2 Comment	21 Total Responses
Key points made:					

- The Memorial Garden now has an improved path to riverside and would benefit from more seating, lighting and artwork. A third access between the rowing club and walls could be pursued but access can be improved without wholesale opening up.
- Whilst many supported greater access to the rivers it was also stated that opening up Memorial Garden would lead to a loss of distinction between stillness of green spaces and general movement of the city and as such, should not become a thoroughfare.
- Museum Gardens have listed railings and quiet spaces at present and opening later would present night security issues. Railings are listed and define walkways and the gardens already have double gates to the river.
- Castle Piccadilly would provide opportunities to connect green spaces by the river to the city centre.

QUESTION 23: What are the best ways to improve access to, and awareness of, key green spaces, and in which areas?

OPTION 2: Integrate the large green space at Station Road with the Memorial Garden to form one large green space.

Response:	10 Supported	2 Not Supported	2 Mixed	3 Comment	17 Total Responses
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Key points made:

- Whilst many felt this would create an alternative green route into the city centre others felt this option was not practical or cost effective and would result in a loss of character of both Station Road and Memorial Gardens.
- A few supported the option if the green areas were to remain enclosed – but there were mixed views and others did not want to create a busy thoroughfare through these quiet spaces and stated the Memorial Gardens should be retained as a quiet space.

QUESTION 23: What are the best ways to improve access to, and awareness of, key green spaces, and in which areas?

OPTION 3: Further explore the viability of projects such as the City Wall ramparts (a green corridor around the city walls).

Response:	13 Supported	5 Not Supported	1 Mixed	2 Comment	21 Total Responses
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Key points made:

- Most supported measures to investigate the viability of projects to green the city walls included seeding green area around the walls with native plants to create meadowland to replace sterile grass. A minority felt that spaces around the walls are part of the scheduled monument and setting of the walls and felt that this does not mean they are underused and they should be left as they are.
- Planting of more flowers and shrubs are preferable to trees which may obscure important views.
- Commuted sums were suggested to secure wall improvements from development in the vicinity of the walls
- Historic trail around the city walls would be a good idea.

QUESTION 23: What are the best ways to improve access to, and awareness of, key green spaces, and in which areas? OPTION 4: Explore the need for and viability of creating a new children's play area. Where do you think this should be located?					
Response:	13 Supported	2 Not Supported	2 Mixed	7 Comment	24 Total Responses
Key points made: <ul style="list-style-type: none"> The principle of play space was supported but views about location were very mixed. Suggestions for childrens' play spaces included: next to Skeldergate Bridge, St John's car park, York Northwest, Bootham Hospital field, Coppergate centre, Newgate Market, Museum Gardens behind Marygate Tower, Castle Piccadilly and York Northwest. Sports and recreation should be included in Green Infrastructure strategies. 					
QUESTION 24: How should we be developing further opportunities for 'greening' the city centre and enhancing existing green spaces? OPTION 1: Investigate and identify city centre opportunities for additional new planting of appropriate indigenous plants and trees					
Response:	30 Supported	0 Not Supported	4 Mixed	6 Comment	40 Total Responses
Key points made: <ul style="list-style-type: none"> Trees in Parliament Street were supported but some felt that they are the wrong type, in the wrong place and obscure key views. An ongoing gradual replacement of trees now too large for their location was supported with maintenance/replacement of existing trees noting particular care needed for trees by roads. Minster area, the city walls, Castle Piccadilly, Nunnery Lane, Exhibition Square and Parliament Street were all suggested for additional planting. Many welcomed greening strategies and street trees to increase biodiversity, reduce runoff and to help to reduce heat island effect improve air quality and reduce the effects of climate change. Urban tree loss is a problem and need a proactive approach. Should make reference to SUDs and consider the wider context of green corridors, not as a bubble of greenness. 					
QUESTION 24: How should we be developing further opportunities for 'greening' the city centre and enhancing existing green spaces? OPTION 2: Green roofs should be encouraged where appropriate on new and refurbished buildings to improve biodiversity and					

surface water run-off.					
Response:	20 Supported	3 Not Supported	4 Mixed	1 Comment	28 Total Responses
Key points made: <ul style="list-style-type: none"> Although this option received general support for the benefits that green roofs would provide, the emphasis was 'where appropriate' in historic settings and some felt green roofs may be problematic for minor buildings. Water permeable surfaces should be a priority. 					
QUESTION 24: How should we be developing further opportunities for 'greening' the city centre and enhancing existing green spaces? OPTION 3: Maximise opportunities for Green Infrastructure by linking green spaces and corridors.					
Response:	23 Supported	0 Not Supported	1 Mixed	4 Comment	28 Total Responses
Key points made: <ul style="list-style-type: none"> Seven respondents suggested the Castle car park as a new green open space. Should refer to the contribution green spaces make to improving the environment. Policies should explore management of green space to enhance biodiversity including more bat and bird boxes in the city with more window boxes encouraged. Improving green Cycle routes is important to support improvement of green infrastructure. There are opportunities to create continuous green link between Castle precinct and Tower Gardens and exploit green space between Foss and Ouse. 					
PREFERRED OPTIONS – <p>Question 23: Options 1, 3 and 4 are the preferred options to take forward in the CCAAP because all of these were supported through the consultation and would help to improve the permeability of the city centre, support the emerging Green Infrastructure Strategy and would be the most beneficial for York in terms of maximising the benefits to residents, businesses and tourists.</p> <p>Question 24: Options 1 – 3 were all supported and will be taken forward for inclusion in a general policy principle for the City Centre that will complement the emerging Biodiversity Action Plan for York, the Green Infrastructure Strategy (part of the Core Strategy) and the proposed Tree Strategy.</p>					

OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	<p>The AAP is consistent with the emerging Core Strategy approach to enhance and protect all green assets in York where possible acknowledging the opportunities for improving the quality of life, health and well-being, contributing to climate change and flood mitigation, enhanced inward investment and helping to create a sense of place. It is consistent with targets to improve biodiversity, protect and increase the amount and quality of open space and increase the amount and quality of green corridors and supports the Regional Biodiversity Strategy and York Biodiversity Action Plan. The Local Transport Plan 2006-2011 seeks to increase levels of walking and cycling and promotion of health living and improving the green corridor network should help to reduce reliance on cars which is consistent with the Transport Plan aspirations.</p>
2) Consistency with community strategy/local area agreement	<p>The AAP is consistent with the Community Strategy which outlines how the quality of life can be improved across the city through objectives in York – The Healthy City ensuring residents enjoy healthy lifestyles and objectives in The Sustainable City to ensure that York has a quality, built and natural environment encouraging development of green spaces for all. The York Local Area Agreement notes green spaces will help to deliver objectives to address deficiencies in provision for young people, ensure the quality of facilities meet local needs, through the promotion of good quality design and ensure that all residents have access to high quality public spaces.</p>
3) Regional and national guidance	<p>The objective to increase both the quality and amount of green space complies with PPS 9 which has objectives to conserve and enhance biological and geological diversity, sustaining and improving the quality and amount of habitat where possible. The AAP objectives concur with protecting networks of natural habitats including rivers in urban environments and contributing towards urban renaissance, and a better quality of life through a high quality environment and people's sense of well-being.</p> <p>The AAP is consistent with PPG17's objectives to support urban renaissance, promote social inclusion and health and well-being as well as sustainable development.</p> <p>The AAP supports aims of PPS1 seeking to promote high quality urban regeneration, improve access to good quality open space, improve the natural environment in urban areas and conserve and enhance wildlife and PPS23 outlines the need to protect environmental quality and natural resources such as air and water quality and protected species.</p> <p>The Plan supports the objectives of RSS which outline importance of retaining and incorporation of</p>

	<p>biodiversity in development and networks of green infrastructure and ecological corridors is highlighted along with the need to improve health by maximising opportunities to develop walking and cycling routes as part of green infrastructure plans. These are realised through Policies YH1, YH8, ENV1, ENV8, and ENV11.</p> <p>The Yorkshire Plan for sport has priorities to improve health and wellbeing and widen access to open space helping to create stronger, safer communities.</p>
<p>Justified 4) Consultation response</p>	<p>All of the options to green the city received strong support with the vast majority wishing to ensure that green spaces were increased in amount and quality and this is entirely in keeping with national, regional and local objectives to protect and enhance green space to improve health and wellbeing, biodiversity and inward investment.</p> <p>QUESTION 23.</p> <p>Option 1 received support, it was felt that opening up the riverside has, to some degree, would improve access and linkages between sites that would support the aim to make green spaces more accessible and better linked to each other and the city centre. Whilst extra entrances are unlikely to be an option in the short term it would tie in with the Museum Garden's own aspirations to improve the entrances to the park to give more of a sense of arrival for visitors. Improvement of the riverside areas was supported and will be pursued through the Public Realm Strategy for the city centre as an identified project area for improvement.</p> <p>There was strong support for the construction of a pedestrian bridge crossing from the Railway Station to the Museum Gardens were to be constructed then this would provide a key green route into the city along the riverside and through the Museum Gardens. This was to be considered in the York North West Area Action Plan which is currently on hold but it is considered that the most likely realisation of a bridge crossing would be through large scale development of this site and it is hoped that this will still be realised in the future.</p> <p>Option 3 will benefit the people of York, businesses and tourists by improving the setting and attraction of the walls which attract millions of visitors each year and is a major tourist attraction for the city.</p> <p>Option 2 was discarded and whilst this did receive support, on further investigation this option</p>

	<p>proved to be neither practical or cost effective due to the amount of services beneath the road and the need to retain access for emergency vehicles to these. Additionally, some felt that combining the spaces would result in a loss of character of both Station Road and the Memorial Gardens.</p> <p>Option 4 will be taken forward through the Council's Leisure Department who have recently won a successful bid through PlayBuilder 2009. This scheme will allow the creation and/or refurbishment of 22 new sites across York. Provisional locations for these have been identified and one in the city centre (in Guildhall) will fill the gap identified in the Open Space Study carried out for the City of York Council (final sites are being discussed at present but favoured sites have been the Museum Gardens to the rear of the Art Gallery and Exhibition Square). There may be the opportunity for other more informal play areas within the city centre in the future and these will not be precluded. The CCAAP will support the aims of the playbuilder scheme.</p>
5) Sustainability appraisal	<p>QUESTION 23: Green Spaces and riversides Green spaces will play an important part helping York adapt to climate change by reducing flood from intensive rainfall, and help to conserve and enhance biodiversity in the city centre. Improving riverside spaces would encourage walking and cycling into the city and reduce carbon emissions. Option 3 has the potential to adversely impact the setting of the city walls if not done sensitively. Enhanced riverside areas would encouraging higher footfall helping to promote new businesses. SA Objectives EN2, EN3, EN5 and S1 could be met. Option 4 would help to address deficiencies of children's play space. Most would positively contribute towards SA objectives especially EN2, EN3, EN4, EN8, EN9, S1, S3, S8 and EC3. Some were not expected to have significant impact and the only possible negative identified was S2.</p> <p>QUESTION 24: Opportunities for greening the city Benefits would depend on implementation. Options 1 & 2 would absorb carbon emissions, encourage improved air quality, rainfall absorption and biodiversity. Option 2 would reduce energy use but may conflict with design considerations. Option 3 would benefit biodiversity. Options 1 & 3 would create a better environment for the city with opportunities to improve knowledge of biodiversity and energy through information panels but would also be the most resource intensive in terms of cost.</p>

	SA objectives EN3 could be met and actively help the city to adapt to climate change and the options were identified as being very positive for most objectives with only one possible negative impact for objective S2 identified.
6) Community benefits	Studies carried out by CABI and others, highlight evidence to support the benefits of green space for communities including: improved social inclusion/community cohesion, better air quality and biodiversity, economic uplift, mental well-being and encouragement of physical activity. Successful green spaces attract and help to combat the effects of climate change by absorption of water and reduction of the heat island effect in cities.
7) Evidenced approach	<p>Open Space, Sport and Recreation Study (December 2008) PMP, CYC notes the need to provide a sufficient mix of open space in the city to encourage healthy lifestyles and provide local amenity but highlights a lack of natural space.</p> <p>Local Transport Plan 2 study found that whilst it is unfeasible to introduce commercial river transport in York in the short term, an option in the longer-term could focus on opportunities to divert construction traffic onto the river, as this is something that has proved viable in the past and would be a potential option for the proposed public realm enhancement works.</p> <p>Green Space Report, CABI (2002) highlighted that parks and open spaces offer opportunities for social inclusion, and link to other agendas such as education, diversity, economic benefits, social inclusion, environment and healthy lifestyles.</p> <p>Regional Biodiversity Strategy outlines the need to conserve protected species and their habitats (Otters, bats and river species such as lampreys and crayfish all live in city environs).</p> <p>Botanical Survey of the embankments of York's city walls, Martin Hammond (2002) listed the species of flora found within the green spaces around the walls.</p> <p>Yorkshire and Humber Climate Change Strategy Draft (2009) contains recommendations to mitigate the effects of climate change which includes the protection of green spaces and flood storage areas that all Local Development Documents will need to comply with.</p> <p><i>Note- further Evidence Base Documents currently being prepared include:</i></p> <p>Emerging York Biodiversity Action Plan (due to be completed by the end of 2009) CYC</p> <p>Emerging Green Infrastructure Strategy (CYC) will have SPD status, and set out detailed objectives, recommendations and actions to improve green corridors.</p>
Effective 8) Viability	The 7 options suggested will all be investigated further through the Spatial Masterplan approach with the areas suggested subject to further targeted consultation followed by a programme of enhancement and improvement for specific sites.

9) Deliverability	Taking the options forward through the Public Realm Masterplan and Accessibility Framework will result in a hierarchy of improvements in throughout the city centre that will be delivered as resources permit. The AAP will link with/be informed by the emerging Green Infrastructure Strategy and Biodiversity Action Plan and the Tree Strategy at a high level
10) Flexibility	The AAP will be flexible enough to cope with changing circumstances.

NEXT STEPS

Three emerging studies: 1) York BAP, 2) Green Infrastructure Strategy and 3) York Climate Change Action Plan, will inform the final policies for the LDF and the Area Action Plan.

Ongoing liaison with internal departments re biodiversity, climate change, parks, flooding, leisure services, landscaping and street trees.

Continued dialogue with Museums Trust regarding future development plans for Museum Gardens.

Review of green spaces in the city centre to identify the location and type of improvements that could take place as part of the Public Realm and Movement Strategy.

FLOODING IN THE CITY CENTRE: QUESTION 25

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 25: Development and Flood Risk (December 2006) seeks to reduce flood risks to the built and natural environment and balance the needs of development with an approach that does not add to flood risk. The Pitt Review (2008) investigated the 2007 floods noting the increased need for actions to address flood risk where possible.

Regional Spatial Strategy:

At a regional level the adopted RSS (May 2008) requires 'help to mitigate flooding through proactive planning and management and provide appropriate protection, especially in York and Selby'. The RSS also requires that the region will manage flood risk proactively by reducing the causes of flooding to existing and future development, and avoid development in high flood risk areas where possible.

Sustainable Community Strategy:

York - The Sustainable City has strategic aims to support measures to reduce the risk of flooding in York. This specifically acknowledges the need to support a partnership approach in river catchments above York by the Environment Agency.

LDF Core Strategy:

The emerging Core Strategy has a strategic objective to ensure that new development is not subject to, nor contributes to, inappropriate levels of flood risk from the Rivers Ouse, Foss and Derwent and other sources, taking into account the full likely future impacts of climate change. Strategic Flood Risk Zones are noted below for reference:

Zone 1: Little or no risk.

Zone 2: Low to medium risk.

Zone 3a (1) – areas at high risk of flooding which are currently defended to 1 in 100 year protection.

Zone 3a (ii) – areas at high risk of flooding which are currently defended to 50 year protection for existing development, but are not defended to the appropriate 1 in 100 year for new development.

Zone 3a (iii) – areas at risk of flooding which are not currently defended to 50 year protection.

Zone 3b Functional Floodplain.

The emerging Policy CS15: Flood Risk will ensure flood risk is minimised to new development from the rivers and their tributaries and watercourses. Development in the Flood Zone 3b will not be allowed apart from Water Compatible and Essential Infrastructure uses. Development in high flood risk areas (Flood Zone 3a(i,ii, and iii)) will be subject to consideration of the most sustainable options at all levels of flood risk posed.

In line with the City of York Council Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment (that considers future climate change) must be submitted with appropriate planning applications (as outlined in PPS25). This covers Flood Zones 2, 3a(i), (ii), (iii) and 3b and development proposals of 1 hectare or greater in Flood Zone 1.

Brownfield developments in York will be required to demonstrate that there will be a reduction of at least 30% in existing run-off rates as a result of the development, this includes an allowance of 20% for Climate Change. Greenfield developments need to demonstrate no alteration of run-off rates following completion of development.

YORK EVIDENCE BASE

Strategic Flood Risk Assessment (2007) for CYC notes the need to reduce surface water run off as one of several measures including slowing down and storing the rainfall from surrounding hills before it reaches the city centre. Well documented history of flooding. The 2000 flood was over 11 times the normal average summer flow flooding over 350 premises. Most of the city centre was protected by flood barriers but river rises have, since then, come dangerously close to overtopping defences even with the Foss Barrier (built in 1986/7 following severe flooding in 1947/ 1978 and 1982).

SUSTAINABILITY STATEMENT

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4
14. High quality environment (inc. greenspaces and trees)	I	**	**	*	**	?	?	*	**	*/	*/	**	I/	O	?	I	I/	O	O	?	O	*	O
17. Use river areas to stimulate leisure, commercial and tourist activity	*	O	O	-/I	O	-	I/-	I/-	I	**	I/	?	?	O	?	I/	I/	O	*/	**	O	**	*

The above is directly linked to flood risk as flooding both erodes the high quality of the built and natural environment and impacts upon the tourism uses on rivers and riversides as well as tourism generally as it causes loss of tourism income especially through poor press reporting.

FLOODING IN THE CITY CENTRE - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- The area at Clifton Ings stores water and this area is being enhanced as a flood storage area by the Environment Agency and the policy needs a wider approach than these options, or a combination of them, can provide.
- A wider technical approach was needed over a catchment basin area to be effective which included flood prevention measures in conjunction with the Environment Agency upstream such as moorland gripping, upstream catchment areas etc. Support through technical solutions is important but need to consider whole area not just city centre. Need flood plains, tree planting and wider solutions.
- Should insist on the following: SUDs such as green roofs, rainwater reuse and porous surfaces, recognised flood resilience and resistance principles for flood zones 2 & 3 and a 30% reduction in run off for brownfield sites.
- There was general support (with a few objectors) for green roofs - but strong support was given for SUDs/porous surfaces and water/rain harvesting as well as other technical solutions and these will be taken forward through other strategies.

FLOODING - ISSUES AND OPTIONS CONSULTATION RESPONSE:					
QUESTION 25: What approach should the AAP take to address flood issues?					
OPTION 1: Investigate the requirement for all development in the city centre to incorporate rainwater harvesting and re-use of water where appropriate.					
Response:	18 Supported	0 Not Supported	0 Mixed	1 Comment	19 Total Responses
Key points made: <ul style="list-style-type: none"> • Other measures are needed - to prevent reduction of green space and over development of areas in and around the city. • Options 1-3 should be pursued across the whole area not just the city centre along with appropriate drainage infrastructure. • The need for permeable surfaces was emphasized. • Other policies are needed as flood risk cannot be dealt with solely by adoption of these options. 					
QUESTION 25: What approach should the AAP take to address flood issues?					
OPTION 2: Investigate the requirement for all development in the city centre to incorporate technical solutions that will mitigate against flooding such as recognised flood resilience and resistance measures.					
Response:	20 Supported	0 Not Supported	0 Mixed	1 Comment	20 Total Responses
Key points made: <ul style="list-style-type: none"> • Include use of SUDs. Important that AAP outlines it's approach to climate change impacts and considers the Regional Climate Change Study. 					
QUESTION 25: What approach should the AAP take to address flood issues?					
OPTION 3: Investigate a requirement for all development within the city centre to incorporate means of reducing run off such as porous surfaces, green roofs, etc.					
Response:	15 Supported	1 Not Supported	1 Mixed	0 Comment	17 Total Responses

Key points made: <ul style="list-style-type: none"> • Include use of SUDs. Important that AAP outlines it's approach to climate change impacts and considers the Regional Climate Change Study. • The AAP should refer to the importance of SUDs and soakaways and promote awareness of issues of surface water from new development and redevelopment. • Green roofs should be encouraged on all new development as well as rainwater re-use to help prevent flooding and reduce heat absorption (this was a response to Greening the City p.68). Whilst there was overall support for green roofs a few expressed concern on the impact on York's character and setting stating that green roofs were inappropriate and would impact on York's character and historic settings. 					
QUESTION 25: What approach should the AAP take to address flood issues? OPTION 4: Do nothing, flood risk management is dealt with through other policies and strategies.					
Response:	4 Supported	1 Not Supported	3 Mixed	0 Comment	8 Total Responses
<ul style="list-style-type: none"> • Flooding in York is caused by rainfall on the Pennines and needs a wider approach to that which the AAP can offer with some emphasising the need to consider the whole area including flood plains, tree planting and wider solutions. 					
PREFERRED OPTIONS - FLOOD RISK The principles of Options 1 to 3 will be taken forward through more strategic policies and in the Flood Risk Guidance being developed by CYC which will be used by Development Control for new development not just in the city centre but throughout York.					
OPTION SOUNDNESS EVALUATION					
Consistent 1) Contribution to overall vision and strategic development objectives	The options will be taken forward through other policies which are consistent with the Core Strategy which applies a risk-based approach to the preparation of development plans and development control decisions through a sequential test and considers flood risk areas and advice from the Environment Agency. The AAP is consistent with, and informed by, the Strategic Flood Risk Assessment (2007) which is a key evidence base. The Exception Test helps to balance wider sustainability issues with flood risk and allows a balance to be struck in some instances between flood risk and wider sustainability objectives for the city centre in the context of global warming.				
2) Consistency with community strategy/local area agreement	Options are consistent with Strategic Aim 12 of the community strategy as it fully supports the flood risk management partnership projects in river catchments above York (currently being developed by the Environment Agency).				
3) Regional and national guidance	Consistent with PPS25; Development and Flood Risk which sets out the need to adopt a risk-based approach to proposals for development in, or affecting, flood risk areas and the RSS particularly the following: Policy YH1 which states the need to avoid increasing flood risk and manage land and river catchments for				

	<p>flooding mitigation, renewable energy generation, biodiversity enhancement and increasing tree cover, Policy YH8 that notes LDFs should identify the functional role of green infrastructure in supporting the provision of renewable energy, urban microclimate control and flood risk management. Policy Y1c notes the need to mitigate flooding and improve air quality and Policy Y1f notes the need to manage flood risk in line with Policy ENV1 along the River Ouse. The principle of options 1 - 3 will be taken forward through other strategies that are consistent with, and take forward these policies.</p>
<p>Justified 4) Consultation response</p>	<p>Most responses wished to take forward options 1 – 3 with some noting the need for higher level measures. Since the City Centre Area Action Plan: Issues and Options Report was published the emerging Core Strategy has taken forward Policy C14 to address flood risk in the city centre in line with the National and a Guidance Note for Development in Flood Risk Areas is being developed and considered for statutory status and will be used by Development Control within the Council and options 1-3 will be progressed by other policies designed to tackle flooding at a more strategic and more effective level.</p> <p>The principles of Options 1 to 3 will be taken forward in the Flood Risk Guidance being developed by CYC which will be used by Development Control for new development not just in the city centre but throughout York. The Council fully recognise that flood risk avoidance is of vital importance for York but policies that tackle the city centre only will be ineffective compared to measures currently emerging that will tackle flood risk mitigation on a more strategic level. A combined and co-ordinated approach needs to deal with flooding through wider reaching strategies and to this end, flood risk policies are currently being developed at a regional and local level. Regionally, catchment area river basin management look at upstream measures to reduce rainfall reaching York in the first place as part of a more extensive geographical, co-ordinated approach by the Environment Agency. This course of action reflects the way we work and will work in the future, a task which should be made easier by impending legislation in the Flood and Water Management Bill, currently out to consultation.</p> <p>Whilst no specific flood policy will be proposed in the AAP it will be made clear that other plans and strategies to prevent/reduce flooding will be supported including green and brown roofs where appropriate.</p>
<p>5) Sustainability appraisal</p>	<p>All of the options assessed had an element of uncertainty for some objectives due to lack of implementation or other details.</p> <p>Climate change will have a significant effect on the frequency and severity of flooding. A Climate Change Strategy for York is currently being developed.</p> <p>Combination of options 1, 2 & 3 should be encouraged and incorporated into a design guide which would help</p>

	to limit flood risk. Options 1 and 3 would help to reduce the impact of flooding. Incorporating technical solutions would add to the cost of new developments and impact on the viability of homes in some areas. Would help to achieve SA objectives EN6 and EN9. Very negative effects could result if implementation was not sensitively handled for objectives SEN9 and S2 with possible negative impacts for EN4, EN6, EN7 and S4 (dependent on implementation).
6) Community benefits	A significant proportion of the city centre lies within flood zones 2 and 3 and certain communities are affected more than others. A combination of options 1 – 3 taken forward through wider reaching strategies will enable a balance allowing the city centre to develop and change to retain its economic, social and environmental vibrancy and effectiveness without increasing flood risk through new development helping to protect homes and businesses.
7) Evidenced approach	The flooding of 365 properties and the threatened flooding of a further 5000 caused by high levels of rainfall following a wet autumn initiated the development of the City of York Council Strategic Flood Risk Assessment (September 2007) which is a key evidence base and splits the city into zones according to their level of flood risk. The Exception Test helps to balance wider sustainability issues with flood risk and allows a balance to be struck in some instances between flood risk and wider sustainability objectives in the context of global warming. The Pitt Report and PPS25: Development and Flood Risk and the Strategic Flood Risk Assessment (2007) for CYC has informed the option appraisal.
Effective 8) Viability	Option 4 was felt to be the most effective approach as it will ensure that mitigation measures are dealt with in the higher strategies and in the most appropriate way (flooding in York is caused by high rainfall from the surrounding hills and as such is best mitigated at catchment level). It is necessary to tackle flood risk in a more wide reaching strategy such as river catchment management plans to be truly effective. Locally effective means of tackling flood risk such as SUDs, porous surfaces, flood storage areas and flood defence schemes are already in place for York and will be included in the Core Strategy Policy CS14 (and will be considered in the emerging Climate Change Strategy) whilst the emerging Flood Risk Guidance includes technical solutions with the intention of becoming a statutory strategy.

9) Deliverability	A way of balancing the need to develop and mitigate flood risk is needed at a much wider level. The principle of options 1 – 3 will all be delivered through other, higher level strategies and at a local level these will be realised through required Flood Risk Assessments and the Flood Risk Guidance which will advise on technical solutions for development at risk of flooding in line with PPS25: Development and Flood Risk with advice from the Environment Agency. Options 1, 2 and 3 were not taken forward through the Area Action Plan because it was felt that, with the emerging Flood Risk Guidance and wider EA any further options for the city centre are not wide reaching enough and would not offer effective impacts and there needed to be a much wider approach. The CCAAP will support the higher level strategies. Policies for flood risk will be delivered through Policy CS15: Flood Risk in the emerging Core Strategy and the Flood Risk Guidance which will inform and assist new development.
10) Flexibility	Option 4 allows for changing circumstances through the wider reaching partnership approach being considered by the Environment Agency at a regional and catchment level and a local level through the Core Strategy and Flood Risk Guidance. Both these documents will help to mediate/reduce flood risk through a more comprehensive range of policies and recommendations than the AAP could deliver but take forward the principles of all of these options must be considered and upheld. Existing strategies ensure that development in flood risk areas are subject to a Sequential Test to ensure there are no better alternative sites and the Exception Test (which gives requirements to mitigate flood risk) in order to balance the needs of development with mitigation of flood risk.

NEXT STEPS

Continued liaison with internal departments and the Environment Agency to ensure continuing compliance with the emerging Core Strategy policies and emerging Flood Risk Guidance/Strategy as well as the Strategic Flood Risk Assessment for York. These will be referred to in the CCAAP as well as consideration of the emerging Climate Change Strategy.

Internal officers have met to discuss guidance and the consensus at the time was that the guidance was too complicated and need to be simplified for more straightforward types of application. Although we are asking for information at the validation stage (based on the guidance produced) discussions have taken place regarding the emerging guidance and looking into incorporating it into the application validation checklist along with various other updates.

To date a report has not been submitted to a Committee because of these issues, and also due to the awareness of changes to the requirements for SUDS. Once these issues have been overcome the Flood Risk Guidance will be in a position to be completed and will take forward the principles of Options 1 –3 along with the other strategic guidance already mentioned above.

KEY THEME 3: COMMUNITY SERVICES AND FACILITIES: QUESTION 27, 28 AND 29

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1 emphasises the need for Local Authorities, in planning for development, to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities. Planning Policy Statement 6 relates to town centres and town centre uses, and advises that uses including shops, restaurants, bars, and other cultural facilities are firstly located in town centres. Planning Policy Guidance 17 advises that recreational uses are located in sites where they can contribute to town centre vitality and viability.

Regional Spatial Strategy:

RSS (Yorkshire and Humber Plan, May 2008) Policy Y1: York sub area policy seek to develop the role of York as a Sub Regional City and support the roles of Selby and Malton. Policy E2 recognises the need to ensure that community facilities such as entertainment, health care and leisure facilities are located within city centres.

Sustainable Community Strategy:

The theme partnership 'York – The Inclusive City includes the strategic aim to ensure that as many residents as possible can share in the city's economic, environmental and social well being. The city centre will be vibrant, young people welcome, visible and prominent and residents will consider cultural provision to be "for them".

LDF Core Strategy:

New community facilities should be in locations which are well served by public transport and are accessible by walking and cycling. The Council will seek to protect against the loss of existing local services. Core Strategy - Preferred Options document identifies gaps in provision, including a shortage in swimming pool provision.

YORK EVIDENCE BASE

The Council's Lifelong Learning and Cultural Service Plan: 2008/09 contains objectives related to making York more eventful, engagement in learning, being healthy, supporting stronger communities and developing a vibrant cultural infrastructure. The Council's Retail Study (2008) identifies the need for a city centre convenience store and it's Open Space and Recreation Study (2007) identifies a deficiency in facilities for children and young people, allotments, natural and semi natural open space and outdoor sports facilities in the centre of York. The Children and Young People's Plan 2009-2012 includes a commitment to providing new youth facilities as resources

permit, and specifically, a city centre facility that includes a youth café.

Review of Leisure Facilities Strategy (swimming facilities)

Active York has carried out analysis of supply and demand for swimming facilities. Analysis shows an unmet demand for an additional twelve 25m swimming lanes (16 by 2015). Greatest demand is in the south and the east of the city.

The University: signed Statement of Intent with regard to the development of a competition standard pool based on that of the University of East Anglia.

The Review of Leisure Facilities recommended swimming pool option was for the Council to reconfirm its commitment to the partnership with the University and also plan for an additional city centre pool to meet further identified needs.

A city centre pool would have to:

- Be deliverable without major Council capital investment;
- Stimulate new types of demand and create new markets not to compete with the University scheme.

Ideally a central location could be found close to an employment centre but also able to serve the residential population. The Council however would need a commercial partner but given the unsatisfied demand and closure of the Barbican pool this should be a viable commercial proposition.

Wm Saunders Architects have been commissioned to produce a standard pool design. Designs show that a minimum footprint of 1,870m² would be required for a 6 lane pool and 2,820m² for an 8 lane pool and this is based on a simple rectangular plan. Analysis has shown there are no city centre sites that could progressed in the short term. However there is the option to consider development sites as they come forward over the longer term. For example, the future of the York RI facilities at Queen Street is in doubt because of the potential redevelopment of that site (YNW AAP) and it will be important to re-provide these on a comparable scale and therefore with the potential for a community pool.

SUSTAINABILITY STATEMENT														
Objectives		EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
22. Provide community facilities for all		I / ?	?	I / ?	I	?	*	*	?	I / ?	**	?	*	?
		S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4			
		**	I	I	?	O	**	? / *	**	*	O / *			
Objectives		EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
23. Help to meet the social and community needs for all people in York		I / ?	?	?	I / ?	?	O	?	*	*	**	?	**I	*
		S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4			
		I	?	?	?	**	**	I	I	O	O / *			
COMMUNITY SERVICES AND FACILITIES- ISSUES AND OPTIONS CONSULTATION RESPONSE:														
QUESTION 27: Should there be more community services and facilities in the city centre?														
OPTION 1: The AAP should seek to identify the need for community services and facilities and potential delivery options (e.g. local food stores, health care, recreational and sport, other service or facilities), please state?														
Response:		19 Supported		0 Not Supported			1 Mixed			8 Comment		Total Responses 28		
QUESTION 27: Should there be more community services and facilities in the city centre?														
OPTION 2: Leave it to the market to provide community services and facilities.														
Response:		3 Supported		1 Not Supported			1 Mixed			0 Comment		Total Responses 5		

Key points made: <i>Individual responses to Q27 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.</i> <ul style="list-style-type: none"> ▪ Lack of sporting and leisure facilities ▪ Permanent skating, bowling, dancing and swimming facilities ▪ Convenience stores ▪ Spaces for performance and social events ▪ Loss of Barbican keenly felt ▪ Local food stores ▪ Place for children and teenagers ▪ Children's play ground ▪ Inner city allotment ▪ Community gardens 					
QUESTION 28: How can we ensure that city centre facilities and services are accessible to all members of the community? OPTION 1: By adapting existing services and facilities to improve accessibility for all needs.					
Response:	14 Supported	0 Not Supported	1 Mixed	0 Comment	Total Responses 15
QUESTION 28: How can we ensure that city centre facilities and services are accessible to all members of the community? OPTION 2: By providing facilities to improve accessibility for all needs.					
Response:	7 Supported	1 Not Supported	1 Mixed	0 Comment	Total Responses 9
Key points made: <i>Individual responses to Q28 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.</i> <ul style="list-style-type: none"> ▪ Do not believe any single section of the community should be targeted ▪ Consult with teenagers ▪ Provide flexible / multiuse facilities 					
QUESTION 29: Where and how should these facilities be provided to meet local needs? OPTION 1: Provided on-site as part of all new developments, regardless of location, that are likely to create additional demand					

for community services and facilities.					
Response:	7 Supported	3 Not Supported	1 Mixed	2 Comment	Total Responses 13
QUESTION 29: Where and how should these facilities be provided to meet local needs? OPTION 2: Use Section 106 developer contributions from developments to comprehensively plan the provision of services and facilities off-site in areas where there is a proven need.					
Response:	8 Supported	1 Not Supported	1 Mixed	2 Comment	Total Responses 12
Key points made: <i>Individual responses to Q29 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.</i> <ul style="list-style-type: none"> Should not include a blanket requirement for on-site provision as part of all new developments, but should incorporate off-site contributions Account should be taken from needs arising from York Northwest development Should be firmly limited by need Question 29 combination of options 					
PREFERRED OPTIONS - The Core Strategy topic paper on Infrastructure Delivery will assess the need of community infrastructure including health, education, open space and built sports facilities on a city wide basis including the city centre. The AAP preferred option will therefore make provision for these findings. A combination of both on-site (where appropriate) and off-site contributions (question 29 options 1 and 2) is the preferred approach to providing facilities. This is subject to the Council's response to the Community Infrastructure Levy. Based on existing evidence base the AAP will pursue options for a convenience store, facilities for children and young people and swimming pool options.					
OPTION SOUNDNESS EVALUATION					
Consistent	Improving provision and accessibility of community services and facilities for all will help achieve the AAP vision for Community Life to meet the needs of everyone.				
1) Contribution to overall vision and strategic development objectives					
2) Consistency with community strategy/local area agreement	Sustainable Community Strategy (SCS) partnership 'The Inclusive City' contains a top level objective to ensure that all citizens can take part in the life of York by promoting opportunities for all and enabling everyone to access services and facilities. RSS identifies Community Strategies as the main				

	mechanisms for delivery. York LDF Core Strategy seeks to create sustainable neighbourhoods with access to quality local services. New development will contribute towards ensuring there are sufficient facilities to meet community needs. New facilities should be in locations which are well served by public transport and are accessible by walking and cycling.
3) Regional and national guidance	PPG 17 Open Space, Sport and Recreation advises local authorities to locate more intensive recreational uses on sites where they can contribute to town centre vitality and viability. Guidance also encourages improving access through quality public realm design. RSS core approach includes strengthening the role and performance of the region's main towns and centres by regarding them as the logical focus of local communities and efficient hubs of connected activity, accessible by public transport.
Justified 4) Consultation response	The options outlined in the preferred approach received public support. The predominate view was that the provision of community services and facilities should be to meet the needs of all as oppose to targeting specific needs. However, consultation suggests that young people/ teenagers and the elderly need to be better provided for. There was a mixed response to where and how services and facilities should be provided in terms of either on-site as part of new developments or in areas of proven need funded through developer contributions.
5) Sustainability appraisal	Options would potentially reduce the need to travel with benefits in terms of air quality and carbon emissions. It may also create opportunities for the expansion of skills and learning through community facilities. The preferred approach will help to address a range of different accessibility needs.
6) Community benefits	Increasing opportunities to access community services and facilities and the frequency and range of facilities within the city centre will have implicit benefits for the community, such as better community cohesion and an increase in participation levels at community events and life.
7) Evidenced approach	The LDF evidence base, including the Strategic Housing Market Assessment 2007 (SHMA) and the Council's Open Space and Sports Study 2008, identifies a city centre shortfall in leisure facilities, several forms of open space, especially children's play spaces and natural and semi natural space. It also highlights the importance of considering how accessible the facilities are to different groups of people. City of York Council's Lifelong Learning and Culture: Service Plan also provides up-to-date information and targets the AAP can help to deliver.

Effective 8) Viability	The AAP must conform with the approach taken in the LDF Core Strategy which will set the City-wide approach to the provision of community facilities. City centre specific provision will require up-to-date information on existing facilities and requirements. This information can be gathered from Council services and may also involve a specific city centre study. The Council's approach to the Community Infrastructure Levy will help to determine a viable approach to provision through the AAP.
9) Deliverability	The overall approach to provision of new facilities through the LDF will be planned through development contributions and on-site in appropriate developments. Provision will be corporate led and community focussed. Although the Core Strategy will set the overall approach to city-wide delivery of community services and facilities, the AAP will be an important policy tool to identify and direct new developments, initiate and facilitate opportunities through projects and funding bids and improving access to existing facilities.
10) Flexibility	The options proposed are not inflexible and could be adapted to changing circumstances. Future development can be adaptable in terms of levels of funding and need.

NEXT STEPS

Review findings of the Core Strategy topic paper on Infrastructure Delivery.

Work with the PlayBuilder team to deliver facilities for children.

Work with Life Long Learning and Culture to identify opportunities for the development of facilities for young people.

Pursue swimming pool options with Leisure Services.

Consider consultation strategy and techniques specific to this preferred option.

KEY THEME 3: CULTURAL ACTIVITY: QUESTION 30

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1 emphasises the need for Local Authorities, in planning for development, to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities. Planning Policy Statement 6 relates to town centres and town centre uses, and advises that uses including shops, restaurants, bars, and other cultural facilities are firstly located in town centres.

Regional Spatial Strategy:

RSS (Yorkshire and Humber Plan, May 2008) Policy Y1: York sub area policy seeks to develop the role of York as a Sub Regional City and support the roles of Selby and Malton. RSS recognises the need to ensure that a wide range of community facilities including health care and leisure facilities are accessible to all without the need to rely upon the private car.

Sustainable Community Strategy:

The theme partnership 'York – A City of Culture' includes a strategic aim to encourage culture to be a central element of place making and 'York – The Inclusive City' includes a strategic aim that the city centre will be vibrant, young people welcome, visible and prominent and residents will consider cultural provision to be "for them".

LDF Core Strategy:

New community facilities should be in locations which are well served by public transport and are accessible by walking and cycling. The Council will seek to protect against the loss of existing local services.

YORK EVIDENCE BASE

The Council's Lifelong Learning and Cultural Plan 2007 to 2010 has the vision to celebrate both York's uniqueness and diversity, and promote a culture that helps build a confident and creative community, welcomes and inspires resident and visitor alike, and encourages quality opportunities for fun, learning, and fulfillment open to all.

Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
21. Provide opportunities and places for cultural activity.	I / ?	**	*	I	I / ?	O	O / I	?	I / ?	**	I	O	I / ?
21. Provide opportunities and places for cultural activity.	**	I	I	O	O	*	? / *	*	**	*			

CULTURAL ACTIVITY- ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 30: How should the AAP provide opportunities for the city's cultural and social scenes to be developed?

OPTION 1: Develop new cultural facilities and venues within the city centre. Tell us what facilities and venues you would like to see developed?

Response: 17 Supported | 0 Not Supported | 0 Mixed | 5 Comment | Total Responses 22

QUESTION 30: How should the AAP provide opportunities for the city's cultural and social scenes to be developed?

OPTION 2: Develop local skills, traditions and produce within York's cultural attraction, and appoint local artistic talents

in projects to enhance public spaces.					
Response:	13 Supported	0 Not Supported	0 Mixed	2 Comment	Total Responses 15
QUESTION 30: How should the AAP provide opportunities for the city's cultural and social scenes to be developed?					
OPTION 3: Retain redundant places of worship for cultural and/or community uses.					
Response:	21 Supported	2 Not Supported	2 Mixed	7 Comment	Total Responses 32
Key points made: <i>Individual responses to Q30 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.</i> <ul style="list-style-type: none"> ▪ Historic buildings provide a wide range of venues which are otherwise difficult to find. ▪ Need for outdoor multifunctional space, which can accommodate large-scale performances. ▪ Consider the Focal Building to be built at Hungate. ▪ Visual art scene is underdeveloped with limited opportunities to obtain studio accommodation. ▪ New building for Historic Archives – consider site of Peasholme Centre. ▪ For an Anglican Parish church to change use formal procedures must be followed and it would not be possible for the Council to retain such places for cultural or community uses without statutory course. ▪ Venues for bigger events. ▪ Exhibition Square should be made traffic free and used for cultural activity, festivals and performance. 					
PREFERRED OPTIONS - A combination of options 1 and 2 will be advanced to the next stage for the reasons set out below. Option 2 will need to be addressed in Preferred option principles to inform a subsequent Public Realm and Movement Strategy produced through the City Centre AAP.					
OPTION SOUNDNESS EVALUATION					
Consistent		This approach will help to deliver the AAP vision for community life in particular providing opportunities and places to express and sample culture from across the world.			
1) Contribution to overall vision and strategic development objectives					
2) Consistency with community strategy/local area agreement		Options can help to deliver the SCS 'A City of Culture' top level objective in providing opportunities for fun and inspiration and making York a more active and participative city.			
3) Regional and national guidance		PPS 1 Delivering Sustainable Development promotes the need for inclusive, accessible development in achieving sustainable communities. The Good Practice Guide on Tourism recommends that facilities are integrated with their surroundings in terms of design and layout,			

	and that they are located to maximise synergies with other attractions. RSS Policy E6 supports local cultural distinctiveness and contributes to the quality of life in the community.
Justified 4) Consultation response	Option 1 and option 2 are supported by representations. New cultural facilities and venues suggested by the public include better provision for outdoor events, visual arts and new home for the City Archives. Option 3 received support and representations identified that it would not be possible for the Council to retain an Anglican Parish church for cultural or community uses without statutory course.
5) Sustainability appraisal	Enhancing public spaces would be a good way to integrate people with their environment. Retaining places of worship for community use would help to maintain the character and integrity of the buildings. The economy in York is reliant on the cultural activities provided in the city centre and as such this option would be beneficial as it would help to encourage more people to visit the city centre and potentially increase spending. More cultural facilities will mean a greater variety of activities and greater opportunities for people to participate.
6) Community benefits	Option 1 will help to provide a greater range of interests for the public and may encourage events and activities currently missing in York. Option 2 who commission local people with artistic talents and provide employment. It would also encourage communities to participate and become more interested in spaces around the city.
7) Evidenced approach	CYC Public Arts Strategy promotes steps which encourage new audiences to experience arts activity, it also seeks to encourage participation in arts activity, support new work and help develop audiences. CYC Lifelong Learning and Culture Service Plan: 2008/09 contains the following objectives to make York more eventful, engagement in learning, being healthy, supporting stronger communities and developing a vibrant cultural infrastructure.
Effective 8) Viability	The AAP can encourage and support cultural activities through new developments and public realm enhancements which can respond to the space and infrastructure requirements of the cultural calendar and aspirations of the York City of Festivals programme.
9) Deliverability	Implementation of public realm improvements such as events space will be planned through an integrated and rolling programme of work which will encourage capacity building and best practice. It is proposed that identified developers and partners will help to shape design and delivery of specific projects. It may also be possible to deliver projects in phases where appropriate.

10) Flexibility	The options proposed are not inflexible and could be adapted to changing circumstances. Development and enhancement projects are also flexible in terms of the level of funding and resources available at any given time especially where a phased approach is taken.
<p>NEXT STEPS</p> <p>Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy for the city centre. The Preferred Options stage will put forward principles on which the future strategy will be written.</p> <p>Key issues:</p> <ul style="list-style-type: none"> ▪ Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) ▪ Consider consultation strategy and techniques specific to this preferred option 	

KEY THEME 3: EVENING ACTIVITY: QUESTION 31, 32 & 33

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 6 promotes the vitality and viability of town centres and encourages local planning authorities to adopt a plan-led approach including managing the role and function of existing centres so they meet the needs of residents and visitors. Office of the Deputy Prime Minister (2004) Good Practice in Managing the Evening & Late Night Economy promotes measures such as new developments including a mix of uses into the evening and night-time economy that help create a busy atmosphere day and night, encouraging diversity and local distinctiveness as well as the need for non-alcohol centred evening activities such as galleries, museums etc.

Regional Spatial Strategy:

RSS aims to grow York as a key driver of the Leeds City Region economy by encouraging amongst other sectors the evening economy.

Sustainable Community Strategy:

The theme partnership 'York –City of Culture' has the strategic aim to integrate our product e.g. events calendar, licensing policy, transport connections attractions opening hours, shopping hours, and pedestrian hours. As well as encourage high quality café bar environments around public spaces.

LDF Core Strategy:

Includes a strategic objective to ensure that York's tourism and evening economy is promoted.

YORK EVIDENCE BASE

City of York Council and Visit York study York After Dark (April 2007) aims to promote, improve and diversify the City's evening economy and encourage more people to take part. The strategy conforms with the 'Civic Trust' vision and aspirations for the evening economy for all UK towns and cities. CYC Statement of Licensing Policy seek to ensure that the City of York Council continues to offer a wide choice of high quality and well managed entertainment and cultural venues within a safe, orderly and attractive environment, valued by those who live in, work in, and visit, the city. Lifelong Learning and Culture: Service Plan 2008/09 includes objectives to make York more eventful and develop a vibrant culture infrastructure.

SUSTAINABILITY STATEMENT

Objective s	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
7. Diverse and inclusive evening economy	*	* / -	O / ?	- / ?	? / -	I / ?	?	O	O / ?	*	I / _	?	I / _

Objective s	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4
7. Diverse and inclusive evening economy	I / *	I	I	O	O	**	*	O	**	?

EVENING ECONOMY- ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 31: How can we encourage greater diversity in York's evening economy, and what level of intervention is appropriate ?

OPTION 1: Maximise the potential of what we already have such as museums, galleries and libraries, which could open later into the evenings.

Response:	21 Supported	0 Not supported	0 Mixed	1 Comment	Total Responses 22
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QUESTION 31: How can we encourage greater diversity in York's evening economy, and what level of intervention is appropriate?					
OPTION 2: Pursue greater diversity through new development which promotes evening activity. What types of facilities are we currently lacking?					
Response:	11 Supported	0 Not Supported	0 Mixed	0 Comment	Total Responses 11
OPTION 3: Pursue greater diversity through restricting the growth of alcohol dependent activities, specifically Planning Use Class A4 drinking establishments.					
Response:	12 Supported	0 Not Supported	0 Mixed	1 Comment	Total Responses 13
Key points made: <i>Individual responses to Q31 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.</i>					
Question 31 <ul style="list-style-type: none"> ▪ Castle car park could provide outdoor performance space ▪ Opportunity to stimulate evening economy further through provision of riverside activity ▪ Development that attracts more families ▪ Good performance venue needed 					
QUESTION 32: How can we help to improve the ambience and perception of the city centre in the evening ?					
OPTION 1: Work with the relevant licensing decision makers to promote greater adoption of café culture by encouraging more outdoor seating for café bars and restaurants.					
Response:	16 Supported	2 Not Supported	3 Mixed	4 Comment	Total Responses 25
OPTION 2: Improve the amenity value of the city centre by expanding lighting schemes so that a wider area is well lit after dark. In which areas would lighting be most beneficial.					
Response:	9 Supported	3 Not Supported	1 Mixed	4 Comment	Total Responses 17
OPTION 3: Do nothing, there is no need to intervene and change the ambience or current perceptions of the city centre in the evenings.					
Response:	1 Supported	3 Not Supported	0 Mixed	0 Comment	Total Responses 4
Key points made: <i>Individual responses to Q32 tended to cover all options rather than give separate responses to each. It is therefore appropriate to</i>					

summarise key points in response to the question.

QUESTION 32

- Greater seating for bars and cafes could help to promote “café culture”
- May need to restrict traffic to achieve this
- Alcohol free venue needed
- Newgate could be used after dark
- Seating in front of establishments should be confined to locations where it can coexist with existing functions of public realm
- Areas suggested for expanded lighting include Toft Green, Micklegate, Piccadilly and riverside walks
- Concern about spreading pub culture into public space

QUESTION 33: Are there opportunities to provide a safer and more flexible choice of night-time transport?

OPTION 1: Park and Ride schemes should operate later into the evening (e.g. until 11.30pm) specifically to cover times when people are leaving evening entertainment venues such as the theatre, opera house and concerts.

Response:	21 Supported	0 Not Supported	1 Mixed	3 Comment	Total Responses 25
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OPTION 2: Work with transport providers to extend their services into the evening.

Response:	18 Supported	0 Not Supported	0 Mixed	2 Comment	Total Responses 20
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OPTION 3: Work with stakeholders to facilitate improved facilities at city centre taxi ranks in the evenings and at night.

Response:	12 Supported	0 Not Supported	0 Mixed	1 Comment	Total Responses 13
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Key points made:

Individual responses to Q33 tended to cover all options rather than give separate responses to each. It is therefore appropriate to summarise key points in response to the question.

- Taxi ranks need managing
- Park and Ride should operate to 11.30
- Work with rail for later Harrogate and Scarborough trains
- Buses (not just Park and Ride) should run later in the evening – improve links to rural areas and tourist attractions (liaise with National Trust and local villages)
- Encourage People Carrier sized taxis for young people after events in the City with a Young Person’s travel card.
- Extending Park and Ride would benefit those who have come from elsewhere by car, but not those who live in York, for which a night bus service might be more appropriate.

PREFERRED OPTION(S) QUESTION 31 - A combination of all options will be advanced to the next stage for the reasons set out below. Option 3 will need to be informed by the CYC Statement of Licensing Policy and form a planning policy within the LDF.	
OPTION SOUNDNESS EVALUATION	
Consistent	
1) Contribution to overall vision and strategic development objectives	The preferred approach is consistent with the AAP Vision for Community Life in particular to broadening accessibility in all sectors of the city centre economy to all people.
2) Consistency with community strategy/local area agreement	This approach complements a more integrated response to providing a diversity of things to do in the evenings and will benefit both residents and visitors. In addition to the social benefits it is appropriate for retaining/ enhancing the viability and vitality of the city centre.
3) Regional and national guidance	ODPM (2004) Good Practice in Managing the Evening & Late Night Economy promotes measures such as new developments including a mix of uses into the evening and night-time economy that help create a busy atmosphere day and night, encouraging diversity and local distinctiveness as well as the need for non-alcohol centred evening activities such as galleries, museums etc. RSS aims to grow York as a key driver of the Leeds City Region economy by encouraging amongst other sectors the evening economy.
Justified	
4) Consultation response	Representations were almost unanimously in favour of the options put forward. This also concurs with the consultation undertaken as part of the York After Dark research.
5) Sustainability appraisal	Sustainability Appraisal suggests that careful management would alleviate possible negative environmental impacts, attracting more people to the city centre in the evenings and diversifying the offer will have a positive economic effect. Socially more people would have greater access to activities in the evening.
6) Community benefits	Community benefits would be achieved through broadening the appeal of activities for all residents. Attracting a more diverse population to enjoy activities in the evening would help to reduce some of the existing concerns over the night-time environment and safety issues in the city centre.
7) Evidenced approach	Options have evolved from research and findings from the Council's York After Dark study (2007). Option 3 would reflect the CYC Statement of Licensing Policy 2008 and national Licensing Act 2003.

Effective 8) Viability	The positive effects of increased participation in evening activities is considered viable against the cost of provision. Viability assessments will be undertaken on proposals developed through the composite of options presented at the first stage. This will also be tested against the full evidence base.
9) Deliverability	Would depend on a level of collaboration between key stakeholders and providers of activities suitable for the evening sector. Management and implementation of a coordinated evening programme would be Council-led and further expansion would rely on stakeholder involvement and consumer participation.
10) Flexibility	The approach would allow for flexibility in that the effectiveness will be monitored and reviewed.
PREFERRED OPTION(S) QUESTION 32 The preferred approach to question 32 is to develop Preferred Options principles to inform a subsequent Public Realm and Movement Strategy through the City Centre AAP and this will include variations on options 1 and 2.	
OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	This approach is consistent with the vision for both Economic Vitality to have a more diverse and inclusive evening experience including a thriving early evening economy.
2) Consistency with community strategy/local area agreement	Improving the ambience and perception in the evenings and throughout the day would help to deliver many of the strategic aims of the SCS especially the City of Culture partnership. The approach would help deliver high quality café-bar environments around public spaces and rivers.
3) Regional and national guidance	ODPM (2004) Good Practice in Managing the Evening & Late Night Economy promotes measures such as new developments including a mix of uses into the evening and night-time economy that help create a busy atmosphere day and night, encouraging diversity and local distinctiveness as well as the need for non-alcohol centred evening activities such as galleries, museums etc. RSS aims to grow York as a key driver of the Leeds City Region economy by encouraging amongst other sectors the evening economy.

Justified 4) Consultation response	Representations were predominately in support of options 1 and 2 provided that appropriate management is forthcoming.
5) Sustainability appraisal	Sustainability Appraisal suggests that encouraging more people to the city centre for outdoor activity may be beneficial for the economy but may result in some negative environmental impacts. However, effective management would offset this impact. This approach will encourage the day time economy to expand into the evening and night time. It would have a wider appeal for residents and would potentially attract repeat visits due to improved ambience and experience. Solar lighting schemes provide an opportunity to reduce resource consumption whilst providing the necessary lighting to reduce people's fear of crime and make walking in the city centre after dark feel safer.
6) Community benefits	Increased accessibility will in turn encourage greater provision of a more broad range of activities with associated community benefits.
7) Evidenced approach	York After Dark research (2007) identified both café culture and lighting schemes as ways of diversifying the evening economy and widening it's appeal. SCS Thriving City and City of Culture include strategic aims that the AAP could help to deliver through these options.
Effective 8) Viability	The positive effects of increased participation in evening activities is considered viable against the cost of provision. Viability assessments will be undertaken on proposals developed through the composite of options presented at the first stage. This will also be tested against the full evidence base.
9) Deliverability	<p>Would depend on a level of collaboration between key stakeholders and providers of activities suitable for the evening sector. Management and implementation of a coordinated evening programme would be Council-led and further expansion would rely on stakeholder involvement and consumer participation.</p> <p>Any possible negative impact on the Historic Core Conservation Area, as well as the environment and residential amenity would need careful consideration and effective management.</p>

10) Flexibility	The approach is not prescriptive in terms of the site(s) of outdoor seating nor lighting schemes. Trial periods could be employed and the approach should be flexible to changing circumstances.
PREFERRED OPTION(S) QUESTION 33 - A composite of options 1 to 3 will be advanced to the next stage for the reasons set out below. In order to successfully implement options 1 and 2 the AAP needs to help create viable commercial conditions through a more diverse evening economy to attract a wider audience and greater patronage. Therefore it is considered that these options may be implemented at a later stage of the AAP lifetime. Option 3 will be a key consideration when developing Preferred Options principles that inform a subsequent Public Realm and Movement Strategy.	
OPTION SOUNDNESS EVALUATION	
Consistent	
1) Contribution to overall vision and strategic development objectives	A more flexible choice of night-time public transport and improved facilities at taxi ranks would help to deliver the AAP vision for Economic Vitality and Community Life. This approach will make the city centre more readily accessible in the evenings and at night time and support a more diverse evening economy.
2) Consistency with community strategy/local area agreement	A greater choice of public transport options would contribute to the strategic aims of the SCS 'Sustainable City', 'Safer City' and 'Inclusive City' partnerships by improving access, reducing levels of antisocial behaviour and developing sustainable means of transportation.
3) Regional and national guidance	PPS 1 highlights the need for inclusive, accessible developments and PPS 6 recommends a planned approach to managing the role and function of city centres. RSS policy E2 promotes environmental enhancements and accessibility improvements to create a distinct, attractive and vibrant sense of place for city centres.
Justified	
4) Consultation response	Each option was supported by the representations and there were no representations against. In addition, qualitative feedback from workshops also supported the options presented for question 33.
5) Sustainability appraisal	Sustainability Appraisal suggests that promoting sustainable transport modes at all times of day will help gain maximum benefits for the environment. However, it must first be economically viable for transport companies for them to participate in taking forward option 2. Improve taxi rank facilities would contribute to a safer environment and safer modes of transport are paramount to how late people are willing to stay in the city centre.
6) Community benefits	Benefits to the community include a greater choice of safe transportation, helping to maintain a

	safe environment and reducing instances of antisocial behaviour.
7) Evidenced approach	The approach is consistent with the current Local Transport Plan and emerging key evidence base work on the City Centre Accessibility Framework.
Effective 8) Viability	<p>The positive effects of increased participation in evening activities and the contribution to a safer environment is considered viable against the cost of provision. Viability assessments will be undertaken on proposals developed through the composite of options presented at the first stage.</p> <p>Viability of option 2 may be determine by the success of other options and the implementation of various actions proposed by the AAP.</p> <p>The City Centre Accessibility Framework, AAP transport and public realm proposals will have to inform any infrastructure upgrades.</p>
9) Deliverability	Would depend on a level of collaboration between key stakeholders and transport providers in particular evening services. Taxi rank improvements could be an important element of the public realm strategy and therefore funded accordingly. In order to successfully implement options 1 and 2 the AAP needs to help create viable commercial conditions through a more diverse evening economy to attract a wider audience and greater patronage. Therefore it is considered that these options may be implemented at a later stage of the AAP lifetime.
10) Flexibility	The approach is not prescriptive in terms of Park and Ride services and trial periods could be employed. The approach should be flexible to changing circumstances.
NEXT STEPS <p>Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy for the city centre. The Preferred Options stage will put forward principles on which the future strategy will be written.</p> <p>Key issues:</p> <ul style="list-style-type: none"> ▪ Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) ▪ Consider consultation strategy and techniques specific to this preferred option ▪ Consider the findings of the Local Transport Plan 3 	

KEY THEME 3: HOUSING TYPES: QUESTIONS 34 AND 35

POLICY BACKGROUND

National Planning Policy:

PPS1 – Planning Policy Statement 1: Delivering Sustainable Development (2005) recognises the needs of everyone, and promotes social inclusion, sustainable communities and personal well-being. As a central principle, the policy states that development should support existing communities and contribute to the creation of safe, sustainable, liveable and mixed communities

PPS3 – Housing (March 2005) stresses the need for mixed and balanced communities, and emphasises the government's key housing policy – to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. PPS3 states that the characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people. It goes on to say that the proportion and profile of new housing should be based upon the findings of the local Strategic Housing Market Assessment findings and other local evidence.

Regional Spatial Strategy:

The RSS reinforces national policy aims to create mixed and balanced communities, and acknowledges the high demand status of York. It sets an affordable housing target of at least 40% on all new housing developments.

Sustainable Community Strategy:

York as an Inclusive City is identified in the Community Strategy as a strategic ambition. Specifically, the strategy identifies the need to provide more affordable housing, 'life standard' and sustainable housing in balanced communities. It aims to work with neighbouring Council's to develop new approaches to affordable housing, and to reduce homelessness.

The strategic aims and actions also aim to address the needs of significant pockets of deprivation, poor health and high crime within the city and to narrow the gap between the most and least deprived.

The strategy aims to focus on improving the quality of life for those communities identified as living in the 20% most deprived neighbourhoods in England (which, in the city centre, includes Walmgate and Guildhall wards), with the results of a pilot partnership scheme in the most deprived area of the city (xx) being used to inform a citywide approach to reducing deprivation.

The Community Strategy looks to respond positively to the changing black and minority ethnic population in the city, and aims to ensure that preventative and effective action is taken to protect vulnerable adults from all forms of abuse, including neglect by both individuals and service providers.

LDF Core Strategy:

The strategy follows national and regional policy objectives, and aims to ensure that York's current and future residents have access to decent, safe and accessible homes throughout their lifetime. It aims to ensure that new development proposals respond to the findings of the Strategic Housing Market assessment and, in order to create a better balance between new houses and flats, sets an overall target of 70% houses, 30% flats and a density level of 75 dwellings per hectare in the city centre.

New housing development should provide affordable housing consistent with the overall strategic target of 40%, with a sliding scale increasing in affordable housing contribution as site size increases.

YORK EVIDENCE BASE

The Strategic Housing Market Assessment (June 2007) concludes that, given the massive shortfall of affordable housing in the city, there is justification for setting an affordable housing target of 50% in new housing developments.

Overall there is expected to be greater demand for housing than the current stock of housing can meet. Across all tenures there is an apparent shortfall of 982 dwellings per annum (excess demand over supply).

The tenure split within this target is given as 60% social rented and 40% discount sale – again to reflect the need for housing identified in the study.

There is an expressed need for small (21 % want 1 bed), medium (29% want 2 bed) and larger family housing (29% want 3 bed, 21% want 4 bed+), and 60% of the need is for houses/ 40% for flats – which reflects regional and national objectives to build new housing for a wide variety of households.

SUSTAINABILITY STATEMENT													
Objectives	EN1	EN2	EN3	EN4	EN5	EN6	EN7	EN8	EN9	S1	S2	S3	S4
18. Have suitable housing for range of people, including affordable housing.	I / ?	? / -	I / ?	I	I / ?	I / *	*	?	I / ?	**	O	*	?
Objectives	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4			
18. Have suitable housing for range of people, including affordable housing.	?	?	*	?	O	**	**	?	* / I	*			
HOUSING TYPES - ISSUES AND OPTIONS CONSULTATION RESPONSE:													
General Comments on this Issue: Whilst tourism is important, we should not neglect local people. They also need affordable homes. Plans for additional housing need to take account of existing lively evening economy, and should not dissuade investment in improvements in lighting, performance space, etc that will bring in additional visitors and residents in the evening.													
HOUSING TYPES - ISSUES AND OPTIONS CONSULTATION RESPONSE:													
QUESTION 34: For who should new housing in the city centre be designed for...single people, families, young people, older people ?													

OPTION 1: New housing in the city centre should be built for a wide range of different people					
Response:	12 Supported	0 Not supported	10 Mixed	0 Comments	22 Total Responses
Question 34: For who should new housing in the city centre be designed for...single people, families, young people, older people ?					
OPTION 2: Housing to suit families and older people should be prioritised					
Response:	0 Supported	1 Not supported	11 Supported with another option	0 Comments	12 Total Responses
Question 34: For who should new housing in the city centre be designed for...single people, families, young people, older people ?					
OPTION 3: New housing should continue to be about modern city living					
Response:	1 Supported	2 Not supported	8 Supported with another option	0 Comments	11 Total Responses
OPTION 4: New housing should especially cater for local people on low incomes					
Response:	3 Supported	4 Not supported	12 Supported with another option	0 Comments	19 Total Responses
PREFERRED OPTIONS – HOUSING TYPES Option 1 is the preferred option because it more closely reflects the views of people through consultation, and accords with national, regional and local policy objectives and evidence base. It actually includes all other options in terms of support for housing to suit families, older people, people on low incomes and modern city living, all of which received unanimous support.					

OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	All four options are consistent with the AAP Vision for Community Life, especially in terms of providing a wide range of homes to suit particular needs. Some strong views have been expressed to say that particular groups should be exempt from new housing opportunity in the centre, but these views are the exception rather than the rule. Most respondents agree that new housing in the city centre should be for older people, young people, single people, families and should include affordable housing for people on low incomes.
2) Consistency with community strategy/local area agreement	Option 1 reflects the strategic objective of the local area agreement in terms of ensuring that all citizens can take part in the life of York by promoting opportunities for all, tackling poverty and exclusion and enabling everyone to access services and facilities.
3) Regional and national guidance	Option 1 is consistent with national and regional policy objectives to create mixed and balanced communities, and to provide more affordable housing for local people on low incomes in York.
Justified 4) Consultation response	The overriding view expressed, that new housing should be for a range of people in the city centre, accords with the findings of the 2007 Strategic Housing Market Assessment (SHMA), which included 3,121 individual responses to a postal questionnaire, as well as four stakeholder events, supplemented by additional interviews with specific organisations and individuals, and face-to-face interviews with estate/ letting agents and developers.
5) Sustainability appraisal	<p>Key Positive Effects</p> <p>This option will help to meet the need for more family housing.</p> <p>The potential to create mixed and balanced communities in the city centre is maximised through the delivery of this option.</p> <p>Mixed densities and housing types (detached, semi-detached, terraces, flats) will provide a range of accommodation types and prices which will appeal to a range of people in the city centre, which will help to achieve a diverse and vibrant city centre community.</p> <p>Key Constraints and Uncertainties</p> <p>More apartments than set out in the SHMA may be needed to ensure scheme viability.</p> <p>Impact of this option on the quality of the built environment and the cultural heritage of the city centre will depend on site location, scale, design, construction and operation.</p> <p>The biodiversity value of individual site developments will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design and to avoid impact on wildlife or habitat creation.</p>

	<p>Much of the city centre is located in flood zone 3a (ii) – further assessment work is required using the SFRA and, where appropriate, mitigation measures considered.</p> <p>Key Opportunities and Enhancements Opportunity to provide housing in line with the 2007 SHMA and to provide a good balance of single and family housing in the city centre.</p>
6) Community benefits	<p>National guidance expressly states that new housing should help to create mixed and balanced communities..</p> <p>Following extensive consultation with local groups and individuals, the Sustainable Community Strategy concludes that we should maintain community cohesion and develop strong, supportive and durable communities in York.</p>
7) Evidenced approach	<p>The findings of the 2007 Strategic Housing Market Assessment fully reflect the preferred option to build housing in the city centre for a wide range of different people.</p>
Effective 8) Viability	<p>The preferred option will have a medium to high positive impact in the city centre due to potentially high revenue generation and additional benefits of renewal and regeneration.</p>
9) Deliverability	<p>Identified developers and partners would help deliver the option (and some allocated city centre sites, such as Castle Piccadilly and Hungate, do already have the benefit of this). Due to the high profile nature and unique city centre location, it is considered that potential deliverers will come forward on unallocated sites as they become available for development.</p> <p>A positive, partnership approach to site assembly and negotiation will help to promote a good mix of house types which will help to achieve a balanced mix of people within the city centre, as will the evidence base and reasoned justification in the Area Action Plan and any supplementary site development briefs.</p>

10) Flexibility	This option may prejudice flexibility over time. It would allow for flexibility for changing circumstances through the types of units at the detailed masterplanning/ design stage of development if accompanied by more updated research than the 2007 Housing Market Assessment. The Area Action Plan could include a policy approach within which target proportions for different types and sizes of home would be considered.				
NEXT STEPS Take forward preferred option to Policies section of Preferred Option AAP. Consider update of and timetable for new Strategic Housing Market Assessment. Continue to work with house builders and consultants in order to agree a mix of housing types and sizes within new housing schemes.					
HOUSING TYPES - ISSUES AND OPTIONS CONSULTATION RESPONSE:					
QUESTION 35: How should affordable housing be delivered in the city centre ? OPTION 1: By reducing the affordable housing threshold even further than currently applied in York.					
Response:	1 Supported	1 Not Supported	4 Mixed	17 Comment	6 Total Responses
QUESTION 35: How should affordable housing be delivered in the city centre ? OPTION 2: By sticking to the existing threshold but by targeting different methods					
Response:	9 Supported	0 Not Supported	10 Mixed	0 Comment	19 Total Responses
QUESTION 35: How should affordable housing be delivered in the city centre ? OPTION 3: There should be no variation from the Core Strategy policy for delivering affordable housing in the city.					
Response:	7 Supported	0 Not Supported	5 supported with other options	7 Comment	7 Total Responses
QUESTION 35: How should affordable housing be delivered in the city centre ? OPTION 4 : Consider specific areas for housing renewal which would provide better quality and more appropriate housing provision.					
Response:	3 Supported	0 Not Supported	5 Mixed	17 Comment	8 Total Responses

Key points made: <ul style="list-style-type: none"> • Overall approach will be determined through the LDF Core Strategy – any variation must be fully justified. • Living accommodation over shops is not ideal for families. • Need for affordable housing should be balanced against practical and economic factors. • If city's economy is to be vibrant and resilient there needs to be a good proportion of high earners living there. • Need to consider implications for future maintenance and welfare of historic built heritage. 	
PREFERRED OPTIONS – HOUSING TYPES Option 2 is the preferred option because it more closely reflects the views of people through consultation, and accords with national, regional and local policy objectives and evidence base. It will be subject to affordable housing policy review through the Core Strategy.	
OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	All four options are consistent with the AAP Vision for Community Life, especially in terms of providing a wide range of homes to suit particular needs. Some views have been expressed to say that there is not much scope for housing in the city centre, and a number of respondents point to the wasted potential of flats above shops. Most respondents agree that affordable housing in the city centre should follow the wider core strategy policy, and should also investigate other initiatives such as living over the shop .

2) Consistency with community strategy/local area agreement	The options reflect the strategic objective of the local area agreement in terms of ensuring that all citizens can take part in the life of York by promoting opportunities for all, tackling poverty and exclusion and enabling everyone to access services and facilities.
3) Regional and national guidance	The options are consistent with national and regional policy objectives to create mixed and balanced communities, and to provide more affordable housing in York.
Justified 4) Consultation response	The overriding view expressed, that new affordable housing in the city centre follow the wider affordable housing policies of CYC, accords with the findings of the 2007 Strategic Housing Market Assessment (SHMA), which included 3,121 individual responses to a postal questionnaire, as well as four stakeholder events, supplemented by additional interviews with specific organisations and individuals, and face-to-face interviews with estate/ letting agents and developers.
5) Sustainability appraisal	<p><u>Key Positive Effects</u> Will help to meet the need for decent, affordable housing in the city centre. Potential to create mixed and balanced communities in the city centre. Mixed housing types (market, for rent and sale, and affordable, for affordable rent and discounted sale) will provide a range of accommodation which will appeal to range of people, which will help to achieve a diverse and vibrant city centre community.</p> <p><u>Key Constraints and Uncertainties</u> Less affordable housing than set out in the SHMA may be needed to ensure scheme viability, especially on complex brownfield sites. Impact of this option on the quality of the built environment and the cultural heritage of the city centre will depend on the location, scale, design, construction and operation. The biodiversity value of individual site development will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact on wildlife or habitat creation</p> <p><u>Key Opportunities and Enhancements</u> Opportunity to provide good quality affordable housing in line with the SHMA.</p>

6) Community benefits	National guidance expressly states that new housing should help to create mixed and balanced communities.. Following extensive consultation with local groups and individuals, the Sustainable Community Strategy concludes that we should maintain community cohesion and develop strong, supportive and durable communities.
7) Evidenced approach	The findings of the 2007 Strategic Housing Market Assessment fully reflect the preferred option to build affordable housing in the city centre for a wide range of different people, including those on low incomes.
Effective 8) Viability	District-wide viability assessment work will be undertaken in May 2009 in order to test the core strategy affordable housing proposal.
9) Deliverability	Identified developers and partners would help deliver the option. A positive approach to site assembly and negotiation will help to promote a mix of house types for a balanced mix of people within the city centre, including an appropriate level of affordable housing, as will the evidence base and reasoned justification in the Area Action Plan, LDF Core Strategy, and any supplementary site development briefs.
10) Flexibility	This option may prejudice flexibility over time. It would allow for flexibility for changing circumstances through the types of units at the detailed masterplanning/ design stage of development if accompanied by more updated research than the 2007 Housing Market Assessment. Planning conditions and legal (Section 106) obligations can refer to site re-appraisals should developments take a long time to come through from planning approval. The LDF Core Strategy will include a policy approach within which target proportions of affordable housing for different sizes of site development are set out.
NEXT STEPS Refer preferred option 2 to LDF Core Strategy Preferred Options consultation. Initiate further work with CYC Housing & Adult Social Services in order to further investigate potential for living over the shop and other initiatives to make better use of vacant properties and space in the city centre. Continue to work with house builders and consultants in order to agree an appropriate mix of good quality, integrated affordable housing types and sizes within new housing schemes.	

CASTLE PICCADILLY OPPORTUNITY AREA	
POLICY BACKGROUND	
LDF Core Strategy: The key diagram identifies Castle Piccadilly as a retail growth area	
YORK EVIDENCE BASE	
Local Evidence Castle Piccadilly Development Brief The Council adopted a Development Brief in March 2006 for the Castle Piccadilly area. Its sets out the governing principles for a mixed use development on this site. Retail Study - The 2008 GVA Grimley Retail Study identifies Castle Piccadilly as the key development site for retail in York.	
SUSTAINABILITY STATEMENT	
The site is adjacent to the central shopping streets, is accessible to many people and would be a complementary location for a mixed-use development. The redevelopment of this area will provide an additional attraction within the city and draw people to what is currently a secondary location. A high quality development is required that takes into account its sensitive and historic location, along with ensuring that the development complements the city and does not cause conflict through competition.	
CONSULTATION RESPONSE:	
General Comments on this Issue: General <ul style="list-style-type: none"> • The scheme will only happen if viable • Council should only get involved in aesthetics, businesses know what will and will not work • Proposal must accord with the adopted brief • Area should be a priority for action • Openness of area is important • Site could be used for small cottage type industries • Building on Castle side would be a blight 	

- In terms of density there should be a distinction between Castle side and Piccadilly
- Car park area should be a green open space
- Car park could be relocated on to Piccadilly
- Piccadilly should be chief location for retail
- Castle area should be sensitively developed due to the historic environment
- A green river corridor should be created
- Pedestrian bridges over the Foss would add charm and encourage flow between two sides.
- Trees along the riverside should be retained
- Pedestrian walkways along the river edge should be enhanced
- Castle portion good site for Council Offices

QUESTION 38 – Are the issues identified here correct

Response:	14 Supported	2 Not Supported	5 Mixed	1 Comment	22 Total Responses
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- Only Piccadilly side should be referred to
- Not sure how family housing could be accommodated
- Would like to see Tower Gardens created
- Do not agree with level of retail promoted by retail study
- A quality development including retail and leisure is essential
- A major shopping mall would damage economic Vitality of the city
- No need for new retail except for a convenience food store
- Housing should not be a priority in this area
- Potential for performance space
- Key objective should be changed to read ‘ to achieve a substantial retail development providing a concentration of large modern shop units capable of accommodating needs of national and international retailers, to reduce substantial amount of locally generated expenditure currently leaking to competing facilities elsewhere and retain it in city’

QUESTION 39 – Are there other issues to address in this opportunity area

Response:	0 Supported	0 Not Supported	0 Mixed	17 Comment	17 Total Responses
<ul style="list-style-type: none"> • Arrangements for public transport, interchange facilities and disabled vehicular access • This should not be a retail led development • Need to consider strategy and approach as redevelopment has stalled and parts do not provide a positive image • Comprehensive development may not be appropriate due to physical and land owner constraints • Integration with the city is key • Other uses may be more appropriate than retail • Cost • Maintaining wildlife habitats • May be suitable for relocation of markets • Under economic Vitality add 'Retention of existing and recruitment of new iconic small businesses to ensure that York does not join other UK cities in having identical high streets of national chain stores only' • Need to promote local distinctiveness 					
PREFERRED OPTIONS - The preferred approach is for the Castle Piccadilly Opportunity Area to be taken forward as an Area of Change lead by series of objectives and the development of a mixed use development.					
OPTION SOUNDNESS EVALUATION					
Consistent 1) Contribution to overall vision and strategic development objectives 2) Consistency with community strategy/local area agreement 3) Regional and national guidance		A mixed used development on this site, following the principles of the adopted development brief, will assist in delivering improvements and enhancements to an important area of York City Centre. A high quality development will bring economic, environmental and social benefits to the area and will therefore assist the Council in achieving its aims and vision at both a local, regional, national and international level.			
Justified 4) Consultation response		Support is received for a high quality mixed used development that respects the historic character of this area. Many representors suggest ways in which the site should be taken forward. The protection of the area and buildings around Clifford's Towers is a key issue of concern.			
5) Sustainability appraisal		The SA highlights that this is an accessible site that provides a good location for a			

	complementary city centre development, which will lead to greater use of the area. It highlights the importance for the need of the development to respect the area.
6) Community benefits	A mixed-use development that provides civic space, along with other uses will provide community benefits for those who live, work and visit York.
7) Evidenced approach	The development of this site partly for retail is promoted in the Retail Study 2008. The study highlights the importance for additional retail space in the city and this site is identified a key site for maintaining and improving the cities market share.
Effective 8) Viability	The creation of a mixed-use development that is viable is considered possible, even though the site has a number of constraints and key requirements. Developers are currently looking into the comprehensive development of this area based on the principles of the development brief and there development options will be presented later this year to both the Council and stakeholders (including the general public).
9) Deliverability	The site is in a number of ownerships and a comprehensive approach is considered key to provide the best quality development that achieves its wide objectives. The scheme will require private development funding. A delivery plan will be developed and consulted on in the Preferred Option's
10) Flexibility	The development of a series of objectives will allow flexibility in the final development of this area.
NEXT STEPS Develop a series of spatial objectives for this area of change. Investigate the inclusion of land east of Piccadilly for example Reynard's garage See Gateway Streets and City Space Proformas for linkages in the City In taking forward options we will take into account feedback to potential projects as outlined in the Vision Perspective	

CULTURAL QUARTER OPPORTUNITY AREA:

POLICY BACKGROUND

National Planning Policy:

PPS 1: Delivering Sustainable Development

Seeks development that is sustainable and that balances social, environmental and economic benefits making town and city centres accessible for all.

PPS 6: Planning for Town Centres

This seeks vibrant and economically active town centres with town centre uses including retail, leisure, entertainment arts, culture and tourism. The Cultural Quarter runs from the Railway Station (in the York North West Area Action Plan) through the Museum Gardens to the Minster encompassing several areas designated for improvement in the City Centre Area Action Plan to assist both tourism, culture, leisure and retail providers.

Regional Spatial Strategy:

The RSS seeks to develop the role of York as a sub regional city, helping to support local cultural distinctiveness and contribute towards quality of life in the communities. It aims to promote tourism and associated development of an appropriate scale and type along waterways and realise the potential of heritage leisure and cultural assets by promoting the role of cities as modern, varied and colourful destinations of choice. These are realised through Policies Y1a, Y1d and E6.

Yorkshire Forward (Regional Development Agency) and the Yorkshire Tourist Board seek to capitalise on the economic benefit of events and festivals. 'York City of Festivals' programme includes popular events such as the York Early Music Festival and the York Festival of Food & Drink. Large scale events such as these can attract visitors in their own right, whilst an array of smaller events contribute to the vitality of the city centre. At present the city centre lacks some of the infrastructure needed to run events and requires investment to attain this. A review of the events taking place in city centre found overwhelming support for events both as tourists attractions, and as a means of bringing residents together

Sustainable Community Strategy:

The Community Strategy has ambitions to ensure development contributes to the special qualities and distinctiveness of York and is well designed and that York is recognised internationally as a cultural city with cultural provision that is distinctive, high quality, sometimes iconic with reinvestment into existing heritage and cultural attractions to raise the standards. The Community Strategy

also recognises the important contribution made by the many faith communities within York and the importance of the voluntary infrastructure not only in the faith sector but across the city centre providing leadership and enabling opportunities and initiatives, not just at the Minster but throughout the city – all adding to the cultural offer across the city centre.

LDF Core Strategy:

The preferred approach of the Core Strategy Preferred Options is to ‘allow inclusive access and movement for pedestrians, and promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for all’ and ‘improve the quality of the public realm and environment presenting first impressions to visitors arriving in, or passing through, York.’ This is particularly relevant to the cultural quarter as it represents a key link from the railway station and York Northwest to the city centre and as such is a major gateway route into, and out of, the city providing a main thoroughfare for residents and giving many visitors their first impression of York.

City of York Council also has a Public Arts Strategy (1998) notes that public art which is to be provided by the developer may be art that is integral to the design of the development, and the potential for open and civic space being suitable for performance and events should also be explored. This has been a requirement of several development briefs and the Hungate Development contributed a total of £0.02million for art study representing about 10% of the total development costs of the scheme. Contributions for Art (1% for Art S106 contributions) are set out in Local Plan policies GP13 and C6.

YORK EVIDENCE BASE

Cultural Quarter Scrutiny Committee have carried out much work as a separate but integral part of the CCAAP and carried out their own consultations that ran complementary to that of the CCAAP and gave further information regarding the specific aims of the Cultural Quarter Scrutiny Group. Additionally, the group are developing a business case and ideas for improvement based on the identified needs of the cultural community that can be taken forward as part of the CCAAP. Particular ambitions include the improvement of the ‘marble arch’ area and pursuing the pedestrian and cycle bridge between the railway station and the Museum Gardens.

Community Strategy actions require York to be recognised internationally as a cultural city of high quality places, to be a diverse, inclusive and cosmopolitan city that is active, creative and participative through partnership working through cultural activities that promote community enrichment, wealth and job creation.

Cultural Quarter - report to the Cultural Quarter Scrutiny Group and consultation results for Cultural Quarter (December 2008) CYC

Set out 8 Recommendations that were agreed by Members at the Meeting held in February 2009. These included:

York@Large ‘York – A City of Culture’

Endorses what makes York special in terms of its cultural offer with physical experience of the city – green spaces, squares and streets; and easy, enjoyable to move around on foot. Future proposals include an Urban design plan with public spaces that are capable of promoting York City of Festivals; café-bar environment in public spaces and by the rivers which can be opened up to exploit recreational opportunities to achieve international significance

World class heritage will continue to be the centre piece of cultural offer, but will receive reinvestment to raise them once more to state of the art, international standing.

‘Without Walls’ City Vision and Community Strategy (2004-2024)

This partnership’s top-level objective is “to support the progress and success of York’s existing businesses and to encourage new enterprises in order to maintain a prosperous and flourishing economy that will sustain high employment rates”. This objective contains a strategy, to provide a strong and distinctive cultural sector. Furthermore, the top-level objective of ‘York – A City of Culture’ partnership states that “to celebrate uniqueness and our diversity, we will promote a culture that helps build a confident and creative community, welcomes and inspires resident and visitor alike, and encourages quality opportunities for fun and fulfilment open to all”. Recent ideas by the York @ Large Partnership on updating the aims of ‘A City of Culture’ include paying greater attention to the physical experience of the city, it’s green spaces, squares and streets and ensuring that York’s cultural provision is more diverse, inclusive and accessible.

The Community Strategy sets out strategic aims in York: A City of Culture to secure a major cultural role for York at a regional, national and international level, whilst ensuring that York residents feel that what is on offer is for them and encourages them to participate. Celebrate uniqueness and diversity and promote a culture that helps build a confident and creative community, welcomes and inspires resident and visitor alike, and encourages quality opportunities for fun for all.

WOW sponsored paper ‘The Place of Culture’ highlights several key economic and social drivers of change in culture and leisure. These include;

- Changing incomes: Greater disposable income
- Demographic changes: Ageing population
- Time availability: greater need for time-value
- The third age, over 50 is the principal growth area and the paper identifies the need to retain the city’s graduates and entrepreneurs.

Many of these aims can be addressed in spatial terms, covering key aspects of York's cultural offer. The scope exists to maximise the development opportunities available in the city centre to help achieve these aims.

These aims are reflected in **York's Tourism Strategy and Action Plan (York Tourism Partnership, 2007)** which seeks to maximise the economic and employment advantages of tourism in York to the benefit of businesses, employees, residents and visitors. However, it recognises that to make the most of these benefits it is necessary to manage the environmental implications for the historic city and its citizens, such as crowded streets, and traffic problems

[York@Large](#) cultural partnership (WOW) are undertaking work on the development of the cultural quarter to ensure that the highest quality public realm will complement and support tourism and cultural initiatives in York.

SUSTAINABILITY STATEMENT

The Opportunity Areas can address many of the issues identified in the Issues and Options report and provide the focus for area specific actions. See the 'Summary Matrix of Sustainability Appraisal Objectives and City Centre Area Action Plan Objectives

Sustainability Statement for the Issues and Options report did not apply to the Opportunity Areas. A sustainability appraisal forms part of the option soundness evaluation below.

CULTURAL QUARTER - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- Visioning work being undertaken by Yorkshire Forward and the Council has potential to make an important contribution to the opportunity areas.
- City centre is very compact and does not lend itself to quarters. Concern about categorising part of the city and excluding key areas.
- Need to consider branding for the city centre as a whole and many objections to exclusion of key areas from the cultural quarter including the university, NRM, Guildhall, Assembly Rooms, Barley Hall, Mansion House, Yorvic, Merchant Adventurers' Hall, Castle Area and Clifford's Tower, St Helen's Square.
- Recognition of the links between YNW and the city centre.
- Support for arts centre/facility in the city centre and more use of rivers such as floating stage/restaurants etc. Riversides could showcase artists/local crafts.

- Support for explanation and interpretation of local historic environment.
- Scheme lacks definition and could be realised by other means.
- Strong support for pedestrian link between the Railway Station and the city centre and recognition of the importance of the development at York NorthWest and the impact that will have on the city centre.
- Should consider the Post Office as it has significant vehicular movement and the congestion especially at Leeman Road.

CULTURAL QUARTER - ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 40: Are the issues identified here correct?

QUESTION 41: Are there any other issues to address in this Opportunity Area?

Key points made

- Very mixed response to the concept of cultural quarter especially regarding the boundary and many felt it excluded key areas of cultural interest and expressed concern that it would disadvantage key cultural institutions outside the boundary.
- The point was also made that the concept of quarters would make the city easier to navigate and many cities had them. It was a concept and the boundary merely defined the key route from the new development at York Northwest and the National Railway Museum to the Minster and was not intended to imply other institutions were not culturally important.
- The majority felt that the issues raised were the correct ones with 2 objectors (stating congestion at Leeman Road would need to be managed very carefully as well as new development at York North West; and concern expressed that investment in one area could lead to a decline in another area.
- Strong support for improved pedestrian and cycle routes from the Railway to the city centre which is a critical connection.

PREFERRED APPROACH

The preferred approach is for the Cultural Quarter Opportunity Area to be encompassed within a city centre public realm and movement strategy. The preferred approach will be developed to inform this subsequent Public Realm and Movement Strategy and will include the objectives of the Cultural Quarter Scrutiny Group agreed by the Members in February 2009.

OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	<p>The Future York report emphasises the need for improved public realm. The desire to develop a distinct Cultural Quarter within York has wide ranging implications for both the NRM and York Central in general. The existing tourism appeal of the historic core is well known but the connection between them and the NRM is very limited and a cultural trail would provide better linkage between these areas.</p> <p>This green gateway to and from the city from the York Northwest site is crucial but currently has no distinctive identity. The ambition is to create a distinctive place making identity for this ensuring that the York Northwest site has a fully integrated gateway to the historic city. Within York Central the opportunity to create an attractive new pedestrian crossing across the River Ouse would help to integrate York Central with the old City Centre.</p> <p>Referring to a independent strategic review of the York Economy by the Future York Group the Core Strategy highlights strategic aims to improve the public realm.</p> <p>Making York More Eventful City – wide programme of festivals and events aimed at improving cultural infrastructure and provision, see yorkfestivals.com. Priorities include the 2010 Mystery Plays; improving activities for young people; supporting and developing new festivals e.g. The Festival of the Rivers and increasing opportunities for communities to lead cultural events and activities.</p> <p>Cultural development needs to work alongside the York NorthWest Area Action Plan and refer to Preferred Option C1 of York North West Area Action Plan: Develop a cultural area around the NRM which links to the Cultural Quarter including the area across the river, around Museum Gardens and the Minster.</p>
	<p>2) Consistency with community strategy/local area agreement</p> <p>The Community Strategy notes that improvements are needed to build on the existing cultural offer if opportunities to make the city more attractive and welcoming to both visitors and residents are to be maximised. Community Plan Strategic Aims include to provide a strong and distinctive cultural sector.</p> <p>Work on the cultural quarter project is already underway. The idea behind this project is to</p>

	improve a large area within the city centre which at present is failing to adequately display a large number, but by no means all, of York's built and natural cultural attractions. The proposed cultural quarter or gateway will cover an area starting at the National Railway Museum, moving eastwards and incorporating better use of the River Ouse frontages, a possible new pedestrian bridge across to Museum Gardens, St Mary's Abbey ruins, the Yorkshire Museum, the York Art Gallery, Kings Manor, the Theatre Royal, De Grey Rooms, York Minster and Dean's Park. The project will provide a focus for enhancements to the public realm along a better route way from the station area to the Minster area, which will improve visitor's interpretation and appreciation of the attractions within.
3) Regional and national guidance	Consistent with the aims of Regional Economic Strategy, the Regional Spatial Strategy and Yorkshire Forward to develop the role of York as a sub regional city, helping to support local cultural distinctiveness and contribute towards quality of life in the communities.
Justified 4) Consultation response	<p>Consultations carried out by the City Centre Area Action Plan and the Cultural Quarter Scrutiny Committee supported the view that the cultural quarter should be enhanced and recognized the importance of promoting key attractions along the route between the National Railway Museum and the Minster (the two most visited attractions in York).</p> <p>Report to EMAP (Executive Member and Advisory Panel) 11/12/06 City Centre Events review held public consultation with stakeholders obtained opinions through on-street interviews, self-completion questionnaires and CYC TalkAbout panel questionnaire. Consultation with York@Large (cultural consortium) and First Stop York Tourism Partnership showed overwhelming support for events taking place in the city centre. Last 20 years there has been little significant investment in York's attractions. Furthermore, there is now stiff competition from other cities. There is a major challenge to reinvest in our heritage and cultural assets.</p>
5) Sustainability appraisal	Sustainability Appraisal not carried out for Cultural Quarter Opportunity Area but has been carried out for city spaces which are applicable to the Cultural Quarter concept.
6) Community benefits	The need to ensure that the tourism offer remains top quality is vital to the community as one of the aims of the AAP is to improve the tourism offer without increasing numbers of tourists to add to existing congestion problems. As many jobs in York are directly or indirectly reliant on the tourist industry it will help to protect local employment as well as providing a top quality cultural offer to local residents, businesses, groups as well as tourists. Events contribute to

	cultural development of the city and the city's economic development, in particular those of the tourism economy.
7) Evidenced approach	<p>The Issues and Options document identified the issues to be addressed in the AAP and the Cultural Quarter was one of the opportunity areas identified and a long term aspiration of the Council. This view was largely supported during the consultation process with most feeling that the area known as the Cultural Quarter would benefit from enhancement in order to ensure that York remains a competitive city that is internationally renowned for its cultural offer.</p> <p>SRIP identifies specific cultural needs for York including Improved information provision and year round calendar for events and festivals with development of St Mary's Abbey Precinct as a key component to the area becoming a cultural quarter.</p> <p>In the 2006 issues and option consultation there was public support for improving the design and layout of public spaces and for encouraging events and festivals. A 'Cultural Quarter' was cited as a way to achieve these aspirations. City Festivals are popular e.g. York Festival of Food & Drink attracted 120,00 people and £73M.</p> <p>CYC Lifelong Learning and Culture Plan 2007 – 2010 (April 2007), replaces Lifelong Learning and Leisure Plan and seeks to challenge existing assumptions on culture and inspire citizens to do new things, and visit a variety of place through more cultural events and activities and greater public ownership and developing a vibrant cultural infrastructure.</p>
Effective 8) Viability	To achieve this aim Officers from various departments of York Council (Leisure, Culture and Economic Development along with other stakeholders) have drafted a Business Plan to upgrade the public realm in the Cultural Quarter. The improvement of the public realm in the Cultural Quarter (and elsewhere in the city centre) will be realised through the City Centre Area Action Plan masterplan process at Preferred Options stage with a partnership approach being adopted between the various departments and organisations involved. The AAP can encourage and support cultural activities through public realm enhancements to help deliver the space and infrastructure requirements of the City's events programme and help to deliver the York City of Festivals programme.
9) Deliverability	This project has received support from businesses with some stating that they wish to be

	included in the concept of a cultural quarter (including the Universities). An overall Public Realm and Movement Strategy will be developed and delivered through a partnership approach with a variety of partners, encompassing the aims and objectives of the York at Large research. Various cultural institutions contained within the quarter are involved in various programmes of funding bids to develop this work, including applications to the Heritage Lottery Fund. <i>The deliver of</i> public realm improvements through rolling programme will encourage capacity building and best practice. It is proposed that identified developers and partners will help to shape design and delivery of specific projects on a phased basis.
10) Flexibility	This approach is flexible enough to cater for changed circumstances as there will be a general public realm and movement strategy that will contain a phased programme of improvements as well as key principles for development. The work being undertaken by York at Large contain a sustainable and effective programme of quality activities within the city centre which meets the aims listed in the mission statement and works alongside the aims of relevant partnerships. The options proposed are flexible and could be adapted to changing circumstances.
NEXT STEPS Take forward the implementation of the recommendations and objectives set out in the Cultural Committee Scrutiny Report agreed by Members in February 2009 being prepared by York and Large in the Public Realm and Movement Strategy together with the findings of the Accessibility study (informed by the Halcrow study).	

OPPORTUNITY AREA: GATEWAY STREETS

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1: Delivering Sustainable Development emphasises that plans should seek to enhance as well as protect the historic environment, landscape and townscape character and design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

Planning Policy Statement 12: Local Spatial Planning

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation

Regional Spatial Strategy:

The RSS seeks to develop the role of York as a sub regional city as well as improve facilities for walking and cycling and support local cultural distinctiveness which will improve the quality of life in communities.

Sustainable Community Strategy:

The Community Strategy has ambitions for all developments to contribute to the special qualities and distinctiveness of York by being well designed, sustainable and meeting the needs of local people' ensuring that the physical appearance of the City's streets attract further inward investment, economic development and physical growth without compromising that which makes the city attractive'. The strategic ambition states 'We will use York's distinctiveness as a way to improve the city further by enhancing its physical and cultural qualities as a basis for community and economic development'.

LDF Core Strategy:

The Core Strategy Preferred Options document has strategic ambitions to use York's distinctiveness as a way to improve the city further, with spatial strategies to protect York's unique character and setting, develop strong and durable communities and strike a balance between physical growth and environmental sustainability. It seeks 'inclusive access and movement for pedestrians, and promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for all' and 'improve the quality of the public realm and environment presenting first impressions to visitors arriving in, or passing through, York.'

YORK EVIDENCE BASE

City Centre Accessibility Framework and Footstreets Review - key evidence bases on which to develop proposals. Local

Transport Plan 2 and the emerging LTP3 will also contain proposals and objectives which will directly impact on the Gateway Streets.

York Car Free Day surveys – Transport Planning Unit coordinated the closure of Fossgate on Car Free Day. A questionnaire was sent to all properties on the street to canvass opinion.

Peripheral streets Council motion –

Central Historic Core Conservation Area Appraisal - key evidence base on which to develop proposals.

SUSTAINABILITY STATEMENT

It is considered that the Opportunity Areas can address many of the issues identified in the Issues and Options report and provide the focus for area specific actions. See the 'Summary Matrix of Sustainability Appraisal Objectives and City Centre Area Action Plan Objectives.

Sustainability Statement for the Issues and Options report did not apply to the Opportunity Areas. An sustainability appraisal forms part of the option soundness evaluation below.

GATEWAY STREETS - ISSUES AND OPTIONS CONSULTATION RESPONSE

General Comments

- Future York Group has outlined a need for improved streets and public spaces
- Suggest that Station Road is added
- Gillygate is a major challenge
- Gateway Streets are also identified as potential footstreets. Would render city centre almost opaque to traffic.
- Junctions of city centre streets often have a poor character.
- Consider St Leonard's Place.
- Consider arrangements for Merchant Adventurers Hall on Fossgate.
- Potential to widely improve Micklegate
- Consider Castlegate as a Gateway Street

QUESTION 42: Are the Issues identified here correct ?

QUESTION 43: Are there other issues to address in this Opportunity Area ?	
Key points made: QUESTION 42 <ul style="list-style-type: none"> ▪ Priority for action. ▪ Piccadilly needs enhancing – active street during day, evening and weekends. ▪ Piccadilly in need of complete regeneration. QUESTION 43 <ul style="list-style-type: none"> ▪ Additional issues: public transport, interchange facilities and disabled vehicular access. ▪ Cycles should have access to pedestrian zones at all times. ▪ Close Fossgate to traffic. ▪ Vehicular traffic does not contribute positively to a ‘café culture’. ▪ Congestion at junction of Bootham and Gillygate. ▪ The public convenience block on Parliament Street may benefit by removal. 	
PREFERRED OPTIONS - The preferred approach is for the Gateway Streets Opportunity Area to be encompassed within a city centre public realm and movement strategy. Preferred Options principles will be developed to inform this subsequent Public Realm and Movement Strategy.	
OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	The Gateway Streets Opportunity Area has great potential to deliver the Vision of each of the three AAP Key Themes. In particular that for York to be more readily accessible by public transport, by foot and by cycle with reduced congestion and to have a high quality public realm with the infrastructure, flexibility and access to enable a wide range of activities and events to promote a world class setting for York’s heritage.
2) Consistency with community strategy/local area agreement	The role of the Without Walls SCS is to bring the issues that have been identified as being most important to the attention of plans and partnerships such as the LDF City Centre AAP. The Issues and Options report reflects the aims and objectives of all the SCS theme partnerships and will act as a key delivery plan for the SCS.
3) Regional and national guidance	There is no conflict with regional or national guidance. Much of the principles behind the Gateway Streets proposal are in context with the Department for Transport’s Manual For Streets and English Historic Towns Forum’s Manual for <i>Historic Streets</i> .

Justified 4) Consultation response	Enhancing the Gateway Streets through a co-ordinated strategy received strong support from the Issues and Options consultation.
5) Sustainability appraisal	By helping to address barriers to access it would also encourage people to use these streets more frequently and stimulate the economy in these areas. Reducing congestion and therefore improving air quality and reducing noise levels will have environmental benefits. It will be important to ensure regeneration does not in any way detract from the positive characteristics of these streets. Social benefits will be gained in the form of attracting more diverse groups of people to these areas and providing services to communities on the periphery of the city centre.
6) Community benefits	The immediate community served by each gateway street will benefit from more vibrant local service centres and a greater range of facilities and activities. Benefits also include a potential increase in community services, retail, cultural and leisure opportunities on routes in and out of the central area.
7) Evidenced approach	<p>The Department for Transport's Manual For Streets (2007) is an important guidance document in which the Gateway Streets proposals in set.</p> <p>A key evidence base for the AAP is the emerging city centre accessibility framework. This will review and assess all transport, walking and cycling issues and rehearse proposals including how they're managed. Integral to this is a review of current vehicular routes in and out of the city centre.</p>
Effective 8) Viability	Positive effects of improving gateway streets is considered viable against the cost of implementation and management. The City Centre Accessibility Framework will determine the viability of access and movement proposals and provide the context and operational knowledge from which to determine site specific proposals.
9) Deliverability	Delivery of the preferred approach will be implemented by the Council and identified partners. Enhancements may include a range of proposals including traffic management and regulation to physical improvements to streets and public spaces. A delivery plan will be developed and consulted on at Preferred Options stage. This plan will identify funding sources, delivery partners, and information on prioritising and timetabling of proposals.

10) Flexibility	The AAP will be monitored and reviewed over the life-time of the plan. Projects that form part of a city centre public realm and movement strategy will involve a range of spatial proposals in different areas and implementation can be flexible in terms of how delivery is phased. It can be adapted to changing circumstances and remain consistent with the overall objectives for design, access and movement.
<p>NEXT STEPS</p> <p>Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy incorporating proposals for the gateway streets.</p> <p>Key issues:</p> <ul style="list-style-type: none"> ▪ Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) ▪ Completion of the Central Historic Core Conservation Area Appraisal ▪ Consider consultation strategy and techniques specific to this preferred option 	

OPPORTUNITY AREA: CITY SPACES

POLICY BACKGROUND

National Planning Policy:

Planning Policy Statement 1: Delivering Sustainable Development emphasises that plans should seek to enhance as well as protect the historic environment, landscape and townscape character and design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation notes the increasing need for open spaces and use of riversides for sport, play and relaxation in our cities.

Regional Spatial Strategy:

The RSS promotes tourism and associated development of an appropriate scale and type along waterways and realise the potential of heritage leisure and cultural assets by promoting the role of cities as modern, varied and colourful destinations of choice. It also seeks to improve facilities for walking and cycling and these are realised through Policies Y1d and E6.

Sustainable Community Strategy:

The Sustainable Community Strategy (2008) has high level objectives for amongst other things a Thriving City and a City of Culture. Under a Thriving City it identifies a lack of investment in the city's heritage and tourist industry with increasing competition and a fall in visitor numbers. It seeks investment in the heritage and cultural infrastructure to support this. Under the City of Culture it has a Strategic Aim, amongst other things "to be a city of high quality spaces" with actions to achieve this identified as:

- an urban design plan
- creating attractive and stimulating spaces
- de-cluttered and creatively lit spaces
- spaces will be linked with clear and perhaps themed routes
- river fronts opened up and their opportunities exploited.

LDF Core Strategy:

The Core Strategy Preferred Options document has strategic ambitions to use York's distinctiveness as a way to improve the city further, with spatial strategies to protect York's unique character and setting, develop strong and durable communities and strike a balance between physical growth and environmental sustainability. It seeks 'inclusive access and movement for pedestrians, and

promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for all' and 'improve the quality of the public realm and environment presenting first impressions to visitors arriving in, or passing through, York.'

YORK EVIDENCE BASE

The **Future York Group Report** (2007) - this set out a number of key recommendations including developing a clear masterplan to guide development and investment decisions; continued growth in tourism spend; and delivering transformational enhancements to York's visitor attractions and **to the quality of the public realm** (Recommendations E4 and P6). One of the significant actions identified was "improved streets and public spaces with a high quality well designed public realm, that is spectacular both by day and night with an exciting programme of events and activities for residents and visitors." (page 7). It also says that "City of York Council should give priority to improving the quality of the public realm across the historic city including paving, lighting, signage and public spaces." (page 24).

The Visit York partnership document "**York a Vision for Tourism**" (2009) is seeking to achieve 5% average annual growth in expenditure to support the 10,000 plus jobs in tourism. One of the seven 'key ambitions' to deliver the new vision for tourism is: "enhance York's public realm so that it becomes the most special in England."

Streets For All Yorkshire and Humber offers guidance on the way in which our streets and public open spaces are managed.

Street furniture removal report - this report gained approval in October 2009 for an annual budget from the Capital Programme to reduce the amount of street furniture on the highway network and for new highway schemes to go through a street furniture audit during the design stage. The Executive Member for City Strategy approved that Network Management Traffic Team be charged with the task of being the lead team implementing the proposals to set a basic set of guidelines showing more sensitive methods of signing for distribution to other teams / organisations carrying out work on the highway, and produce an annual review report outlining the progress made and areas where further improvements may be feasible.

City Centre Accessibility Framework (Footstreets Review) and **Central Historic Core Conservation Area Appraisal** are key evidence bases on which to develop proposals.

Cultural Quarter Ad Hoc Scrutiny Committee final report Feb 2009 (see Cultural Quarter pro forma) – the findings and recommendations of the Committee must be taken forward as part of any future proposals to implement changes in this area. Consultation undertaken by the group is a significant source of information upon which the AAP will develop it's Preferred Options.

York Minster Conservation Management Plan – the AAP and CMP should be complimentary. York Minster's plans for the public

space outside the Minster will be an important consideration to ensure proposals are coordinated.

The approved **Hungate Masterplan** is an important evidence base for the Hungate Area of Change.

People Changing Places - the purpose of the programme is to raise awareness and interest in the Council's public realm work. It is helping to facilitate stakeholder involvement (internal and external), as well as providing an ideal opportunity to rehearse public consultation methods such as 'Placecheck' and design workshops that can be used to implement the public realm proposals being developed through the Council's City Centre AAP.

SUSTAINABILITY STATEMENT

It is considered that the Opportunity Areas can address many of the issues identified in the Issues and Options report and provide the focus for area specific actions. See the 'Summary Matrix of Sustainability Appraisal Objectives and City Centre Area Action Plan Objectives

Sustainability Statement for the Issues and Options report did not apply to the Opportunity Areas. A sustainability appraisal forms part of the option soundness evaluation below.

CITY SPACES - ISSUES AND OPTIONS CONSULTATION RESPONSE

General Comments

- Future York Group has outlined a need for improved streets and public spaces
- City needs shops opening until at least 9.00PM
- City fails to benefit properly from racecourse as it shuts as racing ends
- City Spaces should include small garden on the West bank of the Ouse
- Duncombe Place should be made into a pedestrian environment
- Support improvement of snickleways – provide valuable contribution to York as a walkable city.
- Much could be achieved by decluttering
- To get people around use electric bus or road train
- Remove or reduce bus parking in Exhibition Square – needs a larger and more clearly defined pedestrian area, seating and planting
- Toilet building in Parliament Street could be used as base for police or paramedics
- Castlegate – pedestrian zone with cobbles and café culture.

Question 44: Are the Issues identified here correct ? Question 45: Are there other issues to address in this Opportunity Area ?	
Key points made: Question 44 <ul style="list-style-type: none"> ▪ Priority for action ▪ Should not compromise existing wildlife ▪ Grasp nettle with Exhibition Square and make car free ▪ Castle Piccadilly opportunity area to improve public space Question 45 <ul style="list-style-type: none"> ▪ Additional issues: public transport, interchange facilities and disabled vehicular access ▪ Snickleways need maintenance to make them attractive to use ▪ Other spaces to be added: Tower Gardens, spaces on Micklegate, North Street Gardens, Memorial Gardens, Cholera Burial Ground ▪ Council has responsibility for maintenance in City churchyards ▪ Wonder if Newgate stallholders would like a new pitch at Clifford's Tower car park assuming it is closed ▪ Exhibition Square and Duncombe Place have issues largely related to traffic and parking ▪ Strongly opposed to moving market to Parliament Street as would take away improvements gained through pedestrianisation 	
PREFERRED OPTIONS - The preferred approach is for the City Spaces Opportunity Area to be encompassed within a city centre public realm and movement strategy. Preferred Options principles will be developed to inform this subsequent Public Realm and Movement Strategy.	
OPTION SOUNDNESS EVALUATION	
Consistent 1) Contribution to overall vision and strategic development objectives	The City Spaces Opportunity Area has great potential to deliver the Vision of each of the three AAP Key Themes. In particular that for York to have a high quality public realm with the infrastructure, flexibility and access to enable a wide range of activities and events to promote a world class setting for York's heritage.
2) Consistency with community strategy/local area agreement	The role of the Without Walls SCS is to bring the issues that have been identified as being most important to the attention of plans and partnerships such as the LDF City Centre AAP. The Issues and Options report reflects the aims and objectives of all the SCS theme partnerships and will act

	as a key delivery plan for the SCS.
3) Regional and national guidance	There is no conflict with regional or national guidance. The Commission for Architecture and the Built Environment (CABE) is the Government's advisor on architecture, urban design and public space, are major advocates of the approach proposed.
Justified 4) Consultation response	Enhancing the public realm and future access arrangements through a co-ordinated strategy received strong support from the Issues and Options consultation.
5) Sustainability appraisal	Improving city spaces will be economically advantageous because it would encourage people to use public space and visit the buildings, shops, cafes etc located within them. Improved spaces and environments could stimulate new activities, particularly at peak times and help to boost the entertainment sector of the economy. Potential strain on the historic environment in terms of increased footfall would have to be managed effectively. Some spaces are currently dominated by vehicular access and traffic. Helping to reduce this would enhance the environment and improve air quality in the city centre.
6) Community benefits	Improving the quality of the environment for both people who live in the city centre and people visiting will have community benefits in terms of greater social inclusivity.
7) Evidenced approach	<p>The benefits of improving city spaces through a public realm strategy are well documented. The Department for Transport's Manual For Streets (2007) is a key part of a co-ordinated approach. As previously stated CABE are a source of evidence through a variety of guidance publications, consultation methods and case studies. Also see the 'York Evidence Base' section of this evaluation.</p> <p>A key evidence base for the AAP is the emerging city centre accessibility framework incorporating the Footstreets Review. This will review and assess all transport, walking and cycling issues and rehearse proposals including how they're managed. Integral to this is a review of the current operation of the footstreets area.</p>

Effective 8) Viability	Positive effects of improving the city centre public realm is considered viable against the cost of implementation and management. The City Centre Accessibility Framework will determine the viability of access and movement proposals and provide the context and operational knowledge from which to determine site specific proposals.
9) Deliverability	Delivery of the preferred approach will be implemented by the Council and identified partners. Enhancements may include a range of proposals including traffic management and regulation to physical improvements to streets and public spaces. A delivery plan will be developed and consulted on at Preferred Options stage. This plan will identify funding sources, delivery partners, and information on prioritising and timetabling of proposals.
10) Flexibility	The AAP will be monitored and reviewed over the life-time of the plan. Projects that form part of a city centre public realm and movement strategy will involve a range of proposals in different areas and therefore implementation can be flexible in terms of how delivery is phased. It can also be adapted to changing circumstances and remain consistent with the overall objectives for design, access and movement.
<p>NEXT STEPS</p> <p>Ensure the key issues raised and the options supported in Issues and Options consultation are fed into the development of a public realm and movement strategy. Options advanced from question 5 <i>Improving York's visitor experience and exceeding expectations</i>; question 7 <i>Evening economy</i>; question 20 <i>Improving pedestrian routes around the city centre</i>; question 21 <i>Improving the appearance of and de-cluttering public spaces</i>; question 22 <i>Footstreets</i>; question 30 <i>Cultural activity</i> and question 32 <i>Ambience and perceptions</i> must form part of the Preferred Options principles.</p> <p>Key issues:</p> <ul style="list-style-type: none"> ▪ Completion of City Centre Accessibility Framework and Footstreets Review (TPU and Halcrow consultants) ▪ Completion of the Central Historic Core Conservation Area Appraisal (Design, Conservation and Sustainable development) ▪ Consider consultation strategy and techniques specific to this preferred option e.g. methods being developed through People Changing Places Programme. ▪ Consider feedback to potential projects as outlined in the city centre vision prospectus ▪ Develop a delivery plan for Preferred Options 	

RIVERSIDES OPPORTUNITY AREA:

POLICY BACKGROUND

National Planning Policy:

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation notes the increasing need for open spaces and use of riversides for sport play and relaxation in our cities.

Planning Policy Statement 1: Delivering Sustainable Development advises that plans should seek to enhance as well as protect the historic environment, landscape and townscape character and design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1 notes the need to retain water storage areas (in York this includes the Museum Gardens and St George's Field).

Greening UK's Cities' Buildings, Urban Development Group (May 2008) emphasises the need to retain and improve, where necessary, green spaces to improve the quality of life, reduce urban heating and retain surfaces which reduce water run off. The Ings on the outskirts of York are crucial flood storage areas by the riverside and whilst not in the city centre are crucial to its function. It also critically highlights the need to retain and increase green spaces and in York this is particularly important beside the rivers which store water during periods of flood.

Planning Policy Statement 25: Flood Risk in new development notes the need for a sequential test and exception testing when developing in Flood Risk Zones as well as mitigation measures to reduce the risk of flooding and slow down surface water run off.

Regional Spatial Strategy:

The RSS promotes tourism and associated development of an appropriate scale and type along waterways and realise the potential of heritage leisure and cultural assets by promoting the role of cities as modern, varied and colourful destinations of choice. It also seeks to improve facilities for walking and cycling and these are realised through Policies Y1d and E6.

Sustainable Community Strategy:

Strategic ambition is that 'to ensure that all developments contribute to the special qualities and distinctiveness of York by being well designed, sustainable and meeting the needs of local people', that the 'built and natural environment – must be enhanced for the benefit of present and future generations' ... 'to attract further inward investment, economic development and physical growth without compromising that which makes the city attractive'. The strategic ambition states 'We will use York's distinctiveness as a way to improve the city further by enhancing its physical and cultural qualities as a basis for community and economic development'. Objective 10 of the Sustainable City section states 'We will endeavour to balance physical growth and

environmental sustainability with responsible choices in respect of climatic and environmental changes. Other strategic aims include the need to encourage walking and cycling and to clearly define and communicate the special qualities of York and the distinctiveness of the city and ensure future development and growth strengthens these qualities and the city's unique environment'.

LDF Core Strategy:

The Preferred approach of the Core Strategy Preferred Options is to 'allow inclusive access and movement for pedestrians, and promote public spaces and routes that are attractive, safe, uncluttered and easy to move through for all' and 'improve the quality of the public realm and environment presenting first impressions to visitors arriving in, or passing through, York.' The riversides are well visited by locals and visitors and often present the first impression of York. Policy L4 (d) of the current Core Strategy states existing walkways and cycleways along the river banks should be retained and enhanced where possible and notes proposals to extend the network should be encouraged.

YORK EVIDENCE BASE

Public Spaces and Footstreets:

Making use of York's rivers and river banks - report of the Leisure Scrutiny Board (June 2003) CYC recognised that the Rivers Ouse and Foss offer excellent opportunities for recreation within the urban area. However, access to the rivers is piecemeal and the facilities that are available are limited. It's objective was to investigate how to improve recreational use of York's rivers and banks including extending the walkways along the Ouse and most felt that rivers were an under-utilised asset. Suggestions included a reconstructed Viking/Roman wharf or boats under construction (living museum), guides and walks supported by information boards and tackling the negative publicity during and after flooding.

Cultural Quarter - report to the Cultural Quarter Scrutiny Group and consultation results for Cultural Quarter (December 2008) CYC Review of Leisure Activities Strategy (October 2007) CYC noted the importance of public spaces enabling active lifestyles.

Foss Basin Review seeks enhancement of areas along the River Foss.

SUSTAINABILITY STATEMENT

This noted that increased use of the riversides was likely to have a positive effect on the economic viability of the area as it would be attractive to inward investors, attract people to the area and also present opportunities to provide wildlife habitats. There was also a note of caution however stating that development also had the potential to have adverse impacts on the natural environment and wildlife depending how it was implemented.

RIVERSIDES- ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- Visioning work being undertaken by Yorkshire Forward and the Council has the potential to make an important contribution to these opportunity areas.
- Further up the River Foss beyond Piccadilly Bridge as far as Wormald's Cut, every effort should be made to encourage improvements in the appearance of, and access to, this stretch of river. Beyond Wormald's Cut offers scope to improve access and linkages with Hungate.
- If a pedestrian link could be installed between Ouse Bridge and Skeldergate Bridge, whole river frontage of Ouse through City Centre would be opened up.
- Access is an issue (especially for disabled) - bring into use stretches of riverside walkway from which public continues to be excluded. Foss Walk/Garden alongside DEFRA walkway from Queen's Staith. Walkway from Queen's Staith. A slope with landings should be put between Ouse Bridge and North Street Gardens.
- Castle Piccadilly area should include provision of pedestrian footways along both banks of river with one or more footbridges across river to link two parts of Castle Piccadilly development.
- Banks of Foss could be enhanced to extend proposed footways as far as Castle Mills Bridge and along St George's Fields to link up with existing Ouse bank pedestrian and cycle way at Blue Bridge.
- Some vision on River Foss, with navigation and mooring points on some sections. Wildlife must be respected by development. Bridges over the Foss must be high enough to allow access for at least narrow and long boats. Dredging and cleaning of bank sides essential. Need pump at locks to replace water lost in access by boats to Foss.
- Opportunity to implement Foss walkway scheme prepared in 1998.
- Great idea to develop Ouse north bank and extending the boardwalk to the rear of Coney Street would provide a beneficial amenity and could connect to Dame Judy Dench walk.
- Favour extending pedestrian access along northern bank behind Lendal, Coney Street and Spurriergate to provide missing link between Lendal Bridge and Ouse Bridge.
- Strong support for developing the waterfront and more activities with many expressing there is considerable scope for improving areas along banks of both rivers.
- Essential to keep access for pedestrians along edge of river. Trees along the river edge are important elements in the river scene. Pedestrian routes the full length of the riverbanks through the city should be a goal.

RIVERSIDES- ISSUES AND OPTIONS CONSULTATION RESPONSE:**QUESTION 46: Are the issues identified here correct?**

QUESTION 47: Are there any other issues to address in this Opportunity Area?	
<p>Key points made</p> <p>QUESTION 46</p> <ul style="list-style-type: none"> • Good idea to develop Ouse north bank and should aim to have pedestrian routes the full length of the riverbanks through the city. • Development of Castle Piccadilly provides opportunity to access the River Foss and improve pedestrian connections. Should be noted that the river is also a major constraint on development of the area and a balance needs to be struck between improving public access and accommodating retail space to strengthen the retail function of the city centre. <p>QUESTION 47</p> <ul style="list-style-type: none"> • Need arrangements for public transport, interchange facilities and disabled access. • Both rivers add to the York's history and form. Suggest extending riverside area upstream on both sides of Ouse to Scarborough Bridge and downstream on Micklegate side along Skeldergate and Terry Avenue to junction with Clementhorpe. • Concerned about development along the Foss as it is home to variety of flora and fauna. The natural green corridor flowing through the City along the River Foss should be preserved especially historic links in the Castle Area. • Opening up riverside at Hungate and Castle Piccadilly may have detrimental effect on wildlife corridor and new retail should not canyonise and spill over River Foss. Development of frontages on River Ouse preferable. • Technical and structural problems would make some aspirations for riversides difficult to achieve and other opportunity areas present more easily achievable goals in the short term. 	
<p>PREFERRED OPTION</p> <p>The AAP will take forward the enhancement of the riversides of the Rivers Ouse and Foss (balancing increased activity with the need to protect ecological value wherever possible) as a Preferred Approach within the Public Realm and Movement Strategy.</p>	
OPTION SOUNDNESS EVALUATION	
<p>Consistent</p> <p>1) Contribution to overall vision and strategic development objectives</p>	<p>The Core Strategy has aspirations to maximise the use of the riverfronts and the current Local Plan Policy L4 states existing walkways and cycleways along riverbanks will be retained and where possible encouraged to extend and enhance the pedestrian network where appropriate as part of new development. The Future York report also outlines the need for improved public spaces to create a high quality well designed public realm for all.</p>
<p>2) Consistency with community strategy/local area agreement</p>	<p>The Community Strategy notes that improvements are needed if the potential of the rivers are to be capitalized to make the city more attractive and welcoming to both visitors and residents.</p>

3) Regional and national guidance	There is no conflict with regional or national guidance which notes the need to retain significant wildlife corridors balanced with the need to enhance and increase use of the riversides .
Justified 4) Consultation response	<p>Consultation noted that access to the rivers is piecemeal and the facilities that are available are limited. Many would like to see more activities on the riverside as well as quiet places where people can escape the bustle and noise of the city and inclusion of accessible places for disabled. Respondents saw the potential for increased activity on the River Ouse including river buses, festivals, cafes etc. while the River Foss was generally seen as an important wildlife corridor with quieter, green spaces but with more potential for mooring of pleasure boats. Many felt that more could be made of the riversides including better seating and lighting.</p> <p>The Issues and Options Document identified the key issues faced by the city centre and requested the local community to engage with that process. Responses concurred with national and regional aims to maximise the use of the riversides where possible whilst respecting their ecological functions.</p>
5) Sustainability appraisal	Constraints that were identified included a lack of accessible waterfront, a sterile and unwelcoming environment in places and lack of vibrant places by the waterfronts. This should be addressed by new development at Castle Piccadilly and Hungate which will provide focal points for activity and the AAP wishes to have greater access to other sections of the rivers. Improving the river environment would improve the perception of York. Any new activities on the river would need to ensure that they did not degrade the water quality or cause major disturbance for flora and fauna.
6) Community benefits	The rivers already support tourist activity such as river cruises and host events such as the Dragon Boat Race. Some of the businesses at Coney Street have extended their businesses onto the river with great success and use by the community. If the walkway were extended it would help to increase footfall for the core retail of the city supporting local businesses and create new views and experiences. The use of the rivers have great potential for cultural and leisure activity during the day and evening and increased use of the riversides would benefit communities in terms of increased opportunities for social interaction, healthy lifestyle pursuits and tourism activities.
7) Evidenced approach	There has been much interest in increasing activity on the riversides with the Leisure Scrutiny Board's report and extensive consultation in 2003 resulting in comments to extend the

	<p>walkway along the Ouse in the city centre and improve links to other areas of the city. Most people at that time voted for improved walkways and this concurred with the results of the consultation for the AAP in Summer 2008 who again supported the idea.</p> <p>The Retail Study carried out for the Council in 2008 with a headline recommendation that policy should priorities the enhancement of river frontages, maximising opportunities to enhance the environment, café and restaurant culture and shops, enhancing linkages with existing retail frontages with designated areas for improvement.</p> <p>Focus group participants felt that the city seemed to have turned its back on the rivers and there is a policy in the Local Plan and agreement by the Council to pursue the extension of the walkway along the backs of the shops on Coney Street. The Cultural Quarter Business Plan and public realm enhancements along the riverside was approved by members in April 2009 and this included the area from York Central/NRM to the Minster alongside the River Ouse.</p>
Effective 8) Viability	Improvements to riverside walkways can be delivered subject to funding and the agreement of current owners for the Ouse Walkway suggestion, who would need to sign up to new proposals to open up their businesses to the riversides. Strong support was expressed for increased activities and facilities such as seating and lighting on the riverside to support leisure, tourism and economic activity with the desire to retain some quieter, green spaces.
9) Deliverability	Subject to funding and further consultations it is quite feasible to make the rivers more accessible in some areas. However, this would not be expected to be delivered in the short term due to the complexity of the work required for some projects. Projects that could be delivered in the short term involve improved access, more seating and improved lighting. Deliverability of the River Ouse walkway extension would only be achievable in the longer term and will rely on a partnership approach and may involve some risk as it could involve a major refit for some retailers due to differing floor levels.
10) Flexibility	This approach is strategic enough and relies on a partnership approach that is flexible enough to allow for changed circumstances and cater for different activities that may be proposed on the riversides in the future.

NEXT STEPS

Improvement of the Riversides in the city centre will be taken forward through a series of phased projects in the City Centre Area Action Plan's Public Realm and Movement Strategy as set out below.

River Ouse – extension of the Ouse Walkway project

Identification of land owners on the north bank of the River Ouse – Val Inwood/Land registry.

Meet with Cultural Quarter reps, Economic Development and Leisure and Tourism rep, Paul Barrett, Val Inwood, Esther Priestley to discuss and agree the way forward and engagement of landowners and retailers.

Discussions with retailers affected and assessment of work needed by them if landowners were in agreement will require project management and urban design skills to negotiate inclusion of retail units opening up the backs of their premises to the riverside. Detailed auditing of how vibrant public spaces can replace unwelcoming riverside areas to assess how they function, strengths and weaknesses, how they could be better designed to serve the roles they play whilst considering the ecological importance of the rivers as significant green infrastructure corridors and wildlife habitats. This will require detailed audits and urban design skills to highlight the opportunities possible along the river Ouse. This would be particularly useful for the extension of the Ouse walkway which would require high level urban design experience and 3D modelling, including eye level to show different options and possibilities.

Foss Basin to Heworth and beyond

Identify and assess the feasibility of opportunities for improvement to Foss Basin and the river to Heworth and beyond for possible navigation and moorings (both permanent and temporary). Meetings with key stakeholder groups to discuss improvement of the environment of the River Foss.

Riversides of Ouse and Foss

Other possibilities along the River Ouse include better use of the riversides and walkways outside the Memorial and Museum Gardens. Provision of more seating that is able to cope with occasional flooding and opportunities for more activities such as public art/sculptures, soundscapes, art and craft stalls and exhibitions, music performances, picnic spots, more planting out and creative lighting along the riversides, markets etc.

Investigate improving disabled access to both riversides, seating, lighting and landscaping opportunities. Linkages to Friar's Quay has opportunities linked with the development of the Castle car park and Piccadilly area.

BOUNDARY: QUESTION 48

POLICY BACKGROUND

National Planning Policy:

PPS 6 (Planning for Town Centres) defines a Town Centre as a “Defined area, including the primary shopping areas of predominately leisure, business and other main town centre uses within or adjacent to the primary shopping area”. An Edge-of-Centre is, for retail purposes: “a location that is well connected to and within easy walking distance (i.e. up to 300m) of the primary shopping area. For office developments, locations outside the town centre but within 500 metres of a public transport interchange, including railway and bus stations, within the urban area should be considered as edge-of-centre locations for purposes of the sequential approach”.

PPS12 (Local Spatial Planning) states that on the adopted proposals map: "Inset maps may be used to show policies for part of the authority's area, such as the policies for area action plans, which must all be shown on the adopted proposals map. Where inset maps are used, the geographical area they will cover will be identified on the main adopted proposals map. The boundaries of each inset map must be shown precisely on the adopted proposals map but the policies shown on the inset must not appear on the main adopted proposals map.

Regional Spatial Strategy:

RSS Policy E2 (Town Centre and Major Facilities) states that: Plans, strategies, investment decisions and programmes should strengthen the role and performance of existing city and town centres. The centres of Regional Cities and Sub Regional Cities and Towns should be the focus for offices, retail, leisure, entertainment, arts, culture, tourism and more intensive sport and recreation across the region”.

Sustainable Community Strategy:

The Sustainable Community Strategy does not contain any objectives relevant to this issue.

LDF Core Strategy:

The Core Strategy Preferred Options shows an indicative extent of coverage of both the City Centre and York Northwest area action plans, but does not define the boundary of either the City Centre or the City Centre AAP. Core Strategy Preferred Options Spatial Principle 1 – A Sustainable Settlement Hierarchy – places the city as first in the hierarchy in distributing land for development, stating that “York will provide the main focus for the majority of new development. Within the Sub Regional City, York City Centre is identified as the main focus for retail, leisure and office employment”.

YORK EVIDENCE BASE					
There is no local evidence base directly relevant to this issue. The Conservation Area Appraisal and York Northwest AAP, when they have progressed, could influence the option as discussed below.					
SUSTAINABILITY STATEMENT					
The Sustainability Statement did not assess the impacts of the boundary.					
BOUNDARY - ISSUES AND OPTIONS CONSULTATION RESPONSE:					
General Comments on this Issue: <ul style="list-style-type: none"> Consideration of the boundary is located near the very end of the report. At next stage of process should be located at beginning. 					
BOUNDARY - ISSUES AND OPTIONS CONSULTATION RESPONSE:					
QUESTION 48: What do you think the boundary of the city centre should be for the purpose of the Area Action Plan? <ul style="list-style-type: none"> a) Draft Local Plan b) Conservation Area c) The Walled City d) Should the boundary be different again, and where should it be drawn? 					
Response:	A: 6	B: 7	C: 2	D: 15	30 Total Responses
Key points made: <ul style="list-style-type: none"> Consider adding areas of Draft Local Plan boundary outside Central Historic Core Conservation Area. Would relate well to area being considered as World Heritage Site. Resulting area should be maximum size for CCAAP. Given emphasis on improving connectivity between York Central and city centre within both the City Centre and York Northwest AAPs, suggest including eastern edge of York Central teardrop site within city centre boundary. Note NRM is included within Cultural Quarter Opportunity Area within City Centre AAP. Ask if this implies NRM is included within emerging city centre boundary. Believe boundary should be extended to include NRM, in context of a joined-up approach to tourism in the city, linking NRM to other established visitor attractions north of River Ouse. 					

- Given character of City Centre, essential that AAP boundary is drawn sufficiently widely to include not only area encompassed by City Walls but also those parts of the City beyond the walls which need to be planned in conjunction with its historic core. AAP boundary should be along the lines of that in the Draft Local Plan City Centre Inset.
- An amalgam of A) and B).
- Recommend AAP boundary should be a combination of a) and b) – rationalisation and adjustment of boundaries of DCLP City Centre and Central Historic Core Conservation Area so they are contiguous. Where they diverge outer boundary should be limit of the area. Revised boundary would include Hungate area, Kent Street and Barbican site and close the gap along railway line between station and Holgate Bridge behind Lowther Terrace and Cambridge Street.
- Needs to consider impact that options have on areas outside any proposed boundary, particularly transport. The boundary could therefore be flexible enough to accommodate spillover issues. E.g. city spaces need not have same boundary as housing. Transport measures would have a much bigger boundary.
- Railway station and land east of railway lines could be considered a City Centre location. Would be merit in examining opportunities for City Centre to grow beyond boundaries currently identified in draft Local Plan. Would also create opportunity to enhance the public transport links between York Central and City Centre, e.g. through provision of a shuttle bus. Suggest that boundary include development of York Central, particularly eastern section of site.
- Draft Local Plan boundary seems most sensible. St George's Field is gateway for pedestrians and cyclists arriving from south. Barbican site dominates view from City Walls, and Hungate site should be included if Council's aspirations for it are to be consolidated. Former District Hospital and St John's University are significant sites, which should be included, however do not see Bootham Park site as connected with City Centre.
- Combine Central Historic Core Conservation Area boundary, enlarged to include Hungate development and Draft Local Plan City Centre boundary.
- Extend to include eastern edge of Foss Islands Road and across Fossbank to include lower section of Layerthorpe to Persimmon development. Would form part of strategy for landscaping inner ring road from Monksbridge roundabout to Fulford Road.
- Hospital should be included as is a major employer.
- Incorporate land to east of Foss Islands Road from Heworth Green in north to Lawrence Street in south. Boundary should connect Heworth Green to Layerthorpe by following footpath on eastern edge of old Heworth Green Car Park and part of former gasworks site to south. Should then follow James Street link road between Layerthorpe and Lawrence Street. This would incorporate an area outside of City Walls but should not be a hindrance as there are already large areas outside them that fall within existing City Centre boundary as defined in Development Control Draft Local Plan.
- The outermost line covered by all, but also include York Northwest.
- Draft Local Plan should extent south to include Fishergate as far as Grange Garth.

PREFERRED OPTION – BOUNDARY

This pro forma addresses both the issue of the boundary for the AAP and the boundary of the York City Centre which needs to be defined for the overall LDF spatial strategy and the sequential approach to development. The Central Shopping Area is addressed under question 2.

There was a mixed response to both these issues in the Issues and Options consultation and there is no obvious consensus of opinion. A number of areas around the existing Local Plan boundary were proposed for inclusion within York City Centre in order to encourage their redevelopment.

The defined extent of the City Centre is a key component of the overall spatial strategy for the city. National planning policy aims to locate travel attracting uses within defined city centres. This applies to uses such as retail, offices and entertainment. The AAP boundary will need to incorporate York City Centre and any other areas surrounding it where a policy or action is considered necessary to deliver the vision and objectives of the plan, being clear where policy applies. This may include the entire extent of the Central Historic Core Conservation Area if the AAP were to act as the Management Strategy for the Area. The AAP boundary would therefore be dependant on the outcomes of the Conservation Area Appraisal. It may also be necessary to incorporate the entire extent of the New Walk / Terry Avenue Conservation Area, and for the AAP to act as the Management Strategy for that Area also, as some potential AAP projects are within that area.

An important consideration is that the AAP boundary should not overlap the York Northwest AAP boundary. The York Northwest AAP boundary has yet to be determined and potentially may require to include part of the city centre such as areas to the east of the railway station that would require to be redeveloped to improve access to the York Central site.

Further work is required to produce an evidence base to determine both boundaries, see below.

OPTION SOUNDNESS EVALUATION

Consistent 1) Contribution to overall vision and strategic development objectives	No preferred option at this stage. Further work required, see below.
2) Consistency with community	No preferred option at this stage. Further work required, see below.

strategy/local area agreement	
3) Regional and national guidance	No preferred option at this stage. Further work required, see below.
Justified	
4) Consultation response	No preferred option at this stage. Further work required, see below.
5) Sustainability appraisal	The Sustainability Statement did not review this issue.
6) Community benefits	No preferred option at this stage. Further work required, see below.
7) Evidenced approach	No preferred option at this stage. Further work required, see below.
Effective	
8) Viability	No preferred option at this stage. Further work required, see below.
9) Deliverability	No preferred option at this stage. Further work required, see below.
10) Flexibility	No preferred option at this stage. Further work required, see below.
NEXT STEPS	
In order to determine the Preferred Option, further work is required. A Topic Paper will be produced to justify the determination of the York City Centre boundary and to explain the methodology used. The AAP boundary will be determined by the extent of the projects involved and consulted on at Preferred Options stage. To determine the AAP boundary, a decision is required as to the York Northwest AAP boundary and the review of the Conservation Area boundary as part of the Conservation Area Appraisal process needs to be completed.	

YORK CENTRAL HISTORIC CORE CONSERVATION AREA APPRAISAL – BRIEF DESCRIPTIVE SUMMARIES: QUESTIONS 49 AND 50

POLICY BACKGROUND

National Planning Policy:

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Planning Policy Guidance 15 (Planning and the Historic Environment) states that: "The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area. The definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it".

The English Heritage / Planning Advisory Service document 'Guidance on the Management of Conservation Areas' states that local authorities should: "include policies in the local development documents to safeguard the character or appearance of conservation areas and their settings;

formally adopt and publish the character appraisals and management proposals for each of the authority's conservation areas in support of the relevant supplementary planning document(s)". With regard to Area Action Plans, the document states that AAPs "should set out the policies and proposals for action, based on the character appraisal, required to preserve or enhance the area".

Regional Spatial Strategy:

The 2008 RSS Policy Y1 (York Sub-Area Policy) states that: "Plans, strategies, investment decisions and programmes for the York sub area should: Protect and enhance the nationally significant historical and environmental historic setting, views of the Minster and important open areas". Policy ENV9 (Historic Environment) states that: "Plans, strategies, investment decisions and programmes should conserve the following regionally-distinctive elements of the historic environment, enhance their character and reinforce their distinctiveness: The street patterns, sky lines, views and setting of the historic City of York".

Sustainable Community Strategy:

The Sustainable Community Strategy contains the Strategic Ambition that "We will use York's distinctiveness as a way to improve the city further by enhancing its physical and cultural qualities as a basis for community and economic development". The Strategy states

that: “York’s visual landscape sets the scene for the city’s individuality. This is not just confined to the prime conservation area in the main city centre, it also includes the strays and ‘green wedges’ that surround York as well as the conservation areas beyond the city walls”. This emphasises the importance of the special character of the city centre to the cultural and economic success of the city.

LDF Core Strategy:

The Core Strategy Preferred Options contains a vision for “York’s Special Historic and Built Environment” that specifies issues with regard to the historic environment of the city centre that the AAP will need to address: “The city’s unique historic character and setting is an essential component of its future success as well as being valuable in its own right. York’s outstanding architectural and archaeological heritage gives the city special significance, distinctiveness and sense of place. The LDF will ensure that this heritage is preserved and enhanced; in particular the architecture and archaeology of its historic centre; its skyline, street patterns, the Minster and its precinct, the Medieval and Roman walls, Clifford’s Tower, surrounding historic villages and valued open spaces that contribute to the city’s setting. High quality urban design and architecture will be promoted by the LDF throughout the whole of the York area”.

The Core Strategy sets a target for meeting the strategic objective (Delivering the quality city – retaining character and local distinctiveness) of “the completion of a Conservation Area Appraisal for the Central Historic Core, and the delivery of the City Centre AAP by 2011”. The Appraisal is a requirement of the Preferred Options Policy CS4.

YORK EVIDENCE BASE

The Draft Heritage Strategy for the City of York

The Draft Heritage Strategy for the City of York for the period 2010 to 2013 sets out the key objectives for the sustainable management of the heritage of the city. The Strategy contains objectives for the ‘Historic Environment’ objectives including: “To ensure that York’s historical and archaeological wealth and their setting is recognised, conserved and enhanced; To promote pride of place amongst local residents and support them in improving the quality of their communities”. The Strategy also includes ‘issues to address’ of relevance to the Appraisal: “Lack of a clear understanding and articulation of York’s special qualities; Organic development naturally leads to a tendency to consider schemes in isolation from a clear context”.

SUSTAINABILITY STATEMENT

The Sustainability Statement did not assess the impacts of the appendix.

SUMMARY CHARACTER APPRAISALS - ISSUES AND OPTIONS CONSULTATION RESPONSE:

General Comments on this Issue:

- Wish to see appraisal of wider townscape character forming part of evidence base. Could in part be achieved through proposed CAA of Historic Core, as there could be character areas beyond the geographical scope of the CAA (both inside and outside of the city centre). Therefore recommend that a landscape / townscape character assessment is carried out.

SUMMARY CHARACTER APPRAISALS - ISSUES AND OPTIONS CONSULTATION RESPONSE:

QUESTION 49: Do you agree that the 11 character areas identified in the Esher Report in 1968 (shown on the Character Areas map overleaf) still represent areas of distinct character in 2008? If you disagree, please state how the boundaries should change.

OPTION: The existing 11 character areas were shown on a map.

Response:	2 Supported	2 Not Supported	0 Mixed	8 Comment	12 Total Responses
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Key points made:

- A number of areas were suggested for inclusion into the Conservation Area, including: University and Science Park; Monkgate; Lord Mayor's Walk; Blossom Street; the Station and Environs; the Ouse corridor to Millennium Bridge and Rowntree's Park; Stonebow area; The New Walk; Hungate; an area which covers the confluence of the Ouse and the Foss, Browney Dyke and St George's Field.
- Micklegate area should be redefined to include its medieval tributary streets, and including Holy Trinity Priory; the river trading streets of Skeldergate (the medieval port of York) and North Street with Tanner Row; and Bishophill.
- Toft Green and the railway buildings should be moved to the Station character area.
- Micklegate-Bishophill omits Church of St Mary Bishophill Junior, which has a Saxon tower and green space.
- The Ouse corridor needs evaluation as a unit.
- Do not agree that the character areas identified represent coherent areas of distinct character.
- Areas do not obviously make sense. Minster precinct feels at odds with Cultural Quarter and development of Minster Gates for example.

QUESTION 50: Do you agree that the 11 character summaries included in this Appendix are an accurate and comprehensive basis on which to progress the full Conservation Area Appraisal for the Central Historic Core Conservation Area?

OPTION: 11 character area summaries were included in the Issues and Options report as an appendix.

Response:	5 Supported	7 Not Supported	2 Mixed	1 Comment	15 Total Responses
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Key points made:

- Summary Statements fail to capture the essence of historic core or truly characterise the areas they describe. Therefore, uncertain whether or not the resulting development framework for the City Centre will adequately protect York's distinctive character.
- Character summaries come nowhere near providing an accurate and comprehensive basis upon which Action Plan policies might be based. Inconsistent in format, inadequate and inaccurate in understanding of historical development of areas, and sometimes contain errors of fact.
- Need to follow English Heritage guidance on producing appraisals
- Conservation Area Appraisal needs to be completed properly before CCAAP can be finalised.
- If full documents have not yet been written, these cannot be summaries but plans. Taken together they indicate an approach fairly enough. Approach should be more consistent. More individual buildings need to be mentioned. The sub-area approach adopted for Micklegate - Bishophill would pay dividends elsewhere.
- Landmarks for City Centre may be situated outside it. These should be mentioned.
- Detail should be more sharply observed. Final document for each area should be considerably longer than its early version, and fully illustrated.
- Concern that public is being consulted without Conservation Area Appraisal for Central Historic Core being available. Seems a little 'cart before horse'.

PREFERRED OPTIONS – SUMMARY CHARACTER APPRAISALS

There is no preferred option for the summary appraisals.

OPTION SOUNDNESS EVALUATION**Consistent**

1) Contribution to overall vision and strategic development objectives

The need for the Appraisal and for the Appraisal to shape the AAP is clear and this is consistent with visions of the Sustainable Community Strategy and Core Strategy visions to preserve and enhance the special historic built environment of the city centre.

The summary appraisals were included in the issues and options document as an opportunity to get some early community engagement in the process of producing the full Conservation Area Appraisal (CAA) for the Central Historic Core. A new consultant will be appointed soon to undertake the full Appraisal. The consultation on the draft Appraisal will coincide with the AAP Preferred Options consultation. The draft will be used to inform preferred options on Managing the Historic

	<p>Environment. The AAP will also take the role of a Management Strategy for the CAA. Headline issues would be addressed in AAP Policy with detailed policy and actions incorporated into an SPD.</p> <p>The draft will also inform other preferred options in the AAP, in particular this will help to guide the location of new development, the parameters for the development of identified sites and the principles that will be the framework for the public realm and movement strategy. The Appraisal will also inform the vision and objectives of the AAP by defining what is special about the city centre.</p>
2) Consistency with community strategy/local area agreement	<p>The Community Strategy emphasises the importance of the Conservation Area to the culture and economy of York. An Appraisal would allow us a better understanding of what elements make the area so special and therefore to sensitively plan for its future.</p>
3) Regional and national guidance	<p>Guidance in PPG15 and English Heritage guidance on the management of Conservation Areas requires Appraisals to be carried out. RSS Policies Y1 and ENV9 emphasise the importance of preserving the historic setting of the city. A draft Planning Policy Statement to replace PPGs 15 and 16 is in production. When this comes into force, the policies with regard to management of Conservation Areas will be taken into account in the production of the Appraisal and AAP.</p>

Justified 4) Consultation response	<p>There is clear support for an Appraisal and for the AAP to reflect its findings. There are a number of issues around the definition of the extent of the area, these will be resolved through the preparation of the Appraisal including a public consultation.</p> <p>The responses to the Issues and Options consultation will prove invaluable in guiding the production of the Appraisal. Consultees were in general agreement that the 11 areas as shown still represent an accurate interpretation of areas of distinct character within the city centre, with some amendments. No responses suggested excluding any areas from the Conservation Area. A number of areas were proposed as additions to the Conservation Area and these can be assessed in the production of the Appraisal. The extent of the Conservation Area boundary will be part of the consultation.</p> <p>The content of the summary appraisals was generally not supported. These should therefore not form the basis for the full Conservation Area Appraisal. There is a strong feeling that the summaries fail to capture the essence of the historic core or truly characterise the areas they describe. Respondents felt that the summaries should have more closely followed the English Heritage guidance on the production of Character Appraisals.</p>
5) Sustainability appraisal	<p>The Sustainability Statement did not assess the impacts of the appendix. However, the Statement recognises that retaining York's unique and special character can have positive impacts for sustainable development objectives. In order for the AAP to contain policies and proposals to help retain this special character, a fully complete and adopted Conservation Area Appraisal is required as the basis for those policies and proposals.</p>
6) Community benefits	<p>The Appraisal will provide a better and clearer understanding of the historic development of the area and what positive and negative factors exist in the area today. This will provide a basis for policies and actions to preserve and enhance an area that is of significant cultural and spiritual importance to the people of York.</p>
7) Evidenced approach	<p>The Appraisal will be evidence for the AAP to inform policies and actions.</p>
Effective 8) Viability	<p>A budget exists, in partnership with English Heritage, to undertake the Appraisal.</p>
9) Deliverability	<p>A budget exists, in partnership with English Heritage, to undertake the Appraisal.</p>
10) Flexibility	<p>There are different approaches for the AAP to take forward the findings of the Appraisal, however the AAP has a focus on action rather than policy. General conservation policy will be contained in</p>

	the Core Strategy. Policy specific to the Central Historic Core may be best placed in an SPD to the Core Strategy, with specific projects to enhance the city centre taken forward in the AAP.
<p>NEXT STEPS</p> <p>The Design, Conservation and Sustainable Development team will commission suitable consultants to undertake the Appraisal, in partnership with English Heritage. The responses to the Issues and Options consultation will be discussed with them. The draft of the Appraisal will be used to shape the AAP Preferred Options. The AAP will take forward the management strategy for the Conservation Area. The Heritage Renaissance Officer will produce the management strategy based on the Appraisal.</p> <p>The aim is to consult on the draft Appraisal and Preferred Options document in parallel. The Appraisal is essential to the AAP and the Preferred Options cannot progress until it has been prepared.</p> <p>The Core Strategy policy CS4 supports the production of an assessment of key views, which will aim, in particular, to preserve views of the Minster and its pre-eminence on the city's skyline. The Council will prepare and commission a brief for this work in conjunction with English Heritage.</p> <p>It has also been suggested that York requires to have a landscape / townscape character assessment carried out to assess the whole city. This issue is being considered as part of the evidence base required to inform the emerging LDF Core Strategy and Allocations DPD. A topic paper is proposed, to support the Core Strategy, that will include characterisation studies for strategic sites and the views assessment (aspect and prospect). Conservation area appraisals, parish plans and village design statements will be prioritised and brought forward during the lifetime of the DPD and adopted as supplementary planning documents (SPDs).</p>	

A VISION OF YORK CITY CENTRE

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THE PROSPECTUS – WHAT IT IS

Welcome to the Vision of York City Centre prospectus. Please enjoy reading this and thank you for taking an interest.

This Prospectus aims to generate thought amongst York's professional, heritage, cultural, economic and retail communities as well as other people interested in the future for York. There will be opportunities to contribute thoughts and ideas towards the vision during 2010, and we hope that you will take part in that work.

There has been much discussion in recent years about the role of city centres. Various reports and strategies are now asking whether York is making the most of its place in Yorkshire, what is its future economic potential and what are the barriers to achieving it. We also need to be sure that the future economy for York marries up with the physical appearance of the city centre and consider how changes might be made for the benefit of residents and visitors.

There are numerous qualities to the city centre, and many challenges. This prospectus aims to draw together a number of ideas for new development, activity and revitalised streets and spaces into a coherent vision to be delivered over the coming years. It will introduce a rolling programme of ideas and focus on a few priorities rather than try to radically change the centre.

The Prospectus is a lead document for the City Centre Plan, it aims to showcase opportunities to enhance the city centre and to invite partners to sign-up to a shared vision and commitment to work together to deliver a co-ordinated and effective renaissance in the historic core of the city.

The prospectus represents a statement of intent on the part of the Council. York is a first class place to do business, to visit and to live in. The City Centre is the 'face' of the city and needs to project the image of a city that is proud of its history and determined to succeed in the 21st century.

WORKING TOWARDS A CITY CENTRE PLAN

York City Centre, one of England's most revered places, was revitalised by Lord Esher's 1968 comprehensive plan for integrating new development and improving the public realm. Lord Esher's report 'York A Study In Conservation' looked at ways to reconcile the historic city with the 20th century. It recommended bringing people back into the city centre by building new homes and improving the walking environment in the compact and historic centre.

Some of his recommendations were realised such as the residential redevelopment of the Aldwark area and the implementation of footstreets in the 1980s. At the beginning of the 21st century it is time once again to invest in our city centre to provide the quality of environment this special place deserves.

York is an ambitious city. We aspire to beautifully blend the old and the new. Combining reminders of a significant history with bold statements of our values and ideals; a city at the cutting edge of innovation, new technologies and environmental and social issues. We want to invest in the city centre to release its amazing potential. To do this we need your help. This Prospectus is about how we can revitalise York City Centre in partnership.

In 2008 the City of York Council consulted on the York City Centre Plan 'Issues and Options Report', part of the York Local Development Framework, which was a first step towards creating a shared vision for the renaissance of York city centre over the next 20 years.

The response to the consultation showed an overwhelming support for proposals to breath new life into the core of the city.

TIME FOR CHANGE

To deliver the proposals of the City Centre Plan considerable investment will be required by the Council, its partners and developers.

The City Council is committed to the comprehensive delivery of the City Centre Plan and, in pursuing the aims of the Plan, will:

- Encourage partnership working through the Charter for Place
- Secure public and private investment
- Secure developer contributions through the planning process
- Pursue other funding sources including grants
- Secure revenue funding
- Use Compulsory Purchase Orders where appropriate and necessary to bring forward land for development
- Undertake viability assessments for individual projects and prioritise infrastructure projects.

The quality of the city centre and its public realm is critical to the continued economic health of York. The city centre, as the 'face' of York, whilst still popular with many visitors and residents, is looking tired in places. Over the years it has picked-up a lot of clutter in the form of street signage, roads markings, bollards and accommodation for cars and cycles. Some of the peripheral streets have struggled economically through a lack of footfall and investment in the local environment.

'Compared to other cities, both within this Region and elsewhere across Europe, the quality of the public realm in York is poor and, in a number of areas, detracts from the setting of its historic assets. Therefore, we welcome the intention to invest in the improvement of the public realm of the City'.

**ENGLISH HERITAGE
ISSUES AND OPTIONS CONSULTATION, 2008**

Immediate and noticeable improvements made to the quality and image of the city centre, would be significantly to York's advantage. This is the right time to plan and invest. York will stand-out as an attractive location for business, shopping, tourism and leisure and will be in a position to take best advantage of the upturn and changes in lifestyle choices over the coming decades.

TIME FOR CHANGE

The importance of the city centre to York is acknowledged by York's Sustainable Community Strategy (2008) which contains objectives based on, amongst others, York as 'The Thriving City' and 'A City of Culture'. The Thriving City seeks investment in heritage and cultural infrastructure to address a fall in visitor numbers and competition from other places. The 'City of Culture' aims to be a 'city of high quality spaces', with actions to achieve this identified as:

- an urban design plan
- creating attractive and stimulating spaces
- de-cluttered and creatively lit spaces
- spaces linked with clear and perhaps themed routes
- river fronts opened up and their opportunities exploited.

The City Centre Plan will be the overarching plan for York City Centre to achieve these key objectives.

The vision, areas of change and the place-making objectives of the Prospectus will shape the City Centre Plan through specific projects, programmes and policies. 30 potential projects have been identified at this stage which will help to deliver a number of the place-making objectives.

DELIVERY – THE CHARTER FOR PLACE

York city centre will change over the next twenty years and this prospectus sets out a vision for how we propose this change is managed and what can be achieved in terms of improving the quality and sense of place in the city centre.

Through partnerships such as Without Walls and joint initiatives such as the Cultural Quarter stakeholder group, a shared aspiration has grown about improving the quality of them and how, in particular, people use and enjoy public spaces and move from one space to another. Change will come about through small and large projects to improve poor quality areas, as well as high quality new development. Each of these will involve different individuals and groups.

WHAT EXACTLY IS THE CHARTER FOR PLACE?

Something we all have in common is a desire to make York the best place possible. We can best work together to achieve this by drawing up a Charter for Place from which all parties can work. The Charter will spell-out, what we must all achieve through our individual and joint projects and through the ways in which we work and make decisions.

The Charter will include:

- A shared vision of how we want the city centre to change
- A commitment to work together in partnership to deliver a co-ordinated approach to quality development and public realm enhancements.

From this Charter, the Council will produce a plan for the city centre that is endorsed by our partners and accurately encompasses their vision. It will provide a shared vision and understanding that will deliver the type of place we all want York city centre to be in the future and that gives us confidence in how this will be achieved.

NEXT STEPS?

The shared objectives and principles that form the Charter for Place will be developed jointly through the production of The City Centre Plan and widely consulted upon. The Council and its partners will then sign the agreed Charter to be submitted as part of the Plan.

THE YORK CITY CENTRE PLAN PROCESS

SPRING 2008 BACKGROUND RESEARCH	Initial evidence gathered and key stakeholders consulted on issues to be addressed.
SUMMER 2008 ISSUES AND OPTIONS	Consultation with the community and stakeholders on a range of options.
WINTER 2008/09 OPTIONS APPRAISAL	Review of consultation findings, Sustainability Appraisal and emerging evidence base.
JANUARY 2010 PROSPECTUS	A statement of the proposed vision and objectives for the city centre, to raise profile.
SUMMER 2010 PREFERRED OPTIONS	Consultation with the community and stakeholders on a range of preferred options.
SUMMER 2010 CHARTER FOR PLACE	Creation of a Charter and shared endorsement of place-making principles.
WINTER 2010/11 PRE-SUBMISSION DOCUMENT	Consultation on the final draft of the document to be submitted to the Government.
SPRING 2011 EXAMINATION IN PUBLIC	The Planning Inspectorate considers if the submitted document is sound.
AUTUMN 2011 ADOPTION	If the Planning Inspectorate thinks that the document is sound, it will be adopted.
WINTER 2011 PUBLIC REALM STRATEGY	Start of roll-out of detailed design and implementation of public realm enhancements.

THE CITY CENTRE PLAN NEXT STEPS (JAN 10 – MAY 10)

VISION PROSPECTUS

A statement of the proposed vision and objectives for the city centre, to raise the profile of the Plan.

PLACE-CHECK

A process by which we will gather opinions from a wide range of interests about the state of key spaces and streets.

PEOPLE CHANGING PLACES

Partnership working with BEAM and CABE. Developing new ways of engaging with the public.

CONSERVATION AREA APPRAISAL

This will describe, define and analyse the special character and appearance of the Conservation Area.

ACCESSIBILITY FRAMEWORK

This will analyse the transport and accessibility requirements of the city centre to 2030 and propose means of achieving these.

KEY SPACES OPTIONS

Developing options to enhance key streets and spaces.

WORKSHOPS

Early engagement of key stakeholders. The first steps in forming a partnership.

DRAFTING PREFERRED OPTIONS

Producing the document for consultation with draft policies to direct development and proposed actions.

SUSTAINABILITY APPRAISAL

This will review the preferred options and assess their compatibility with sustainable development objectives.

PREFERRED OPTIONS

Consultation with the community and stakeholders on a range of preferred options.

‘YORK HAS BEEN A SEAT OF POLITICAL, COMMERCIAL AND RELIGIOUS IMPORTANCE FOR OVER 2000 YEARS. THE CITY HAS PLAYED A SIGNIFICANT ROLE IN THE HISTORY OF THE COUNTRY, FROM THE CONVERSION TO CHRISTIANITY TO THE WARS OF THE ROSES, AND FROM THE REFORMATION TO THE INDUSTRIAL REVOLUTION. YORK HAS CONSTANTLY AND SUCCESSFULLY REINVENTED ITSELF AND IT CONTINUES TO DO SO TODAY’.

(YORK SUSTAINABLE COMMUNITY STRATEGY, 2008)



THE CITY CENTRE – AS IT WAS

'The walls of York are unspectacular, but they identify the historic core as effectively as the walls of a room which one enters through a choice of doors. Outside all makes for the centre. No sooner inside than there is an unmistakable change of atmosphere which makes certain kinds of buildings and vehicles and noises seem like intruders'

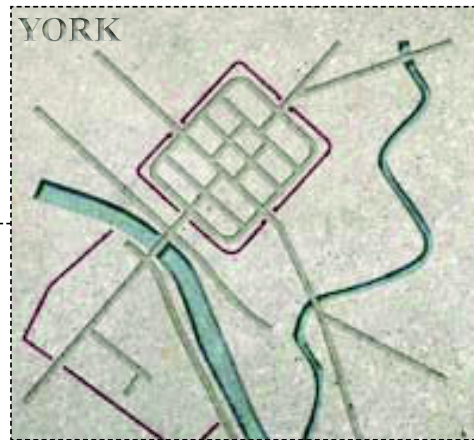
YORK – A STUDY IN CONSERVATION
VISCOUNT ESHER, 1968

THE CITY CENTRE – AS IT WAS

Maps courtesy of
www.historyofyork.co.uk

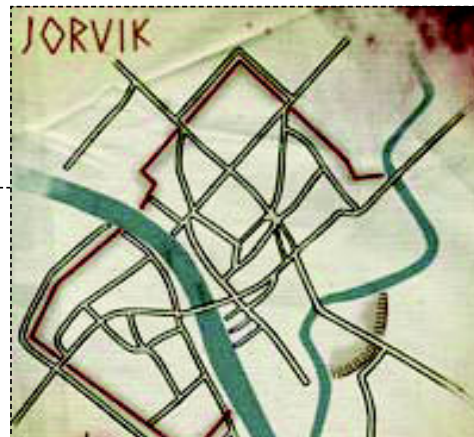
AD71

The Roman legionary fortress dates from AD71, and was located on the north east bank of the Ouse. Its rectangular structure is still evident in the walls to the north-east and north-west and in the alignment of Stonegate and Petergate.



7TH CENTURY

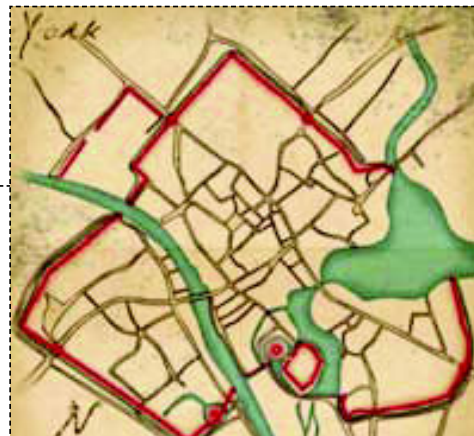
In the 7th century York was an important Royal and ecclesiastical centre, when settlement expanded beyond the walls of the Roman fortress to the south-east and the area around Coppergate came into being.



9TH–10TH CENTURY

Many of York's familiar "Medieval" streets, winding through and beyond the Roman rectangle, have their origins in the 9th century after many Scandinavians settled in the City.

From the 10th century York was a City of overcrowded, narrow streets.



THE CITY CENTRE – AS IT WAS



Dominated from the late 11th century by York Minster. The City was a major centre of commerce and trade, with ships coming up the River Ouse from the North Sea. William came to York in 1069 to subdue Northern rebellion. He built two wooden castles on top of earth mounds. The castles have long since gone, but the mounds can be seen today at Clifford's Tower and Baile Hill. The Domesday Book census of 1086 showed that half of York was owned by the King, and the other half by influential Normans. York prospered, and the rebuilding of the Minster was begun. Over the next 300 years York grew to become the second largest city in the country and was the northern capital of England. The Bar Walls were built during this time.

11TH CENTURY



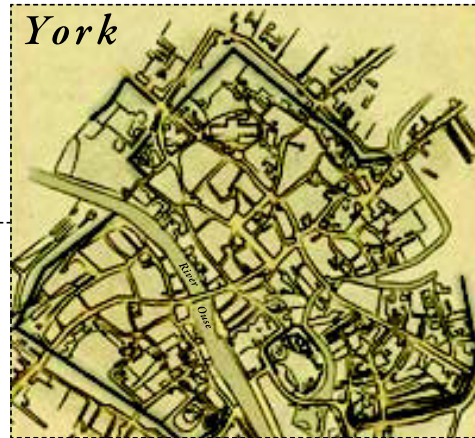
In the 16th century York became a seat of government when the former Abbot's house to St Mary's Abbey (King's Manor) was adapted and enlarged as the headquarters of the King's Council in the North.

16TH CENTURY

THE CITY CENTRE – AS IT WAS

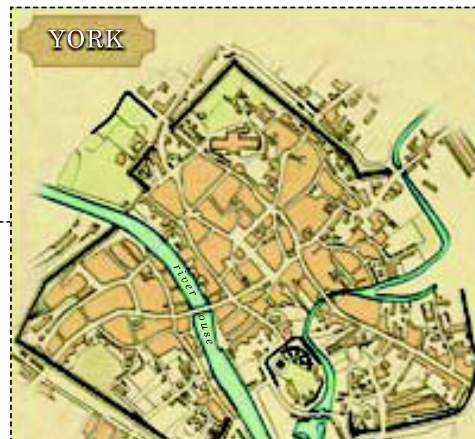
GEORGIAN

Georgian prosperity came to the City in the 18th century, transforming the character of much of the centre and approaches, to reflect its importance as a regional centre. Town houses were built inside and outside the Walls.



VICTORIAN

York's population grew in the 19th century creating overcrowding within the walled City. The Victorian age also brought the railway (with fine surviving Victorian stations and administrative buildings), and the industry and commerce associated with it, including chocolate making and railway engineering.



WORLD WAR 2

The city centre was bombed during the 2nd World War



THE CITY CENTRE – AS IT WAS



Esher Report 1968 – a comprehensive plan of the conservation of the historic core – redevelopment of Aldwark and realisation that traffic was incompatible with the nature of the historic core – pedestrianisation was needed.

1968



Parliament Street pedestrianised and the footstreets introduced – the biggest pedestrianised area in Europe at the time.

1980s



Urban Task Force Report 'Towards An Urban Renaissance' identified causes of urban decline and recommended practical solutions to bring people back into cities; plans to develop Hungate into a high density mixed use scheme – providing over 700 new homes, offices and leisure uses – were brought forward under this political and planning context reflecting a nationwide commitment to urban renaissance. Back Swinegate also sensitively regenerated.

1990s

RECENT ACHIEVEMENTS

THE RIVERSIDE

BEFORE



AFTER



New access to riverside and opening-up of the view to All Saints Church on the opposite bank, together with inspired re-development of the old Yorkshire Herald press work building, marrying original architecture features with contemporary design and style. Recipient of Civic Trust Award in 2001. 3 screen cinema is the central feature in the re-development, which also features bars, café/restaurants and a music/comedy venue (architects Panter Hudspith).

RECENT ACHIEVEMENTS

NATIONAL CENTRE FOR EARLY MUSIC/ SCULPTURE GARDEN

BEFORE



AFTER



The creation in 2000 of a local and national resource in a former run-down area off Walmgate – conversion of St Margaret's Church, a grade 1 listed redundant church, and redevelopment of a graveyard with contemporary extension (architects Van Heyningen & Haward).

RECENT ACHIEVEMENTS

1-5 DAVYGATE

BEFORE



AFTER



Commendation for high quality design at 2001 Civic Trust Awards (architects Panter Hudspith), together with RIBA Design Award in 2000 for new retail building adjacent to St. Helen's Church.

RECENT ACHIEVEMENTS

HUNGATE

BEFORE



AFTER



Major regeneration of contaminated former industrial site (architects John Thompson and Partners) together with an ambitious archaeological programme. Includes new city centre apartments and townhouses, commercial premises, restaurant/café, community focal building, new public square and riverside area, new pedestrian bridge over Foss, and enhanced conservation of riverside and Kings Pool nature reserve. Shortlisted for RTPI award.

YORK DESIGN AWARD

The aim of the Awards is to encourage and promote excellence in design and conservation, striving for the highest standards. A number of award winning developments are in the city centre, including De Grey Court.

DE GREY COURT, YORK ST. JOHN UNIVERSITY

BEFORE



AFTER



Bold, state-of-the-art seminar and teaching spaces, lecture theatre, boardroom and specialist teaching environments on city centre campus. Contemporary design and use of materials, as well as high energy efficiency. The large masonry walls and intimate internal spaces aim to reflect the qualities of the city. Recipient of RIBA Design Award, White Rose Award and York Design Award in 2009 (architects Rivington Street Studios under Charles Thomson).

**'YORK NEVER STANDS
STILL. THE CITY AND ITS
PEOPLE HAVE BEEN AT THE
FOREFRONT OF CHANGE
OVER TWO MILLENNIA,
CONSTANTLY ADAPTING
TO FACE AND OVERCOME
NEW CHALLENGES'.**

**(VISIT YORK, YORK: A VISION
FOR TOURISM – 2008)**

PRESENT

PRESENT

A VISION OF YORK CITY CENTRE



THE CITY CENTRE – AS IT IS

York is a changing city and always has been. Whilst its importance as a regional centre of political, juridical and ecclesiastical administration has remained, its economic fortunes have changed over time and seen the decline of industries such as the railways and confectionery but growth in retail, tourism, education and sciences. People's lifestyles and expectations have also changed quite dramatically over time, and this is reflected in the use of buildings and spaces, and new development.

Its past has always played a part in its future, whether explicitly through the tourist industry of recent years, or more subtly through the survival of 'personality' in buildings, streets and spaces. An understanding of this personality, character and ambience is critical in making appropriate (and brave) decisions for its future.

THE CITY CENTRE – AS IT IS

HEADLINE – BIG ISSUES

THE NEED TO AVOID COMPLACENCY

The city centre has many assets, but will suffer in the future if there is not timely investment now.

THE NEED TO BE AMBITIOUS...

and take best advantage of current opportunities
– York Central, Cultural Quarter, Hungate,
Layerthorpe, Castle Piccadilly, Heart of the City
which are six areas which can change and improve.

THE NEED TO ENSURE...

that the areas of change are properly integrated into the historic core.

THE CITY CENTRE – AS IT IS

ENVIRONMENT

- A complex mosaic of buildings, streets and public spaces.
- Numerous important archaeological remains – some of the best in Europe.
- A Conservation Area, an area of special character afforded extra protection.
- 9 scheduled ancient monuments, including the City Walls, over 750 listed buildings and a registered historic park and garden: the Yorkshire Museum Gardens.
- Key green spaces – Yorkshire Museum Gardens around the former St Mary's Abbey ruins, Dean's Park, the Memorial Gardens and the riversides; green spaces around the City Walls.

ENVIRONMENT – BIG ISSUES

- Managing growth whilst protecting and enhancing the historic environment.
- Protecting, reinforcing and showcasing the special qualities of the City Centre.
- Improving the quality of the public realm and making key linkages between the areas of change.
- Reducing congestion and improving accessibility – addressing the barriers to pedestrian and cyclists whilst maintaining essential vehicular access.
- Mitigating and adapting to climate change including promotion of non-car movement and reduction of harmful emissions.

THE CITY CENTRE – AS IT IS

COMMUNITY

- Highest population growth rate of all small cities in the UK.
- Over 6,000 people living in the city centre.
- Second highest population growth rate in ethnic minority groups in the country between 1991 and 2002.
- 30% of households include at least 1 disabled person.
- Wide variety of leisure and cultural facilities. There are a large number of restaurants, cafes and pubs for a city of York's size.
- A nationally important ecclesiastical centre. Some churches now converted to other community uses.
- There is a lack of readily available recreational open space and sports facilities for those living in the city centre, including swimming.
- City well served by museum, theatres and art space but lacking an auditorium since the closure of the Barbican.
- Home to York St John University and part of the University of York.

BIG ISSUES

- Encouraging more city centre living and providing the right mix of housing.
- Providing the services and facilities that are needed in the city centre – address the lack of an events venue and a swimming pool.
- Taking best advantage of the cultural vibrancy of the city and provide opportunities for all.
- Improving recreational open space provision including provision for children's play.
- Supporting the growth and success of the universities.

THE CITY CENTRE – AS IT IS

ECONOMY

- 30% of all jobs in York are in or adjacent to the city centre (30,000 jobs).
- 50% of office floor space is located within the walled city.
- There is a lack of available quality office space.
- Regional retail market share has declined from 34% in 2000 to 28% in 2007.
- Peripheral and 'gateway' streets do not benefit fully from footfall in the heart of the city, yet host much of the York's acclaimed independent shops and restaurants.
- 4.18 million visitors a year – 15% are overseas visitors. Visitors spend in 2007/8 totalled £364m, supporting 10,600 tourism related jobs.
- 2m visitor nights spent in York's evening economy per year. 3,500 people are employed in restaurants and licensed premises.
- For journeys to the city centre, 18% are by bus (including 2.3 million park and ride passengers each year), 16% by foot and 4% by cycle.

BIG ISSUES

- Maximising the economic potential of the city centre and managing the area out of recession.
- Improving the competitiveness of the retail offer and maintaining the diversity of independent retailing including enhancing Newgate Market – the city centre is in competition with out-of-centre retail parks and surrounding cities e.g. Leeds, Hull.
- Improving the tourism offer and visitor experience.
- Providing a more varied evening economy.
- Enhancing the office market in the city centre.



**‘THE CITY CENTRE IN 2030
WILL BE THE FINEST CITY
CENTRE IN ENGLAND,
RAISED TO THE HIGHEST
LEVEL THAT YORK’S
REPUTATION DESERVES’**

**(CITY OF YORK COUNCIL,
A VISION OF YORK, 2009)**

FUTURE

A VISION OF YORK CITY CENTRE

FUTURE



THE CITY CENTRE – AS IT WILL BE

THE VISION

The city centre in 2030 will be the finest city centre in England, raised to the highest level that York's reputation deserves.

The city centre will be a distinctively high quality place – a sophisticated, cutting-edge and prestigious location for business, cultural tourism, the arts, quality retailing, boutique hotels and cafe culture; and a focus for pride in the city for local residents.

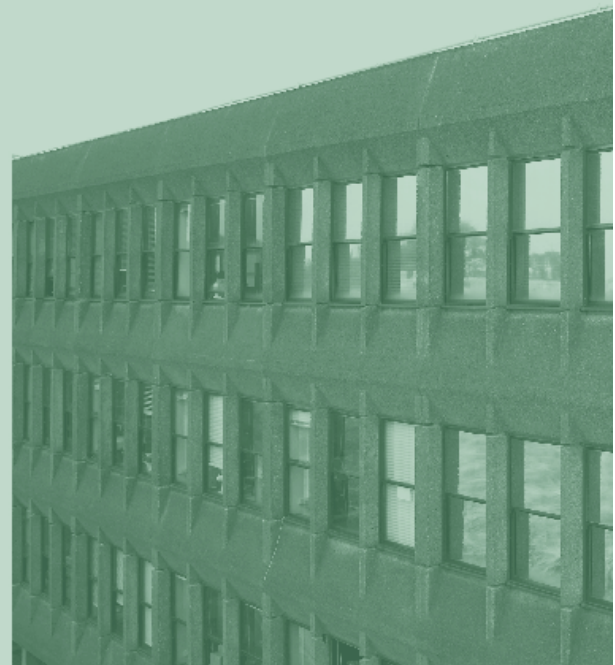
York will be internationally renowned as an excellent example of sensitively using historic buildings to contribute to economic success. The city centre will grow through high quality new developments and in so doing will add to the special qualities of the historic core.

As a key cultural centre in the North of England, York will feature many must-see events and festivals and these will be creatively showcased within a revitalised high quality public realm. The city will have the revitalised streets and spaces it deserves, with long-lasting well thought-out improvements that brings the city's amazing history to life.

Spaces will provide a better platform for events and streets will be designed around function, not vehicle movement. Civilised streets will put the local communities priorities first in a city centre that is easy, enjoyable and safe to move around.

With an enhanced image and new commercial development, the city centre will continue to be the business heart of the City, a prestigious and desirable location for thriving businesses.

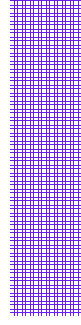
The city centre will make every York resident rightly proud and will continue to be the civic and social heart of the city.





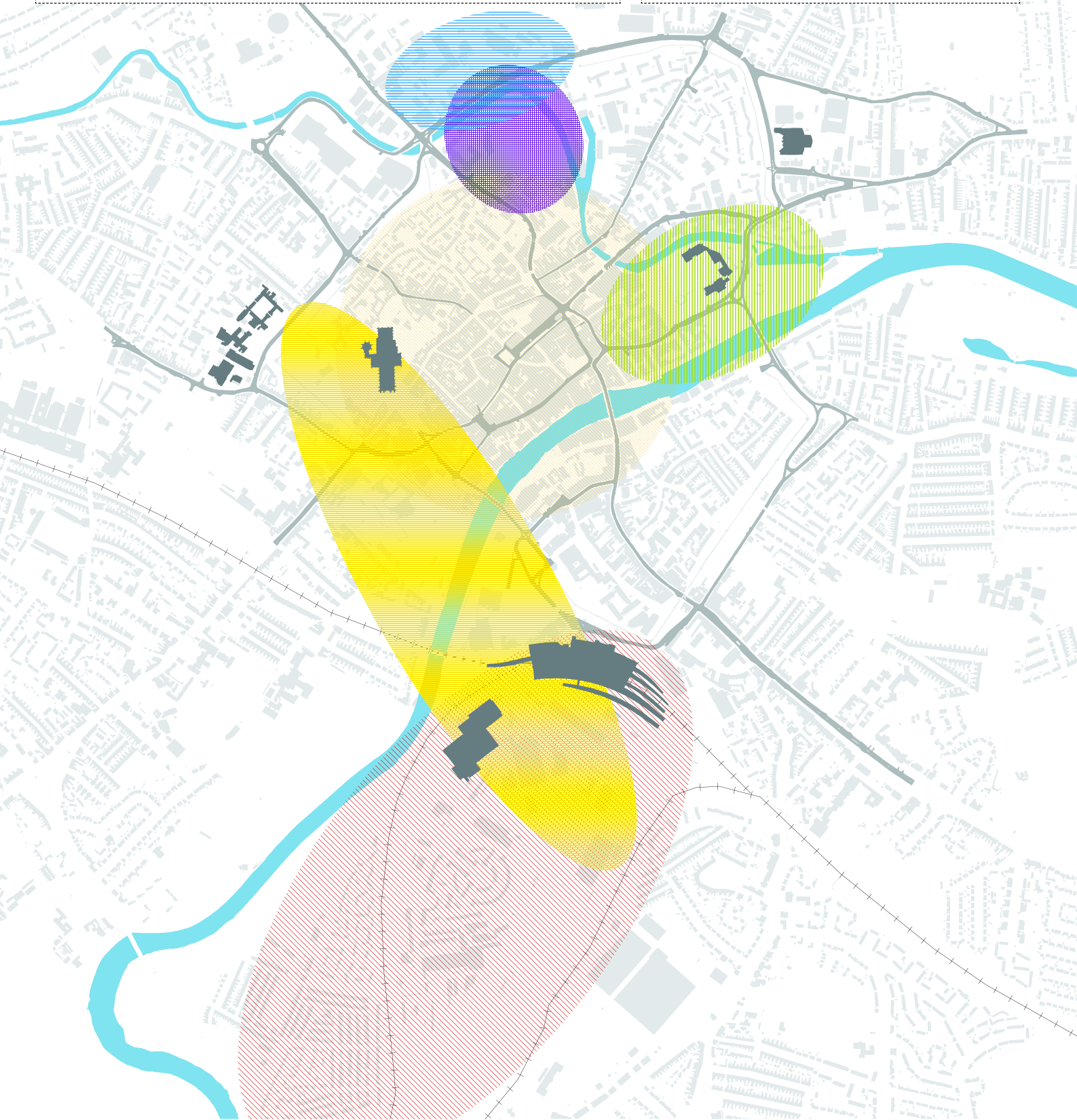
HEART OF THE CITY

A network of public spaces connected by an historic street pattern. Many of the city centre's 750 listed buildings are within this compact area. It's historic environment is an important part of York's thriving tourism industry and a source of civic pride. York's retail heart and home to Coney Street, Parliament Street and Newgate Market and tourist hotspots the Shambles, Stonegate and York Minster. Many of the public spaces host performers, buskers, markets and festivals but Parliament Street is the largest and most frequently used public space and the focus of much of the City's festivals calendar. A number of 'gateway streets' lead into the heart of the city including Micklegate, Walmgate and Goodramgate and host many of York's renowned independent shops, restaurants and bars.

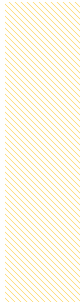


HUNGATE

A mixed use scheme under construction on the former industrial site was granted outline planning permission in July 2005. Development will include offices, shops, homes, a focal community building and a new bridge over the River Foss. Once completed the development will be set within a framework of city squares, riverside piazzas and green spaces and represents a major new place to live and work in the east of the city centre.

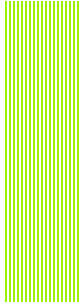


MAP
6 AREAS OF CHANGE



YORK CENTRAL

York Central is a major area set for regeneration – a large brownfield site adjacent to city centre to the west of the railway station. Proposals include enhancements to the National Railway Museum, improving transport and pedestrian links to the city centre and new commercial, residential and retail developments. A key issue for the City Centre Plan is how to connect the existing and new city centre uses at York Central with the historic core. The area is subject to a separate York Northwest Area Action Plan.



CASTLE PICCADILLY

Redevelopment of Castle Piccadilly offers the opportunity to enhance the unique historic setting of the area whilst also creating a development that delivers a commercial boost to the City. Once development plans are realised it will grow the city centre to the South and increase pedestrian movements in and out of the area. A key element, alongside new retail development, will be a world class civic space around Clifford's Tower and the Eye of York.



LAYERTHORPE AREA

This is the entrance to the city centre from the east, with great views of the Minster, but it is not inspiring. There is an opportunity to modernise some of the older commercial premises to create new employment opportunities and regenerate the area to create a fitting gateway to the city centre.



CULTURAL QUARTER

An area of outstanding cultural and historic heritage – the major institutions and land owners within the area want to improve connectivity across the area and take the visitor experience to a higher level with improved interpretation and new attractions. It will also form an important pedestrian and cycle link to the York Central regeneration area.

PLACE-MAKING OBJECTIVES



THRIVING

- Ensure that the city centre is a thriving location for retailing, leisure, offices, culture and tourism to strengthen the role of the city centre as the core of a sub-regional city.
- Grow the commercial heart of the city to ensure the long-term viability of the York economy. Growth to the South will take advantage of major opportunities to enhance Piccadilly and develop a stronger retail offer, to enhance the setting of important buildings and to better link the centre with the cultural attractions of the Barbican, Clifford's Tower and the Castle Museum.
- Ensure that the decline in the city centre market share for retailing is halted and then increased to a 34% share in order to maintain its position in the wider regional retail hierarchy, through allocation and delivery of new retail development and protection of existing retail frontage.
- Improve the viability of independent retailing in York city centre – a major component of the uniqueness of the city – through improvement to Gateway Streets and a revitalised outdoor market place.
- Focus commercial office use in the vicinity of the railway station, which is a sustainable location and good for business, to complement the new offer at York Central.
- Support the growth and success of both the city's universities within the city centre through improved physical linkages and facilities for showcasing talent.

PLACE-MAKING OBJECTIVES



ENJOYABLE

- Revitalise the heart of the city as the focus of city life and the host of festivals and events.
- Provide public art as an integral component of place-making and public realm enhancement.
- Create a lighting strategy for the city centre to illuminate places of interest and aid navigation.
- Lift the experience of visiting the city centre with exciting interpretation using innovative means.
- Provide high quality café-bar environments around public spaces and by rivers that will add vitality, colour and bustle.
- Provide a swimming pool in the city centre as a resource for the resident community of the city centre and the wider city, to promote active and healthy lifestyles.
- Develop York's position as a leading European cultural centre by enhancing the experience of visiting our many cultural attractions through combining unique heritage with a modern outlook.
- Ensure the redeveloped Barbican site is easily accessible and well integrated with the city centre.

PLACE-MAKING OBJECTIVES



PROTECTED

- Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster, important open areas and archaeological remains.
- Include positive actions and proposals to preserve and enhance the conservation area.
- Plan for sensitive growth through a suite of policies in the Plan and ensure high quality contemporary design preserves and enhances the special qualities of the City Centre.
- Ensure developments are environmentally sustainable through raising environmental quality, minimising resource demands from development, and responding proactively to the global and local effects of climate change.
- Work towards World Heritage Status.

PLACE-MAKING OBJECTIVES



REDESIGNED

- Enhance York's public realm so it becomes the most special in England, adding to the unique York ambience.
- Revitalise key spaces and remake streets as places for people that are distinctive, attractive and vibrant through a public realm strategy and masterplan that also enhances connectivity and functionality of the public realm to ensure that areas of change are fully integrated.
- Significantly improve the setting of the Minster and other special buildings and enhance key vistas.
- Improve Gateway Streets and peripheral streets to encourage residents into the city centre and visitors to explore further.
- Expand the pedestrian core of York through extension of the Footstreets area.
- Declutter spaces and modify them to be more accessible and better able to promote York as a City of Festivals.
- Make more of the riversides including encouraging active frontages and a possible new footbridge to further link riverside walks.

PLACE-MAKING OBJECTIVES



CONNECTED

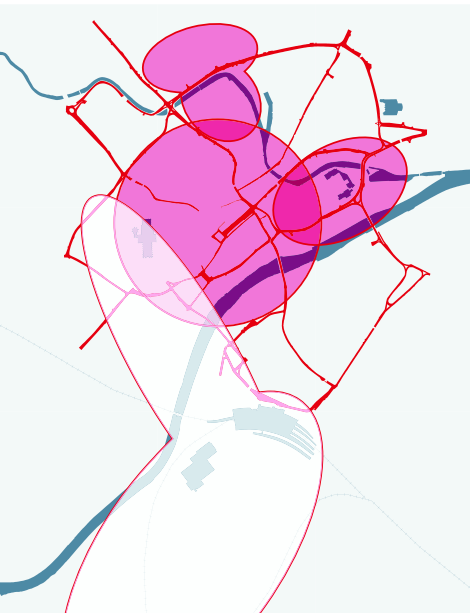
- Through an Accessibility Framework, re-model accessibility within the city centre, with a particular focus on the 2 key transport corridors between the station and Bootham/Gillygate and Layerthorpe, to promote sustainable lifestyle choices, improve pedestrian/cycle connectivity between the areas of change and meet the access needs of York in 2030.
- Create an attractive environment for pedestrians and cyclists with an improved network of routes.
- Improve physical linkages between York Central and the City Centre and improve other key linkages with important destinations including the station, hospital, York St John University, the Barbican site and Foss Islands.
- Protect and enhance the Snickelways and hidden spaces that contribute to the connectivity and uniqueness of the city centre.
- Tackle congestion through demand management measures such as parking controls and access restrictions in the city centre.
- Reallocate city centre road space freed up by redistributed traffic for wider footways, cycle paths and bus lanes.
- Develop the role of York as a key node for public transport services for the sub area.
- Ensure the city centre continues to be accessible for businesses.
- Consider the potential role of the river in providing alternative access to the city centre.

PLACE-MAKING OBJECTIVES



LIVEABLE

- Allocate a number of sites for housing, addressing the need for all types of housing and affordable housing.
- Protect the amenity of residential areas including those at Aldwark, Walmgate and Bishophill.
- Ensure a full range of community facilities are available.
- Provide sufficient open space and recreation opportunities for children and people of all ages to improve the quality of life for people who live in and visit the city centre.
- Provide a safer and healthy place to live.



MAP YORK CENTRAL/CULTURAL QUARTER

8. 5 star Hotel and Station Road War Memorial

Application approved in 2009 for high quality conversion of listed former GNER headquarters to 5 star hotel. Opportunity also to look at setting of and accessibility to war memorial, designed by Sir Edwin Lutyens 1922-24. New links/signage as part of Council HQ project.

9. Rampart Walk

The Rampart Walk would provide a 'linear park', running outside and in places inside the existing Walls, offering a new 24 hour, fully accessible route around the city. This would require the creation of new paths within existing green spaces and the incorporation of existing pavements where no other option exists. This has the potential to reveal the 'hidden highlights' of the City Walls.

RECENT DEVELOPMENTS

- A. De Grey Court, York St John University
- B. Hospitium, restoration, conferencing
- C. Westgate, residential

MAP YORK CENTRAL/CULTURAL QUARTER

POTENTIAL PROJECTS

1. Gillygate Gateway Street

Interesting street, with a large number of independent shops and cafes, but suffers from heavy congestion, narrow footways, lack of crossing points and poor environment/air quality. Key route from city centre to York St. John University and District Hospital. Potential to calm traffic and further improve the pedestrian/cyclist experience with enhanced footways and crossing points.

2. Minster Piazza

A new and improved setting for the spectacular South Transept, with better access is planned, and needs to connect well with Duncombe Place. The space also includes Precentor's Court, Minster Yard, Deangate and Dean's Park.

3. Duncombe Place public realm enhancement (See pages 43–35)

Challenging opportunity to improve and showcase the last section of this key approach from the Station to the Minster. Potential to become pedestrian boulevard or shared space and opportunities to create quieter spaces at north and south end.

4. Exhibition Square and routes to Museum Gardens

Consideration of this bus-dominated, under-used square which has a great setting, surrounded by listed buildings and Scheduled Ancient Monument, and superb views of Minster. Also, opportunity to identify and enhance underused links to Kings Manor and Museum Gardens.

5. Library and Library Square public realm enhancement

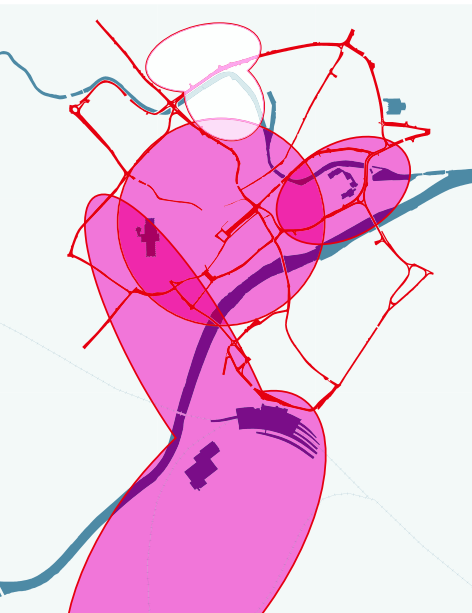
Internal alterations to library approved 2009 and underway. Area in front of library would benefit from improved layout, surface enhancement, and consideration of linkages to Museum Gardens. Options currently being considered to improve bus waiting area on Museum Street.

6. Museum Gardens Riverside Walk

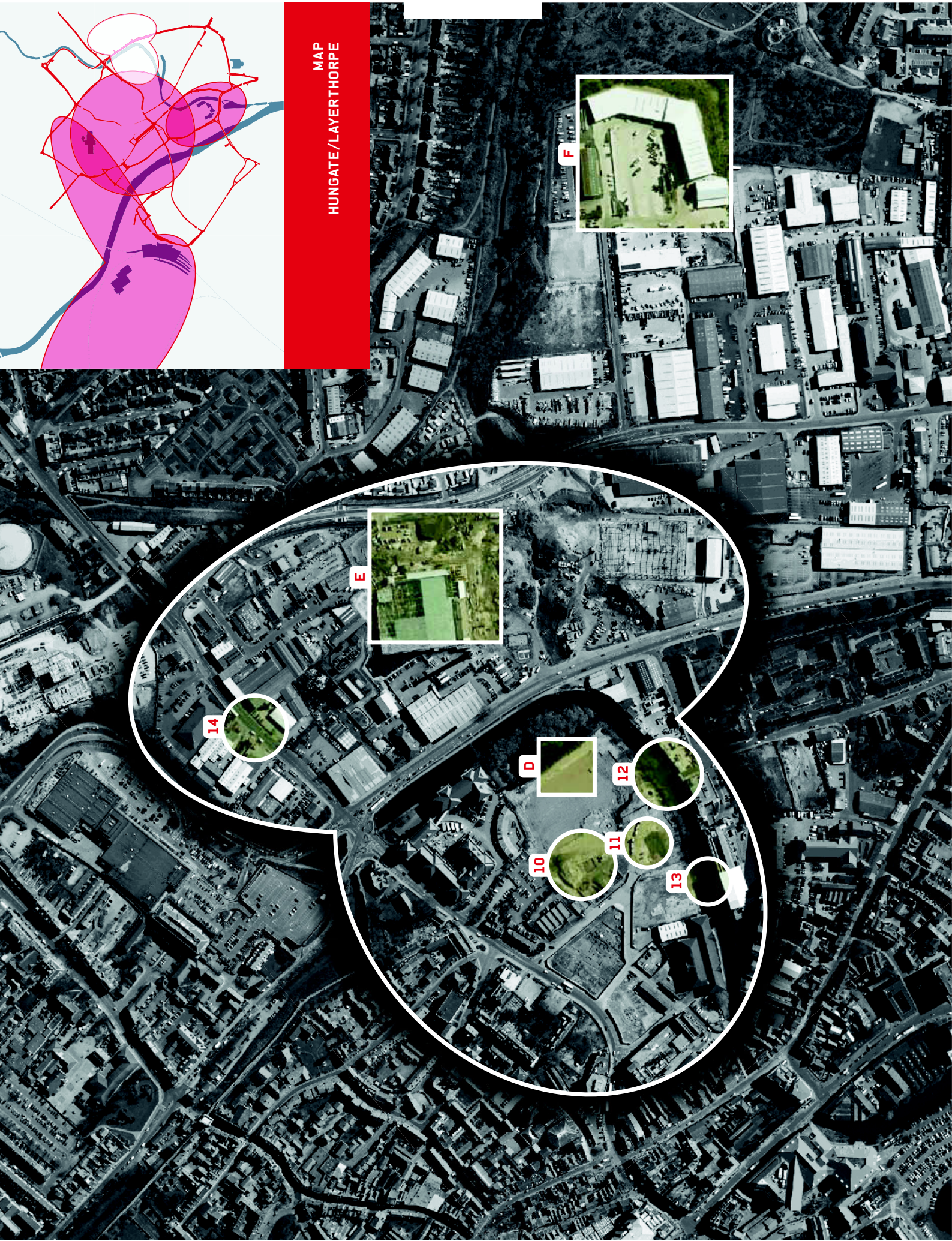
Consideration of use and improved seating, lighting and paving. Potential to enhance connections between the Riverside and Museum Gardens.

7. Station/York Central links

Opportunity to dramatically improve and showcase this key 'first impressions' route from the Station and NRM to the city centre.



MAP
HUNGATE/LAYERTHORPE



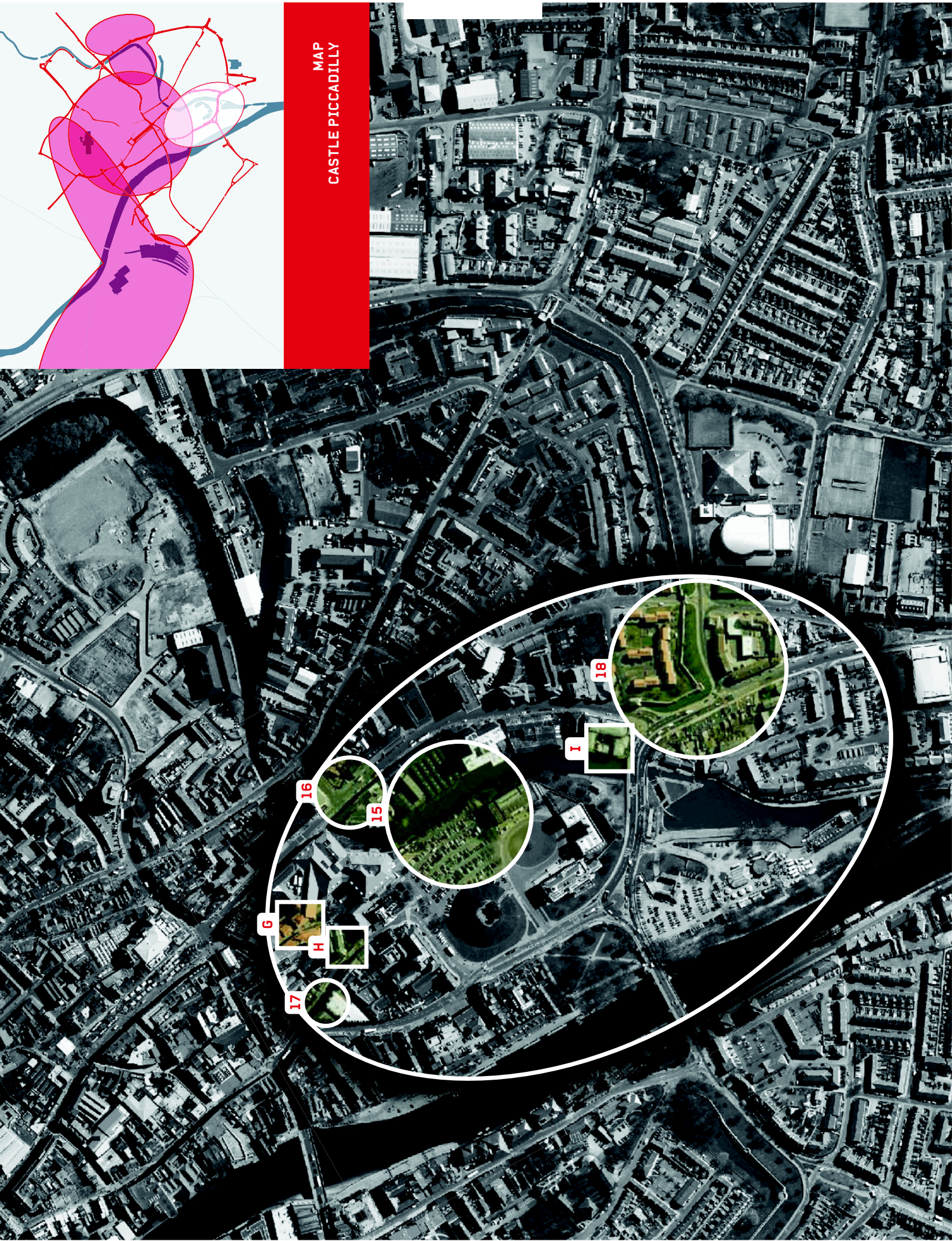
MAP
HUNGATE/LAYERTHORPE

POTENTIAL PROJECTS

- 10. Hungate – Phases 2–5**
Phase 1 (residential) development is complete, and has received commendation for good design. Subsequent phases – to include commercial, community and leisure use, as well as residential and public realm – will also follow the overarching design code and will be built to a very high standard.
- 11. St. John's Square**
This new square in the middle of the Hungate development will become York's largest public square (not including Parliament Street). It will be linked to Friar's Quay and to the proposed community building. A new office building has been approved that will address the square. There will be new spaces to sit, eat, drink and watch live outdoor performances. It will be innovatively lit, giving a contemporary, vibrant feel.
- 12. Friar's Quay**
A pedestrianised riverside piazza adjacent to the River Foss, Friar's Quay will link with St. John's Square as part of the Hungate development. Restaurants, bars, cafes and potentially shops will surround the piazza. A new foot bridge across the Foss will link with Navigation Road.
- 13. Foss Basin and the River Foss**
The Foss Basin at St George's Field near Blue Bridge is underused and in need of improvement. Access to the River Foss is poor in many areas with a lack of water-borne and leisure activities. River designated as significant regional green corridor (and Kings Pool Nature Reserve will retain protected status) but it is in need of environmental enhancement and improved habitat creation. Challenging opportunity to create better connection between Castle Piccadilly and Hungate.
- 14. Peaseholme Green/Layerthorpe Gateway Street**
Entrance to city centre from north-east, does not fulfil its potential. A number of important listed buildings in area, including the medieval guildhall of St. Anthony in Peaseholme Green, home of the Quilter's Guild of the British Isles. Potential for an employment-led redevelopment in the Layerthorpe area.

RECENT DEVELOPMENTS

- D.** Hungate Phase 1, residential
E. Foss Islands Retail Park and James Street link road
F. The EcoDepot, Neighbourhood Services depot



MAP
CASTLE PICCADILLY

POTENTIAL PROJECTS

- 15. Castle Piccadilly**
Area includes buildings of exceptional historical and architectural quality, but adjacent to run-down surface car park. Unique and challenging opportunity therefore to provide a quality mixed use development including redevelopment of buildings along Piccadilly and new public open space around the Eye of York and Clifford's Tower.
- 16. Piccadilly Gateway Street**
Development along street of differing architectural styles and quality. There is scope to substantially improve the pedestrian environment and encourage a new retail circuit between Parliament Street and Castle-Piccadilly/Coppergate.
- 17. Castlegate**
Potential to enhance the existing footstreet as an alternative, quieter link between the Castle Piccadilly area and the city centre.
- 18. Barbican links**
Vacant development site on edge of city, on route between station, city centre and University. Opportunities exist to consider connections to city centre via the Rampart Walk, Walmgate, George Street and Piccadilly.

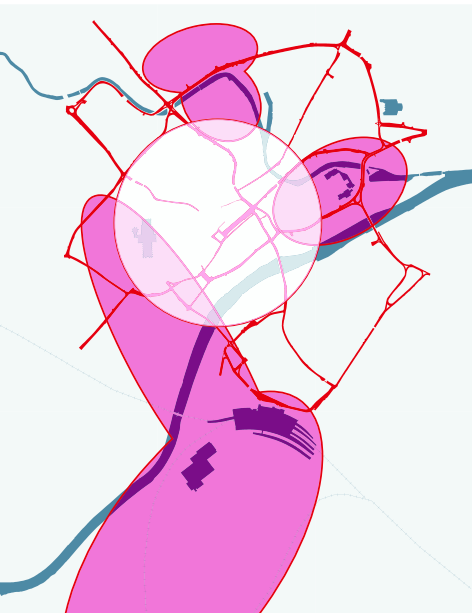
RECENT DEVELOPMENTS

- G.** Coppergate Walk and St Mary's Square/Coppergate Centre, retail
- H.** St Mary's Church, art space
- I.** The Postern Gate, 90 Piccadilly, pub/restaurant/hotel

MAP
HEART OF THE CITY

POTENTIAL PROJECTS (CONTINUED)

- 25. Whip-Ma-Whop-Ma-Gate junction enhancement**
A key junction between The Stonebow, Fossgate, Pavement and Colliergate which is functional rather than welcoming at the moment. With the Hungate area built, it will act as a crucial link between this new area and the city centre, as well as the potential Fossgate footstreet and Walmgate Gateway Street.
- 26. Pavement junction improvements (See pages 51–53)**
The junction, with heavy car and bus use, effectively cuts off the pedestrian movement and flow from Parliament Street to Piccadilly, not at all helped by the iron guard railings or the positioning of the public toilets and telephones. Relocation of toilets to Silver Street provides an opportunity to reconsider how the site of the existing public toilets is used.
- 27. Nessgate junction improvements**
Key junction at entrance to main shopping area. Currently a fairly confused area, with core hours of servicing not always obeyed. Not especially welcoming. Lighting is functional. Footway congested at pedestrian crossing.
- 28. Fossgate New Footstreet**
Very popular destination for restaurants and a mix of independent retailers. Potential to become a footstreet at day and/or night.
- 29. Walmgate Gateway Street**
Has become isolated from the city centre. Activity is fairly low key. It remains important to the surrounding residential communities which now include a significant student population, and restaurant, independent/specialist shops and businesses are moving into the area. A key link between the University of York Heslington campus and the city centre.
- 30. Micklegate Gateway Street**
Micklegate has a richness of architecture emphasised by the slope and curve of the street. Hosts a variety of independent shops, restaurants and pubs. Often lively in the evening but quieter during the day when businesses don't benefit from footfall from the core of the city centre.



MAP
HEART OF THE CITY

RECENT DEVELOPMENTS

- J. Riverside, City Screen, bars and walkway
- K. 1-5 Daygate, retail
- L. National Centre for Early Music and Sculpture Garden
- M. Spurrergate, retail development
- N. St Martin-cum-Gregory, Stained Glass Centre



POTENTIAL PROJECTS

19. Rougier Street/George Hudson Street public realm enhancement

Small but well used area between bars, nightclubs, restaurants and bus stops. Uninspiring environment during the day, and a challenge to create a good quality, sociable, friendly environment at night.

20. Lendal to Ouse Bridge Riverside (See pages 47–49)

Economic, social and environmental opportunities to consider better use and appearance of riverside areas, including extension of boardwalk/City Screen area and access from Coney Street, as well as potential to improve public use and appearance of opposite bank.

21. Goodramgate Gateway Street

Home to a variety of multiple and independent retailers. This street also has a vibrant evening economy. Busy restaurant/bar area outside footstreet hours with conflict between traffic and pedestrians. Potential to create an evening footstreet and/or improve crossing points and pavements.

22. King's Square public realm enhancement

Important small space at top of Shambles framing important views of medieval cityscape. The square is not convincingly harmonized with surrounding buildings and has disabled access issues with raised levels, poor surfacing and uncoordinated street furniture/signage.

23. St. Sampsons Square and Parliament Street public realm enhancement

Well used for various events throughout the year and the existing scheme was the result of an RIBA public realm competition in 1989, but could the heart of the city centre be even better? Poor quality telephone box building, confused signage and some evidence of deteriorating paving. Mature London Plane trees create a pedestrian avenue, but can also obstruct movement, activity and views. Could the fountain area be improved?

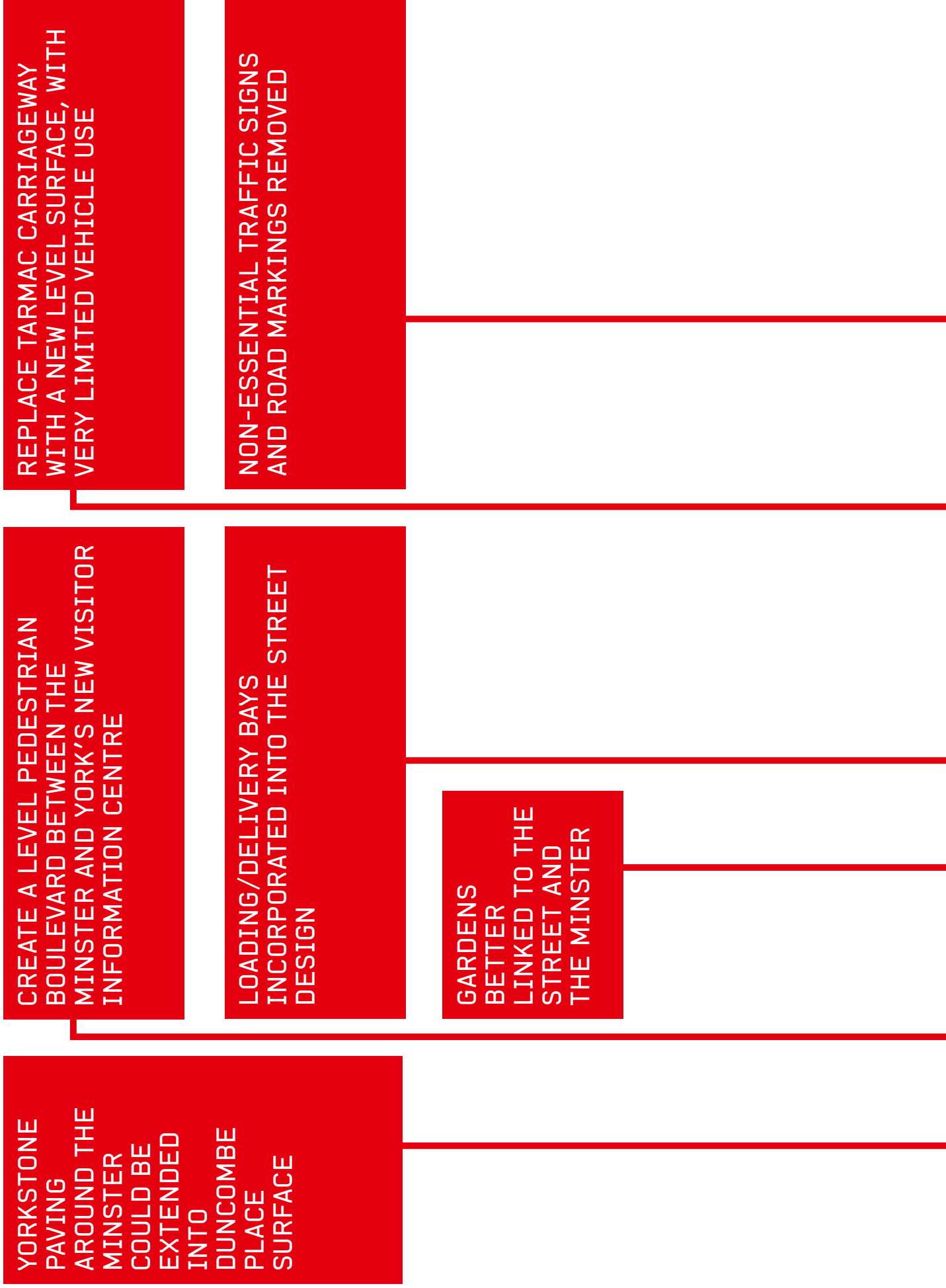
24. Newgate Market

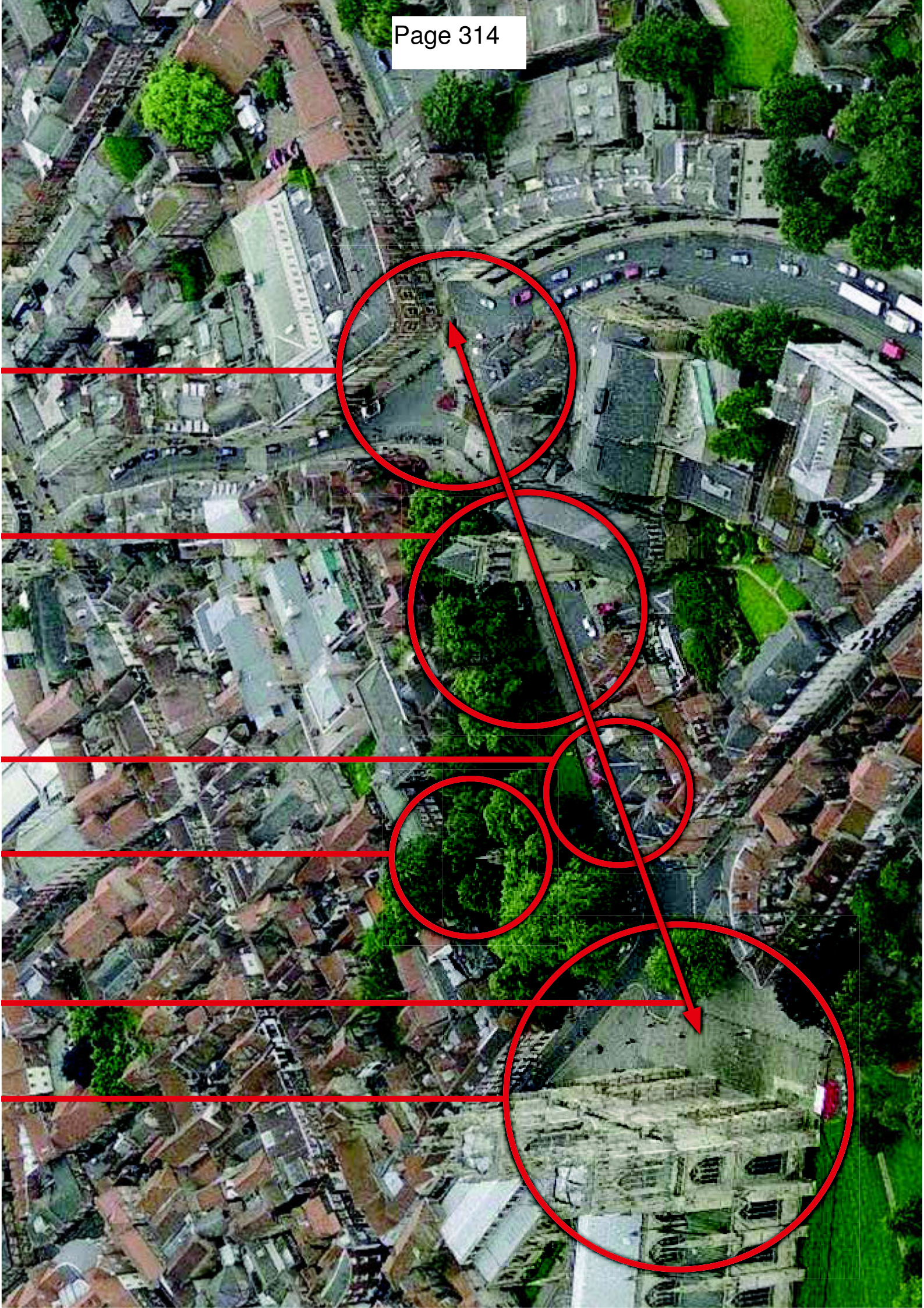
The market is under-performing and the area can suffer from anti-social behaviour after dark. It has confusing and congested access points, though has the potential to offer a wider range of uses throughout the day and night, and better linkages to Parliament Street and Church Street.

CULTURAL QUARTER POTENTIAL PROJECT #3 DUNCOMBE PLACE

Duncombe Place was created as the last stage in the processional way from the railway station, over Lendal Bridge and along Museum Street to the Minster, and as such is extremely important in the townscape of the City. Although very promising on the map, it is disappointing on the ground, partly because a wide tarmac road surface forms the main approach to the Minster and the space is carved up by parked vehicles, dwarf walls and a straight line of tall trees which now partially block views to the South Transept.

A new high quality public realm should aim to rejuvenate the street and create a better setting for the Minster, and for the new 'Visit York' visitor information centre and the top of Museum Street. Pedestrianising the street or incorporating a shared surface would allow the carriageway to be paved with a sensitive and more appropriate palette of materials to create a better sense of place where people can move around freely, sit, relax, take photographs and admire the view in surroundings that match the prestige of the Minster. Removal of non-essential clutter would also help to improve views and ambience.







**HEART OF THE CITY POTENTIAL PROJECT #17
LENDAL – OUSE BRIDGE RIVERSIDE**

The Ouse and Foss are a huge asset, which need to be appreciated and encompassed within the development and use of the city centre. At present the city tends to turn its back on the rivers and does not take full advantage of their value or the opportunities they provide. Access to the riverfronts is piecemeal and facilities along them limited.

Specific problems include a deficit of accessible riverfront for all (especially for people with disabilities), sterile and unwelcoming waterfronts in places, and a shortage of vibrant public spaces by the rivers. For instance, further development on the Ouse riverside could sensitively build on the success of the existing walkway at City Screen and potentially provide a footbridge over to North Street gardens.

POTENTIAL TO LIGHT THE BRIDGE
ARCHES AT LENDAL AND OUSE
BRIDGES

IMPROVE THE RUN-DOWN APPEARANCE OF THE BACK OF
THE SHOPS OFF CONEY STREET WITH THE POTENTIAL
TO CREATE NEW AREAS FOR ARTS, RESTAURANTS, CAFÉS
AND NIGHT-LIFE ALONG THE RIVERSIDE

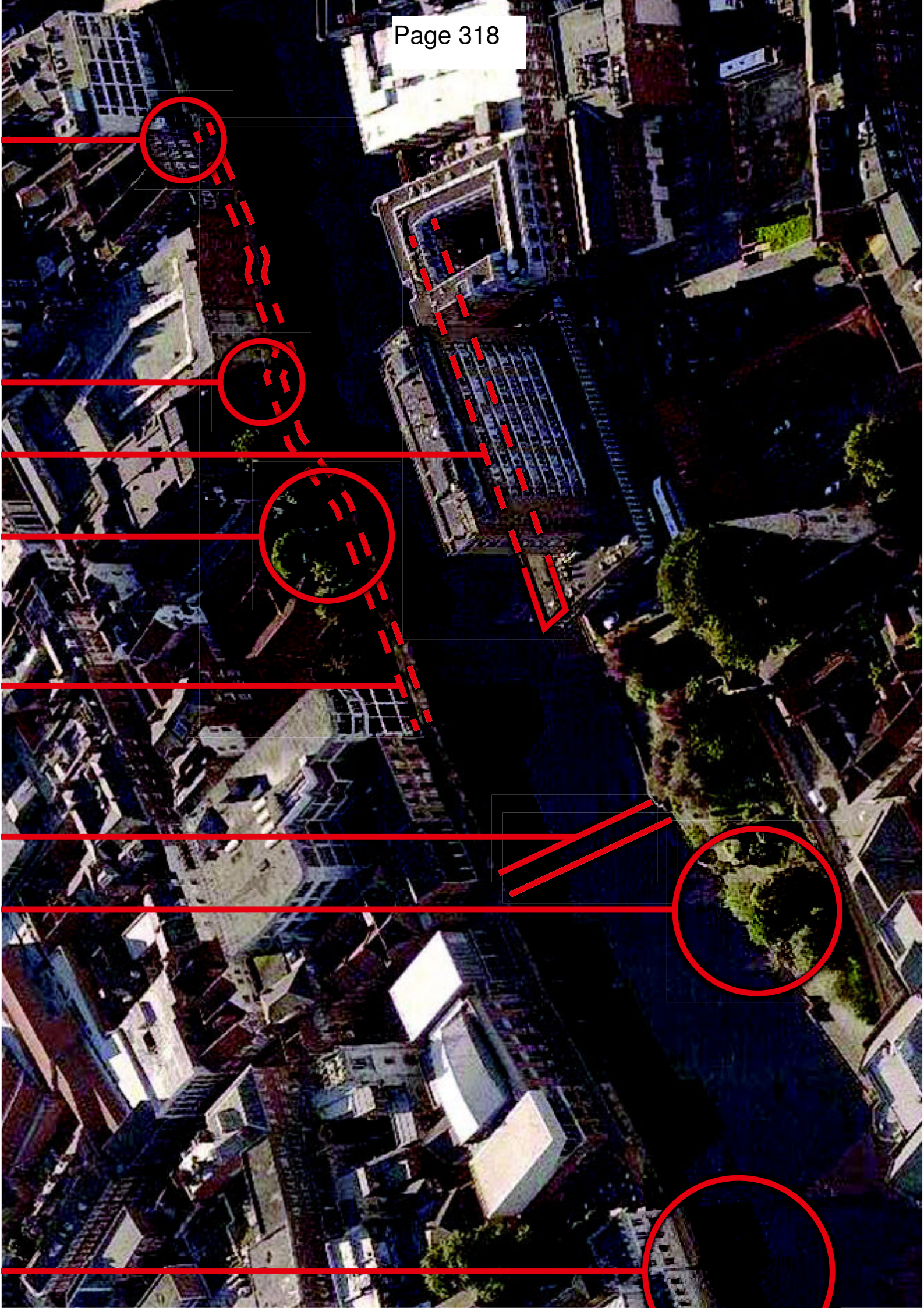
REVIEW NORTH STREET
GARDENS FOR ENVIRONMENTAL
IMPROVEMENTS, SEATING AND
LIGHTING

OPPORTUNITY
TO EXTEND
EXISTING
WALKWAY TO
GIVE BETTER
ACCESS TO THE
RIVER FROM
CONEY STREET
AND CREATE
NEW VISTAS

IMPROVE ACCESS FROM CONEY
STREET AND CREATE NEW RETAIL
/ LEISURE ROUTE OVERLOOKING
RIVER

POTENTIAL FOR NEW FOOTBRIDGE
TO IMPROVE THE PEDESTRIAN
NETWORK AND PROVIDE A LINK FOR
PEOPLE WALKING TO AND FROM
THE RAILWAY STATION

IMPROVE ENVIRONMENT WITH
SYMPATHETIC LIGHTING AND
ENVIRONMENTAL ENHANCEMENTS





**HEART OF THE CITY POTENTIAL PROJECT #23
PARLIAMENT STREET – PICCADILLY CROSSING**

In 1836 the whole of this part of York was transformed by the opening of the immensely wide Parliament Street, intended to supplement, and in a large measure to supersede, the two ancient market places at St Sampson's Square and Pavement.

The cross-roads junction at Pavement is part of a key public transport corridor which has created a traffic dominated environment. Improving pedestrian connections between the existing core of the city centre and new development on Castle Piccadilly will be vital for the success of the city centre in the future. Pedestrian movement is severed in this location.

The vast majority of the Parliament Street surface is given over to pedestrians where a public realm scheme was completed as recently as 1991–1992. Street surfaces are a mix of stone and brick, with the street furniture and signing of the same period in cast iron. An avenue of London Plane trees provide shade in the summer months and are a popular feature. Less successful are the public toilets and telephones and the design of the fountain of the same period. The toilet and telephone building is unsympathetically detailed in a neo-classical style and, situated at the southern end of Parliament Street, is of poor architectural quality and disrupts the visual link with Piccadilly. It also forms a physical and visual barrier with the paved area that provides the setting for the east face of All Saints' Church. The positioning of the building and services hardware has created a cramped and confusing space and restricts the width of footway available for pedestrians to move freely.

BUS STOPS
ARE IN A POOR
LOCATION IN
FRONT OF THE
MERCHANTS
ADVENTURERS
HALL

PICCADILLY
HAS NO
CONTINUITY
WITH THE
AVENUE OF
TREES IN
PARLIAMENT
STREET


THE STREET
IS DESIGNED
FOR TRAFFIC
MOVEMENT
AND NOT FOR
PEDESTRIANS

VISUAL AND
PHYSICAL
BARRIER
(INCLUDING
RAILING
AROUND THE
JUNCTION AS
WELL AS THE
TOILET BLOCK)

CONFLICT
ON HIGH
OUSEGATE
BETWEEN
DELIVERY
VEHICLES AND
PEDESTRIANS
OUTSIDE
FOOTSTREETS
HOURS

STREET QUALITY AND FEATURES
DECLINE, FOOTFALL PETERS OUT
AT JUNCTION RAILINGS

CLUTTERED STREET FURNITURE
DETRACTS FROM THE SETTING OF
ALL SAINTS' CHURCH



Please contact us if you would like this information in an accessible format (for example, large print or by email).

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)

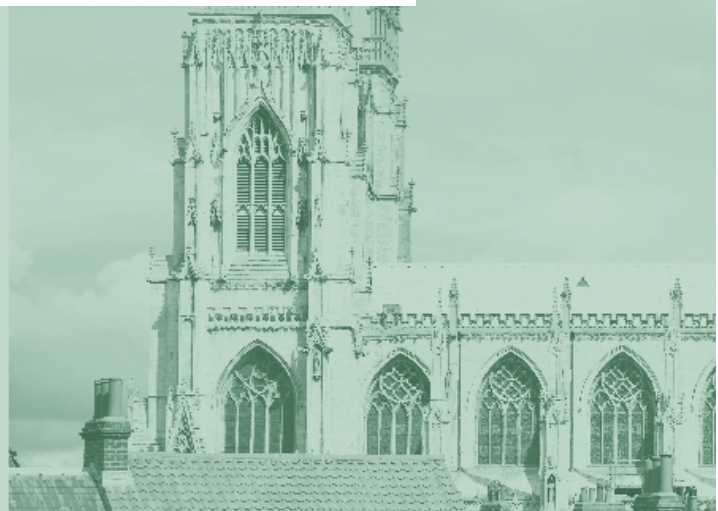
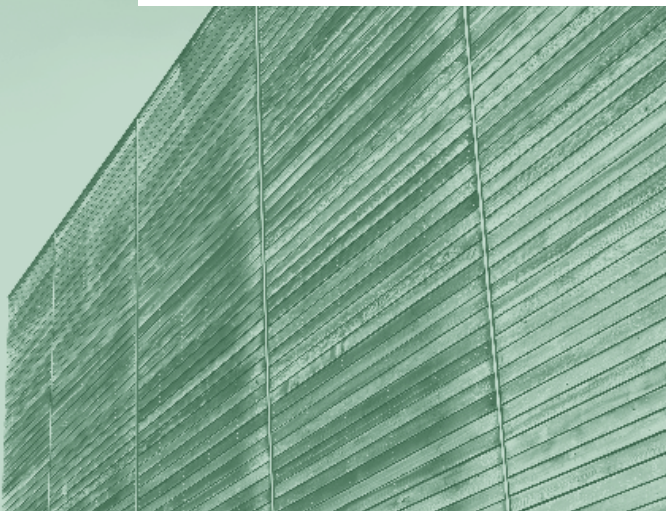
এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

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 میا کی جاسکتی ہیں۔ (Urdu)

 **01904 551550**



CITY OF YORK COUNCIL

**LOCAL DEVELOPMENT FRAMEWORK
CITY CENTRE AREA ACTION PLAN**

**DESIGNED BY STONE SOUP
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**CITY DEVELOPMENT
9 ST LEONARD'S PLACE
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YO1 7ET**

**PHONE: (01904) 551 463
EMAIL: CITYCENTREAAP@YORK.GOV.UK**

Annex D – Sustainability Appraisal of Vision Prospectus

*York’s City Centre Area Action Plan
A Vision for York – York City Centre Plan Prospectus*

1	FOREWORD	2
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	KEY POTENTIAL CHALLENGES:.....	13

Foreword

The purpose of a Sustainability Appraisal is to promote Sustainable Development through better integration of sustainability considerations into the preparation and adoption of plans.

The Sustainability Appraisal forms part of the plan making process and will be undertaken in stages alongside the development of each development plan document.

Changes to PPS12¹ have given more freedom in terms of how to develop Local Development Documents to the Preferred Options stage but still require Sustainability Appraisals to accompany any formal stages in this process such as consultation. A sustainability appraisal statement has been undertaken for this informal stage of the Area Action Plan as an interim measure to audit the progression of the vision for the City Centre. It is intended that this statement will feed into the Audit Trail to be detailed within future Sustainability Appraisals to set out how the CCAAP has progressed and incorporated suggestions made through the SA process.

The City Centre Area Action Plan

The city centre of York provides a wide ranging role for people living, working and visiting the city. The special and unique historical character of the city centre combined with its compact nature means that planning the future of the city is challenging and must be undertaken in a coordinated manner to preserve and enhance the areas special quality. Whilst the Core Strategy for York will set out the overall vision and objectives for the city, the CCAAP will help to consider what specific issues and measures are needed to help deliver the objectives within the city centre and address particular pressures and needs which it will face into the future.

Introduction and Approach

As part of taking forward the City Centre Area Action Plan, a stage of visioning work has taken place which represents a statement of intent on the part of the Council and aims to gain the support for how to realise the potential of the city in the future.

The Issues and Options Consultation (July 2008) results identified overwhelming support for taking forward the city centre as part of an Area Action Plan within the Local Development Framework to help support, develop and promote the city centre into the future. The Area Action Plan itself will help to deliver the aspirations initially set out by the emerging City Centre policy within York's Core Strategy DPD.

The visioning work thorough the "York City Centre Plan Prospectus" forms part of the City Centre Area Action Plan process to help move the Area Action Plan to the Preferred Options stage with the aim "to draw together a number of ideas for new development, activity and revitalised streets and spaces in a coherent vision to be delivered over the coming years". The timetable with the associated SA preparation expected is shown by table 1:

¹ PPS12: Local Spatial Planning (June 2009), Communities and Local Government

Table 1: The City Centre Plan Process

Process	Date	Detail of step	SA documentation
1. Background Research	Spring 2008	Initial evidence gathered and key stakeholders consulted on issues to be addressed.	Scoping report produced (April 2008)
2. Issues and Options	Summer 2008	Consultation with the community and stakeholders on a range of options.	SA Statement produced (July 2008)
3. Options Appraisal	Winter 2009/10	Review of consultation findings, Sustainability Appraisal and emerging evidence base.	Review of consultation findings
4. Prospectus	January 2010	A statement of the proposed vision and objectives for the city centre, to raise profile.	SA Statement produced (December 2009)
5. Preferred Options	Spring 2010	Consultation with the community and stakeholders on a range of preferred options.	Full Sustainability Appraisal to be produced
6. Charter for Place	Summer 2010	Creation of a steering partnership and shared endorsement of place-making principles	Ongoing SA input
7. Pre-Submission Document	Winter 2010/11	Consultation on the final draft of the document to be submitted to the Government.	Full Sustainability Appraisal to be produced
8. Examination in Public	Spring 2011	The Planning Inspectorate considers if the submitted document is sound.	
9. Adoption	Autumn 2011	If the Planning Inspectorate thinks that the document is sound, it will be adopted.	Monitoring of SA objectives
10. Implement Public Realm Strategy	Winter 2011	Start of roll-out of detailed design and implementation of public realm enhancements.	

Given the many stages that the CCAAP is undertaking it is important to understand the role of this Vision document. The prospectus forms a lead document within the preparation of the Area Action Plan but specifically is a showcase document detailing the aspirations for the city in the future. It aims to introduce a rolling programme of ideas and focus on a few priorities rather than try to radically change the centre.

The Vision document is split into 3 sections: Past, Present and Future. The most applicable sections to appraise at this stage in terms of SA are the sections representing the present issues identified within the city in “The City Centre – As it Is” as this sets the context / baseline and identifies the “big issues” and the future section in “The City Centre – As It Will Be”.

This appraisal has produced a short analysis of each of the two sections outlined above to understand how each of the issues / objectives relate to the Sustainability issues and objectives set out in the SA Scoping Report for the City Centre Area Action Plan (April 2008). The SA objectives are set out in Table 2.

The next steps in the SA will be continuing appraisal of any emerging versions of the CCAAP and the production of a full Sustainability Appraisal at the Preferred Options stage. This SA Statement will form part of the formal SA process and is produced in conformity with the regulatory requirements of the Strategic Environmental Assessment Directive. A full Habitat Regulation Assessment will be undertaken at the Preferred Options stage.

Table 2: Sustainability Objectives for the CCAAP

Headline Objective H1. To reduce City of York's Ecological Footprint		
Environmental	Social	Economic
EN1. Land use efficiency that maximises the use of brownfield land	S1. Enhance access to York's urban and rural landscapes, public open space/recreational areas and leisure facilities for all	EC1. Good quality employment opportunities available for all
EN2. Maintain and improve a quality built environment and the cultural heritage of York and preserve the character and setting of the historic city of York	S2. Maintain or reduce York's existing noise levels	EC2. Good education and training opportunities for all which build skills and capacity of the population
EN3. Conserve and enhance a bio-diverse, attractive and accessible natural environment	S3. Improve the health and well-being of the York population	EC3. Conditions for business success, stable economic growth and investment
EN4. Minimise greenhouse gas emissions and develop a managed response to the effects of climate change	S4. Safety and security for people and property	EC4. Local food, health care, education/training needs and employment opportunities met locally
EN5. Improve Air Quality in York	S5. Vibrant communities that participate in decision-making	
EN6. The prudent and efficient use of energy, water and other natural resources	S6. Reduce the need to travel by private car	
EN7. Reduce pollution and waste generation and increase levels of reuse and recycling	S7. Developments which provide good access to and encourage use of public transport, walking and cycling	
EN8. Maintain and Improve Water Quality	S8. A transport network that integrates all modes for effective non car based movements	
EN9. Reduce the impact of flooding to people and property in York	S9. Quality affordable housing available for all	
	S10. Social inclusion and equity across all sectors	

Analysis of the Present: “York City Centre – As it is”

The issues identified within the vision statement are split into the three streams of sustainability under: Environment, Community and Economy. The identification of baseline data in this section is followed by the “big issue(s)” to tackle.

	Issue	Sustainability Commentary
Environment	Managing growth whilst protecting and enhancing the historic environment	The SA baseline information for City Centre AAP has captured the issue of York’s historic nature within the sections “Environment” and “ Design and Conservation”. Information from the Draft Conservation Area Appraisal has been taken into consideration. However, an update to this baseline will take place in line with the emerging Heritage Topic Paper to accompany the LDF. Transport issues, climate change and air quality issues have also been included as key issues for York within the SA baseline but will be updated in accordance with emerging evidence. Understanding of these issues will help to deal with sustainability objectives EN2, EN4, EN5, S1, S6, S7 and EC3.
	Protecting, reinforcing and showcasing the special qualities of the City Centre	
	Improving the quality of the public realm and making linkages between the areas if change	
	Reducing congestion and improving accessibility – addressing the barriers to pedestrian and cyclists whilst maintaining essential vehicular access	
	Mitigating and adapting of climate change including promotion of non-car movement and reduction of harmful emissions	
Community	Encouraging more city centre living and providing the right mix of housing	Housing provision, particularly of affordable homes, is a major issue within York and has been included as a key issue within the SA baseline data. The provision of services is also a key consideration for the SA objectives. The SA baseline for the Preferred Options will include more information on existing provision and requirements for leisure and openspace facilities to better understand the demand and how the CCAAP is likely to effect this. The identification of these issues will work towards achieving sustainability objectives S9, EC3, EC4 and EN2
	Providing the services and facilities that are needed in the city centre – address the lack of an events venue and swimming pool	
	Taking best advantage of the cultural vibrancy of the city	
Economy	Maximising the economic potential of the city centre and managing the area out of recession	The economy within York has been recorded as a key baseline issue for the city centre. It identifies the changing nature of York’s economy over the years, including the importance of tourism for the economy today. Identifying these issues as big ideas within the city will towards understanding and tackling sustainability objectives: EC1, EC3 and EC4.
	Improving the competitiveness of the retail offer and maintaining the diversity of independent retailing including enhancing Newgate Market – the city centre is in competition with out-of-town retail parks and surrounding cities e.g. Leeds, Hull.	
	Improving the tourism offer and visitor experience	
	Providing a more varied evening economy	
	Enhancing the office market in the city centre	
	Supporting the growth and success of the universities	

Analysis of the Future: “York City Centre – As It Will Be”

The vision for the future of the city centre aims to raise the reputation of York and make the city centre a “distinctively high quality place” and to make York “internationally renowned as an excellent example of sensitively using historic buildings to contribute to economic success”. The plan to also revitalise the public realm and redesign the streets and spaces around function rather than vehicle movement will also prove positive for meeting sustainability objectives. All of these ideas will help to promote investment within the city centre, make it and functional as well as providing services and facilities required by both residents and visitors and help to improve the environment as a whole. More in depth analysis regarding the different sets of vision objectives is set out below.

Vision Objectives	Issue	SA objectives identified	Sustainability Commentary
6 areas of change	<ul style="list-style-type: none"> Heart of the City York Central Castle Piccadilly Hungate Cultural Quarter Layerthorpe Area 	Potentially all objectives	The 6 areas of change will tackle a broad range of sustainability objectives. This document does not provide a fixed programme of changes and therefore further SA analyses will take place at the Preferred Options stage based upon identified areas for change when more detail on the areas has been provided
Thriving	<ul style="list-style-type: none"> Ensure that the city centre is a thriving location for retailing, leisure, offices, culture and tourism to strengthen the role of the city centre as the core of a sub-regional city. Grow the commercial heart of the city to ensure the long-term viability of York economy. Growth to the South will take advantage of major opportunities to enhance Piccadilly and develop a stronger retail offer, to enhance the setting of important buildings and to better link the centre with the cultural attractions of the Barbican, Clifford’s Tower and the Castle Museum. 	EC1, EC2, EC3, EC4, EN2	The place –making objectives within this theme of “thriving” mainly relate to enhancing and maintaining the long-term viability of the city centre in terms of both commercial office and retail use. In turn these relate well to the economic sustainability objectives, particularly EC1 and EC3. Ensuring that the market share for York is maintained into the future will also to help achieve these objectives. However, any retail growth that is planned within the city centre needs to be complimentary to the existing central shopping area to avoid any

Vision Objectives	Issue	SA objectives identified	Sustainability Commentary
	<ul style="list-style-type: none"> • Ensure that the decline in the city centre market share for retailing is halted and then increased to a 34% share in order to maintain its position in the wider regional retail hierarchy, through allocation and delivery of new retail development and protection of existing retail frontage. • Improve the viability of independent retailing in York city centre - a major component of the uniqueness of the city – through improvement to Gateway Streets and a revitalised outdoor market place. • Focus commercial office use in the vicinity of the railway station, which is a sustainable location and good for business, to complement the new offer at York Central. • Support the growth and success of both the city's universities within the city centre through improved physical linkages, student accommodation and facilities for showcasing talent. 		<p>potential conflict, particularly with new retail and growth undermining another of the vision objectives to improve the viability of independent retailing within the city centre. The chance to improve the viability of independent shops, a distinctive characteristic of York, is also welcomed and will not only help to achieve economic objectives but at the same time help achieve environment objective EN2. By retaining this feature within the city it will also prove positive in the long-term as this will be a continuing attractive feature for visitors as well as residents. The aim to take advantage of major opportunities and enhancing the setting of buildings as well as the links with cultural attraction and will also help to achieve EN2. The last bullet point relates to supporting the universities, which also tackles SA objective EC2 in relation to good education and training opportunities for all.</p>
Enjoyable	<ul style="list-style-type: none"> • Revitalise the heart of the city as the focus of city life and the host of festivals and events. • Provide public art as an integral component of place-making and public realm enhancement. • Create a lighting strategy for the city centre to illuminate places of interest and aid navigation • Lift the experience of visiting the city centre with exciting interpretation using innovative means. • Provide high quality café-bar environments around public spaces and by rivers that will add vitality, colour and bustle. 	EC3, EC4, EN2, S1, S3, S4, S10	<p>The set of objectives for “enjoyable” focus on the experience of the city centre for both residents and visitors as well as a city centre which has vitality into the future. Within these there will still be achievement towards economic objective EN3 and maintaining conditions for business success, growth and investment given the promotion of café bar environments, festivals and events. This will also be apparent through the aim to develop York’s position as a leading European cultural centre which will help to attract investment to the city.</p>

Vision Objectives	Issue	SA objectives identified	Sustainability Commentary
	<ul style="list-style-type: none"> • Provide a swimming pool in the city centre as a resource for the resident community of the city centre and the wider city, to promote active and healthy lifestyles. • Develop York's position as a leading European cultural centre by enhancing the experience of visiting our many cultural attractions through combining unique heritage with a modern outlook. • Ensure the redeveloped Barbican site is easily accessible and well integrated with the city centre 		<p>Many of the objectives will also help to maintain employment opportunities within the city centre directly through festivals and events but also indirectly through investment and attracting business to the area. The cultural heritage within the city centre is set out as a core objective which will help to achieve EN2 as well as promote EC3, although there is a potential conflict between the two which will need to be sensitively mitigated. Improving the public realm aspect within the vision will also directly impact on EN2 and S1 by providing good quality urban spaces whilst maintaining the character of the city centre. The social objectives achieved through this section are S3, S4 and S10. Health and leisure benefits will be gained through the provision of a new swimming pool and the lighting scheme, as well as being decorative, may help to improve the safety / lower perceptions of fear for people moving around. The aim to also provide a varied environment and different facilities will also help to meet a variety of peoples needs from the city centre and will help with social inclusion (S10).</p>
Protected	<ul style="list-style-type: none"> • Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster, important open areas and archaeological remains. • Include positive actions and proposals to preserve and enhance the conservation area. 	EN2, EN4, EN6, EC3, Headline objective	<p>This theme of objectives helps to directly achieve environmental objective EN2. In turn this will help to support the economy as the historic assets within the city are a great tourist attraction and with this, will be protected and enhanced into the future. The fourth bullet focussing on ensuring environmentally</p>

Vision Objectives	Issue	SA objectives identified	Sustainability Commentary
	<ul style="list-style-type: none"> Plan for sensitive growth through a suite of policies in the Plan and ensure high quality contemporary design preserves and enhances the special qualities of the City Centre. 		sustainable development including minimising resource demands from development and responding proactively to climate change will help to achieve environment objectives EN4 and EN6.
	<ul style="list-style-type: none"> Ensure developments are environmentally sustainable through raising environmental quality, minimising resource demands from development, and responding proactively to the global and local effects of climate change. Work towards World Heritage Status. 		There are two potential conflicts which relate to this section however. The first arises from aspirations for growth of the city centre and for York as a whole with preserving and enhancing the city centre. In order to more fully explore this conflict, the Heritage topic paper is required to understand how and why key buildings, spaces etc make York special. The second conflict lies between the need to ensure environmental sustainability within the city centre and their potential impacts on the historic environment. In particular, there may be an issue regarding energy generation and its impacts on the historic environment. There is the potential to mitigate this through design and a greater understanding of what would create the least impact in terms of the historic and environmental characteristics of the city.
Redesigned	<ul style="list-style-type: none"> Enhance York's public realm so it becomes the most special in England, adding to the unique York ambience. Revitalise key spaces and remake streets as places for people that are distinctive, attractive and vibrant through a public realm strategy and masterplan that also enhances connectivity and functionality of the public realm to ensure that areas of change are fully integrated. Significantly improve the setting of the Minster and other special buildings and enhance key vistas. 	EN2, S1, S6, S7, S8, EC3	This set of objectives will help to directly achieve EN2 given that their aim is to enhance and improve the city centre public realm and setting of major landmarks. In turn this will help to support the economy as the historic assets within the city are a great tourist attraction and with this, will be protected and enhanced into the future. Through this set of objectives the aim to make them more accessible and better able to promote York festivals

Vision Objectives	Issue	SA objectives identified	Sustainability Commentary
	<ul style="list-style-type: none"> • Improve Gateway Streets and peripheral streets to encourage residents into the city centre and visitors to explore further. • Expand the pedestrian core of York through extension of the Footstreets area. • Declutter spaces and modify them to be more accessible and better able to promote York City of Festivals. • Make more of the riversides including encouraging active frontages and a possible new footbridge to further link riverside walks 		<p>would be positive for contributing to the success and quality of this type of business enterprise into the future. It will also provide an opportunity for enhance York's urban and public openspaces to meet sustainability objective S1. This set of objectives also aims to improve access through the pedestrian core and entrances into the city through gateway streets etc, which will encourage people to move around and travel to the city centre on foot. This will therefore achieve the social transport objectives to reduce the need to use the car and also encourage walking around the city centre. This set of objectives would benefit from a reference to high quality and innovative design within the city centre in relation to the redesign and reuse of buildings and spaces as a way to achieving the revitalised and vibrant public realm..</p>
Connected	<ul style="list-style-type: none"> • Through an Accessibility Framework, re-model accessibility within the city centre, with a particular focus on the 2 key transport corridors between the station and Bootham/Gillygate and Layerthorpe, to promote sustainable lifestyle choices, improve pedestrian / cycle connectivity between the areas of change and meet the access needs of York in 2030. • Create an attractive environment for pedestrians and cyclists with an improved network of routes. 	S1, S6, S7, S8, S10, EN2, EC3., EN4, EN5, Headline objective	<p>The “connected” objectives directly relate to the achievement of sustainability objectives S6, S7, S8. The accessibility framework will help to influence how people move in and around the city centre. In addition to this, encouraging sustainable transport modes will also help to improve air quality through the reduction of vehicle emissions and pollutants and help towards the reduction of greenhouse in connection with climate change. It is important to</p>

Vision Objectives	Issue	SA objectives identified	Sustainability Commentary
	<ul style="list-style-type: none"> • Improve physical linkages between York Central and the City Centre and improve other key linkages with important destinations including the station, hospital, York St John University, the Barbican site and Foss Islands. • Protect and enhance the Snickelways and hidden spaces that contribute to the connectivity and uniqueness of the city centre. • Tackle congestion through demand management measures such as parking controls and access restrictions in the city centre. • Reallocate city centre road space freed up by redistributed traffic for wider footways, cycle paths and bus lanes. • Develop the role of York as a key node for public transport services for the sub area. • Ensure the city centre continues to be accessible for businesses. • Consider the potential role of the river in providing alternative access to the city centre 		<p>note that these issues were also picked up by the Core Strategy Preferred Options document which will help to deliver wider infrastructure improvements, including new park and rides, route improvements etc, which will directly influence and consequently benefit how people travel into the city centre of York. Environmental objective EN2 is also taken into consideration as the spaces and connecting routes, which help to characterise York, such as snickelways, will be protected and enhanced. Reducing congestion within the city centre will also help to achieve this objective. In the long-term, improving air quality and encouraging/ increasing walking around the city will also have associated health benefits satisfying objective S3 too. This objective should reference Green Infrastructure however, in order to acknowledge and link the openspace / greenspace and river corridors in the city centre to the wider city and the emerging Core Strategy policy.</p>
Liveable	<ul style="list-style-type: none"> • Allocate a number of sites for housing, addressing the need for all types of housing and affordable housing. • Protect the amenity of residential areas including those at Aldwark, Walmgate and Bishophill. • Ensure a full range of community facilities are available. 	S1, S3, S7, S9, S10, EC4, EN2	<p>This set of objectives aim to deliver the appropriate environment and facilities so that people can live with ease within the city centre. The aim to deliver different types of housing, including affordable, will help to achieve social objective S9 and help to</p>

Vision Objectives	Issue	SA objectives identified	Sustainability Commentary
	<ul style="list-style-type: none"> • Provide sufficient open space and recreation opportunities for children and people of all ages to improve the quality of life for people who live in and visit the city centre. • Provide a safer and healthy place to live. 		<p>tackle the provision of housing issue within York. Other social objectives achieved through this set of objectives are S1 and S3 through the aim to provide openspace within the city centre for all age groups. This in turn will also help to provide recreational opportunities as associated health benefits (objective S3). Likewise, the provision of community facilities will achieve S1, S10 and EC4 through local facilities which will potentially enhance recreational / leisure opportunities and aid social inclusion through the events held.</p>

Recommendations:

- Within the vision section “enjoyable”, reference should be made to the designated historic parks and gardens, which are of particular cultural and recreational importance for the city.
- Within the vision sections “Connected” and “Liveable” make reference to Green Infrastructure to encompass openspace as well as York’s greenspace/ corridors, which are within the city centre but extend to the wider York area. Green Infrastructure within the Core Strategy Preferred Options is to be taken forward through an Supplementary Planning Document but will also include the riverside routes and green linkages which cross through the city centre.
- Within the “Liveable” section the objective relating to community facilities should be expanded to include a reference to a framework for decision-making in order to fully meet sustainable development objectives.
- Within the “Redesigned” section the objectives would benefit from a reference to high quality and innovative design within the city centre in relation to the redesign and reuse of buildings and spaces as a way to achieving the revitalised and vibrant public realm aspired to.
- In order for the population to be sustainable and thrive within the city centre there also needs to be recognition for the need to be prudent in use of energy and resource use into the future.
- The vision should include a reference to flood risk within the city centre. Flood risk is a major consideration for both homes and businesses within the city centre where it could threaten their safety and viability. The Action Plan should refer to PPS25 and set out that mitigation measures would be required in areas of high flood risk.

- The preparation of the Heritage Topic Paper should be completed in order for the City Centre Area Action Plan to be taken to Preferred Options stage. This would also give a substantial baseline for the Sustainability Appraisal to reference for objective EN2: Maintain and improve a quality built environment and the cultural heritage of York and preserve the character and setting of the historic city of York.
- Greater understanding is needed as to the capabilities of renewable energy generation within York as a whole and how this would impact on the city centre as well as understanding what the city centre could reasonably provide without compromising the heritage assets within the city.

Key potential challenges:

There are a number of key challenges in going forward with the City Centre Area Action Plan which need to be picked up at the Preferred Options stage:

- Understanding what makes the Heritage assets within York City Centre special.
- How changing functions, spaces and vehicle movement, for example, will affect the city as a whole.
- Balancing the needs of the economy with provision of social and environmental requirements within the same area.

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LDF Working Group

4th January 2010

Report of the Director of City Strategy

City of York Local Development Framework (LDF) – Core Strategy Preferred Options City-Wide Leaflet Feedback

Summary

1. This report is the first of two reports that will advise Members of the outcome of the Core Strategy Preferred Options consultation carried out in Summer 2009. The report in Annex B sets out the results from the Core Strategy Preferred Options *City-wide leaflet* consultation. It should be noted that this is just one aspect of the overall consultation the details of which are provide in summary in paragraphs 7 & 8 below and in Annex A attached.
2. The responses to the leaflet will be used, alongside the *wider consultation responses* including those on the main Core Strategy document and its associated Sustainability Appraisal and from the range of workshops, events and meetings organised during the consultation period, to inform the production of the Core Strategy submission draft. A schedule of all consultation events is included at Annex A for information. This shows the significant level and coverage of consultation that was undertaken which will feed into the next stage of the Core Strategy production. The technical work summarising and analysing all the consultation responses is anticipated to be complete in January, and following this, a further report setting out the full consultation feedback will be taken to LDF Working Group.

Background

3. The LDF Core Strategy is the key tool for delivering effective, strategic planning and provides the context for all subsequent LDF documents. To do this it is important that it delivers the spatial / physical elements of the Sustainable Community Strategy and it is in conformity with the Regional Spatial Strategy for Yorkshire and the Humber (RSS) which constitutes part of the “statutory development plan” for the authority. The production of a Core Strategy effectively involves public participation at the three stages highlighted below.
 - **‘Issues & Options’ Stage** – at this point the Council highlights key issues and options for consultation to inform the content, scope and direction of the Core Strategy.
 - **‘Preferred Options’ Stage** – consultation on the Council’s intended approach.

- **Submission Stage** - consultation on the final document which will be submitted by the Council to the Secretary of State. Any comments received at this stage will be forwarded to the Planning Inspectorate for consideration at a public examination into the document.
4. The Core Strategy is now significantly progressed and we are now working towards the submission stage. The Core Strategy has gone through several formal stages of consultation during its production:
 - consultation on the first stage of Issues and Options took place during Summer 2006 and raised 124 responses; and
 - the second stage of Issues and Options was part of the Festival of Ideas and took place in Autumn 2007 and generated 2422 responses.
 5. This report follows the Preferred Options stage of consultation undertaken in Summer 2009. The consultation on the city-wide leaflet ran from 18th June until 28th August 2009 (although later comments were received and logged). In addition, workshops, exhibitions and meetings with key groups ran into October to ensure that interested groups and individuals were not excluded.
 6. In total approximately 3,000 people took part in the consultation by attending events or responding to the questionnaire (2,250) questionnaires were completed including 50 online responses. This quantity of responses and associated level of data and information requires a considerable amount of analysis which will be reported to Members early in 2010. The methods and extent of consultation has ensured continued involvement of consultees and has maintained high levels of responses since issues and options stage.
 7. During the consultation, York's approach to Preferred Options was presented to CABI (the Government adviser on architecture, urban design and public space). Their response was very positive and York was used as a good practice case study in a CABI publication as well as being referred to in a national publication related to planning. The preferred options document was recognised as clearly and concisely setting out the local and regional context, the issues that York is facing and the vision for the future of the city.

Core Strategy Preferred Options Consultation

8. A series of publications were produced to provide the focus for the range of consultation events, namely:
 - 'Planning York's Future' leaflet questionnaire;
 - Core Strategy Preferred Options document (June 2009);
 - Core Strategy Preferred Options Sustainability Appraisal; and
 - Core Strategy Preferred Options Habitat Regulations Assessment.
9. A wide range of methods were used as part of the Preferred Options stage of consultation, a summary of these is set out below. Annex A sets out the full schedule of consultation events held. It was decided that a wide variety of events over a long timescale was appropriate to ensure that the coverage of consultation was extensive. The leaflet helped to ensure that all residents of York were aware of the consultation whereas the specific events allowed for

more in depth discussion with interested parties. The extension of the deadline into September and October allowed for groups to respond even though their organisation did not meet during summer in order to facilitate maximum involvement.

Document Availability:

- consultation documents were made available in all CYC libraries and the Guildhall and St Leonard's Place receptions;
- consultation information, including copies of the documents and an online questionnaire were available on the Council's website; and
- consultation information was sent out to over 2,600 consultees on the LDF database.

Workshops:

- a half day workshop with key stakeholders on affordable housing;
- a one day conference event for interest groups, members of the Talkabout Panel and developers;
- an evening workshop with the York Professionals and York Business Forum; and
- a half day workshop event with the Inclusive York Forum;

Exhibitions:

- a series of manned public exhibitions across the city, including a two day exhibition in the city centre, and one day exhibitions in the central library, at Monks Cross Shopping Park, and the Designer Outlet;
- a manned exhibition at York College;
- exhibitions for employees at a number of major employers in the city, including the Primary Care Trust, Shepherd Building Group and CPP; and
- a lunchtime manned exhibition for CYC staff.

LSP Board Meetings:

- presentations to the Without Walls Board and the Local Strategic Partnership boards including the Environment Partnership, Economic Development Partnership, Learning City Partnership, York at Large, Inclusive York Forum and YorOK Board.

Ward Committees

- attendance and manned exhibitions at all 18 ward committee surgeries;
- presentations and Q&A at Holgate, Haxby and Wigginton, Derwent, Heworth Without and Osbaldwick and Heslington and Fulford ward committees.

Meetings

- meetings with key stakeholders, including York Civic Trust, Natural England, English Heritage and the Environment Agency; Government Office Yorkshire and Humber (GOYH), Local Government Yorkshire and Humber (LGYH);
- meeting with a focus group from the York Property Forum and York and North Yorkshire Chamber of Commerce;
- meetings with neighbouring local authorities including Leeds City Council, Ryedale District Council, and East Riding District Council; and
- presentations to meetings of the York Environment Forum, Open Planning Forum, York Independent Living Forum, York Archaeological Forum and Voluntary Sector Strategic Forum.

Advertisement

- a press release;
- posters in all CYC libraries;
- an article in Your Ward and Your City; and
- an article in News and Jobs.

City-wide Leaflet

10. The city-wide questionnaire was delivered to all York households (approx 90,000) in June 2009 as an insert in the council's publication *Your City*. Over 2,250 questionnaires were returned, 2.6% of all households which is considered to be a good response given the relatively complex nature of the questionnaire. The responses received gave a confidence interval of +/-2% at 95%, which is good (as an authority we aim for +/-4% or below) and indicates that the results are a representative sample.
11. Below is a brief summary of key messages that came through the questionnaire consultation.
 - 86% of respondents supported the LDF Vision and key themes for York;
 - Over half of respondents (52%) felt that York's economy should grow by 1000 or more jobs per year;
 - Over half of respondents (approx 58%) felt that we should be building less than 850 new homes a year;
 - Just over three-quarters (77%) of respondents agree that we should be allowed to include a higher level of windfalls in the plan;
 - Over 90% of respondents considered the key constraints used to help shape the spatial strategy to be appropriate;
 - Around 60% of respondents felt that land should not be identified in the draft green belt for housing or employment;
 - However, if we had to identify land in the draft green belt for housing, 67% of respondents felt that Areas A and B are most suitable;
 - 58% of residents believed that Area C is suitable for industrial and distribution employment, whilst 41% agree that Area I is;
 - Over half (58%) of respondents think we should require a level of affordable housing or equivalent financial contribution in both the city and villages from 10% (on small sites) to at least 40% (on large sites) and that developers should have an option to supply properties off site from their main development;

- The majority of respondents (83%) agree that we should build more houses than flats;
 - Around two-thirds (68%) of the sample agree that towards the end of the plan period there should be an increase to a greater number smaller properties if this reflects the changing needs of York;
 - The majority of residents (86%) support the proposed approach to transport in the LDF; and
 - Almost all (99%) of residents supported the proposed approach to Green Infrastructure.
12. The attached Annex B reports on the 'Planning York's Future' questionnaire in detail. This sets out the responses under each of the leaflet questions using a range of graphs and also identifies the spread of responses across York using postcode analysis.

Next Steps

13. The technical work summarising and analysing the consultation responses is anticipated to be complete in January and a further report setting out the full consultation feedback will be taken to LDF Working Group in early 2010. This will then be used along with the Sustainability Appraisal and other emerging evidence base to produce a Submission draft Core Strategy for Members to consider.

Corporate Priorities

14. The Core Strategy has the potential to contribute towards the delivery of all the Corporate Priorities through its policies and actions. It will aim to make York a:
- Sustainable City
 - Thriving City
 - Safer City
 - Learning City
 - Inclusive City
 - City of Culture
 - Healthy City

Implications

15. The following implications have been assessed:
- **Financial** – None
 - **Human Resources (HR)** - None
 - **Equalities** - None
 - **Legal** - None
 - **Crime and Disorder** - None
 - **Information Technology (IT)** - None
 - **Property** - None
 - **Other** - None

Risk Management

16. In compliance with the Council's risk management strategy, there are no risks associated with the recommendations of this report.

Recommendations

17. That Members:

- i) Note the comments received from consultees in response to the Preferred Options city-wide questionnaire, and support their consideration in informing the production of the Core Strategy submission draft and, where relevant, other emerging LDF documents.

Reason: To help inform Members of the consultation responses ahead of the next stage of the Core Strategy production.

Contact Details

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**Report
Approved**



Date

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

All ☒

For further information please contact the author of the report

Background Papers:

- Core Strategy Preferred Options
- Core Strategy Preferred Options Sustainability Appraisal
- Planning York's Future city-wide questionnaire

Annex A: Consultation schedule

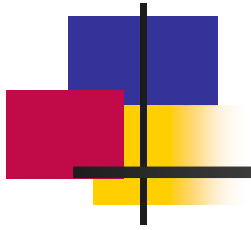
Annex B: Report on the Core Strategy Preferred Options Leaflet Response

Annex A: Consultation Schedule	
Date	Task/Event
Week One	
Monday 29th June	
Tuesday 30th June	Holgate Ward Committee
Wednesday 1st July	Rural West Ward Committee
	Westfield Ward Committee
Thursday 2nd July	Skelton, Rawcliffe and Clifton Without Ward Committee
	Learning City Partnership Board
	Dringhouses and Woodthorpe Ward Committee
Friday 3rd July	
Week Two	
Monday 6th July	Clifton Ward Committee
Tuesday 7th July	Fishergate Ward Committee
	Heworth Ward Committee
Wednesday 8th July	Haxby & Wigginton Ward Committee
Thursday 9th July	York at Large Board
Friday 10th July	
Week Three	
Monday 13th July	Strensall Ward Committee
	Guildhall Ward Committee
Tuesday 14th July	WOW Board
Wednesday 15th July	Yor OK Board
	Hull Road Ward Committee
Thursday 16th July	Micklegate Ward Committee
Friday 17th July	
Week Four	
Monday 20th July	Derwent, Heworth Without & Osbaldwick Ward Committee
	Heslington & Fulford Ward Committee
Tuesday 21st July	Environment Forum
	Acomb Ward Committee
	Huntington & New Earswick Ward Committee
Wednesday 22nd July	Bishopthorpe & Wheldrake Ward Committee
Thursday 23rd July	
Friday 24th July	CYC Staff Exhibition

Week Five	
Monday 27th July	
Tuesday 28th July	One day Conference Event for interest groups and members of the Talkabout Panel and developers.
Wednesday 29th July	
Thursday 30th July	
Friday 31st July	City Centre Exhibition in St Sampsons Square
Saturday 1st August	City Centre Exhibition in St Sampsons Square
Week Six	
Monday 3rd August	
Tuesday 4th August	York Reference Library exhibition
Wednesday 5th August	
Thursday 6th August	
Friday 7th August	
Week Seven	
Monday 10th August	Inclusive York Forum
Tuesday 11th August	Key employer exhibition - Shepherd Industrial Division
Wednesday 12th August	
Thursday 13th August	
Friday 14th August	Key employer exhibition - Primary Care Trust
Week Eight	
Monday 17th August	
Tuesday 18th August	Open Planning Forum
Wednesday 19th August	Designer Outlet Exhibition
Thursday 20th August	Monks Cross Shopping Centre exhibition
Friday 21st August	

Week Nine (poss CPP exhibition this week)	
Monday 24th August	York Independent Living Forum - York Hospital
Tuesday 25th August	
Wednesday 26th August	CPP Employers exhibition
Thursday 27th August	
Friday 28th August	
Week Ten	
Monday 31st August	BANK HOLIDAY
Tuesday 1st September	
Wednesday 2nd September	
Thursday 3rd September	
Friday 4th September	
Week Eleven	
Monday 7th September	
Tuesday 8th September	
Wednesday 9th September	Environment Partnership
	York Archaeological Forum
Thursday 10th September	Economic Development Partnership
Friday 11th September	
Week Twelve	
Monday 14th September	Voluntary Sector Strategic Forum meeting
	Meeting East Riding of Yorkshire Council
	York Property Forum and Chamber of Commerce meeting
Tuesday 15th September	
Wednesday 16th September	
Thursday 17th September	York College exhibition
	Meeting with Ryedale District Council
	Meeting with Government office Yorkshire and Humber
Friday 18th September	

Week Thirteen	
Monday 21st September	Affordable Housing Focus Group
Tuesday 22nd September	
Wednesday 23rd September	Meeting with Local Government Yorkshire and Humber
	Green Party Meeting
Thursday 24th September	
Friday 25th September	Civic Trust meeting
Week Fourteen	
Monday 28th Sept	York Professionals and York Business Forum event
Tuesday 29th Sept	Environment Agency meeting
Wednesday 30th Sept	
Thursday 1st October	Meeting with Leeds City Council
Friday 2nd October	English Heritage meeting
	Natural England meeting
Week Fifteen	
Monday 5th Oct	
Tuesday 6th Oct	
Wednesday 7th Oct	Fulford Parish Council meeting
Thursday 8th Oct	Inclusive York Forum workshop
Friday 9th Oct	



Local Development Framework Core Strategy Preferred Options - August 2009 FULL REPORT

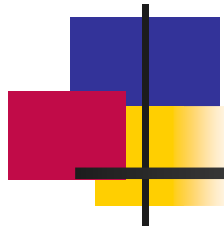
Report author:

Nicola Lawson

Market Research Team

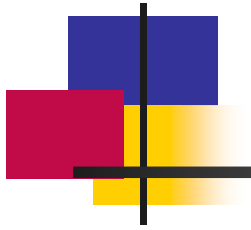
Marketing and Communications

nicola.lawson@york.gov.uk



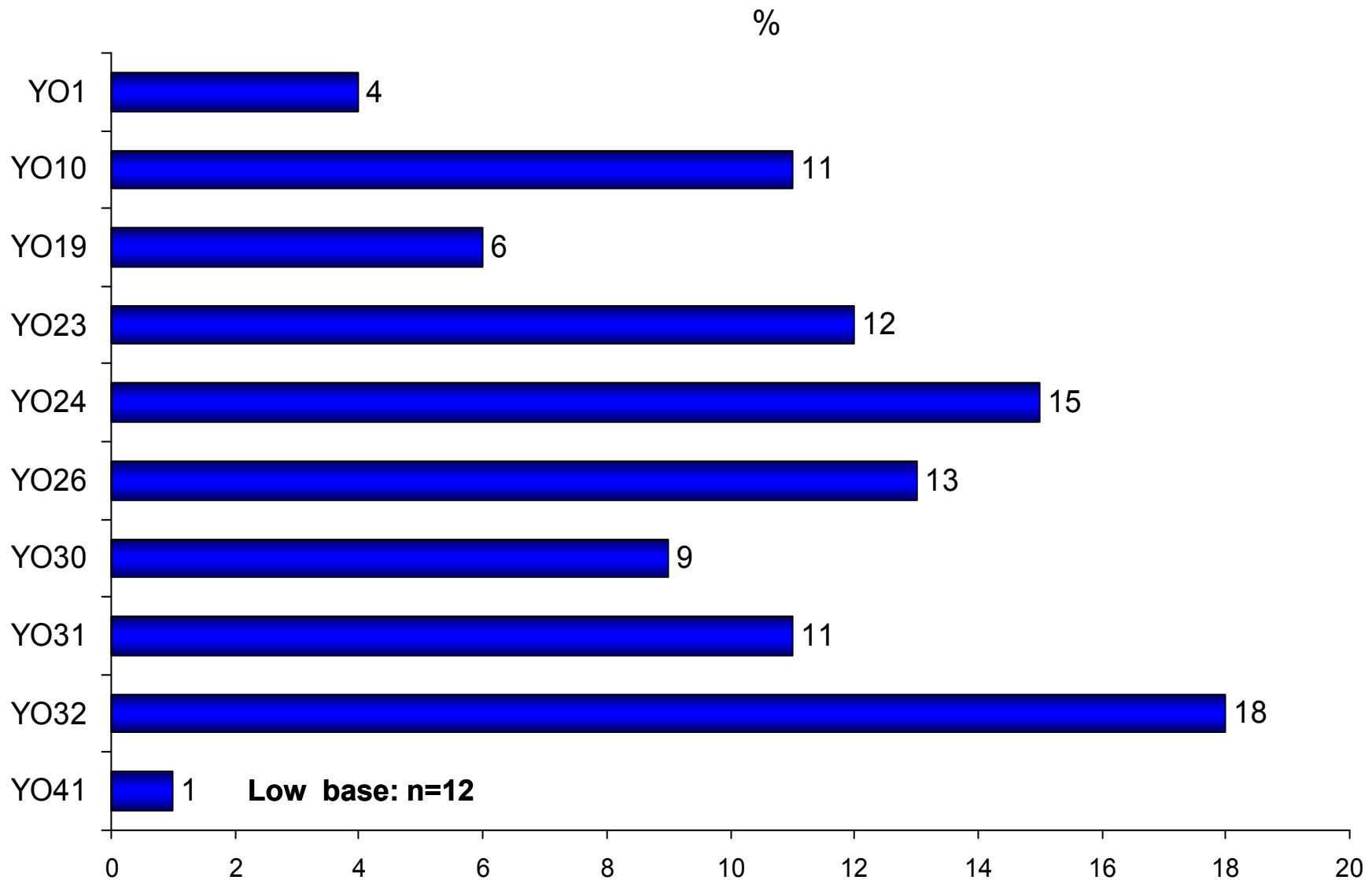
Background & methodology

- The Core Strategy is the principal document in the Local Development Framework (LDF). It will set out the overall strategy of the LDF and the key strategic policies against which all development will be assessed. All other Development Plan Documents (DPDs) prepared by the council will have to conform with the Core Strategy and contain policies and proposals which support its strategic vision, objectives and spatial strategy.
 - The Preferred Options stage of the Core Strategy follows on from the Issues and Options stage which was consulted on in June 2006 (Issues and Options 1) and again in August 2007 (Issues and Options 2). The Preferred Options document sets out a clear Vision and Spatial Strategy as well as broad strategic objectives, targets and policies about York's key issues.
 - The survey was posted to all York households (89,000) in June 2009 as an insert in the council's publication *Your City*. The closing date for responses was 28 August 2009. Residents were also given the option to complete the survey online via the council's website. The survey was part of a larger consultation on the LDF Core Strategy carried out during summer 2009.
 - 2,250 surveys were completed; 2,200 by post and 50 online. This represents 2.6% of all households and 1.2% of the York population. This means the results are accurate to within +/- 2% at 95% confidence interval. Where percentages do not sum to 100%, this is either due to multiple responses or decimal rounding. The figures for each question have been calculated after the respondents who did not answer the questions have been removed from the bases.
 - City Strategy developed the survey. The data inputting was conducted by Advanced Data Tabulation Services (ADTS) and the report was written by Marketing & Communications.
-

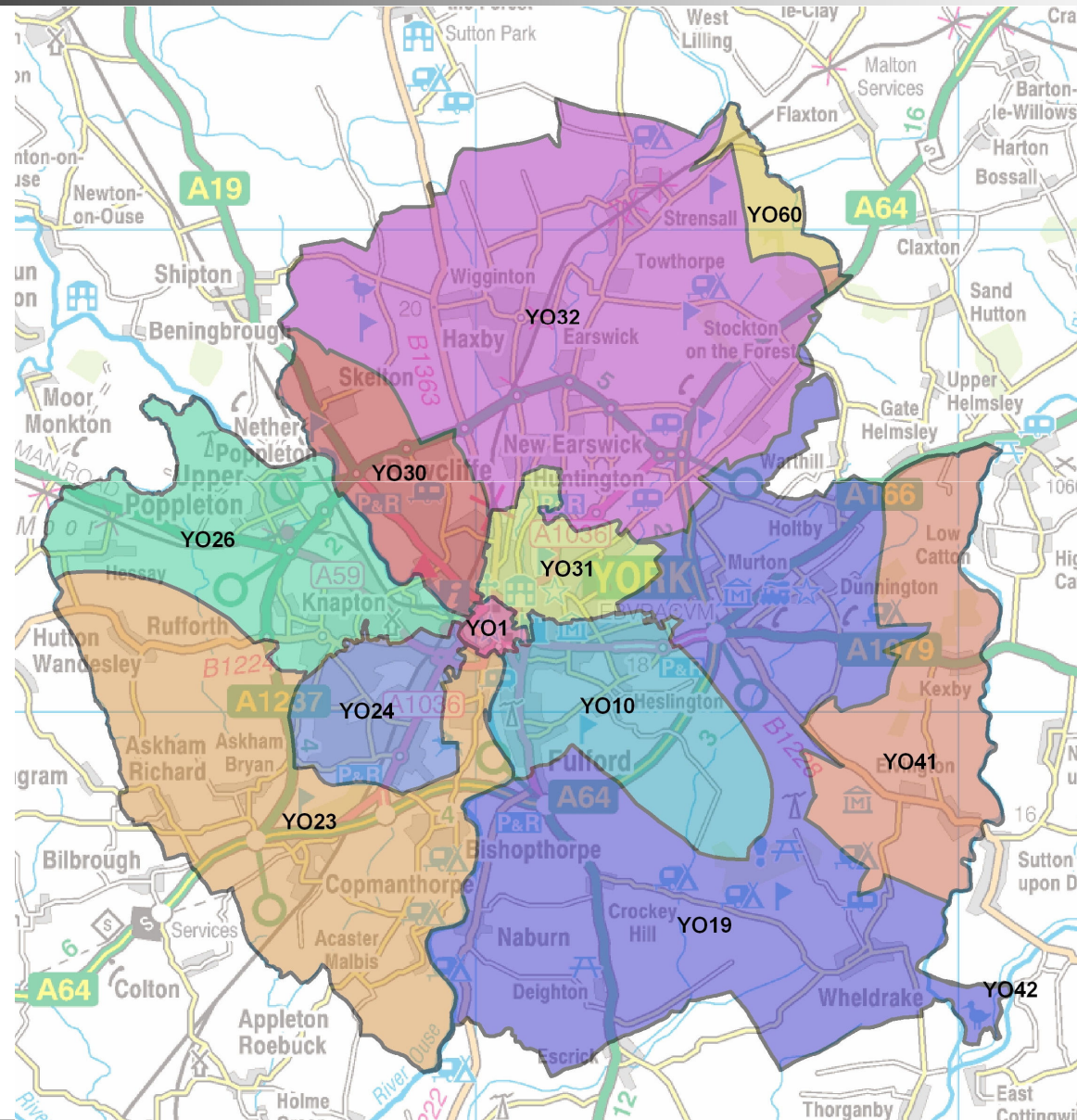


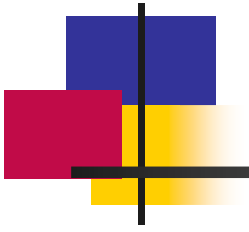
Sample profile for postcodes

The sample spans all the CYC postcode areas.

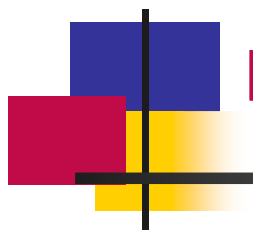


The below map shows the postcode area split for the city.





Findings



LDF Vision and key themes

Base: all respondents who answered the question

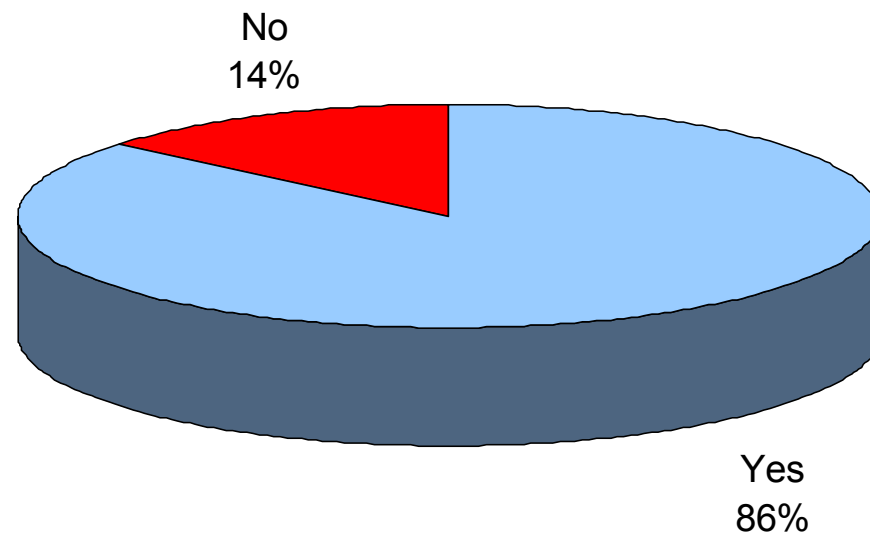
Q1: Do you think that this Vision Statement and the four themes above are appropriate for York?

LDF Vision

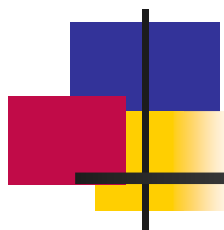
York aspires to be: a city of confident, creative and inclusive communities; economically prosperous at the forefront of innovation and change; and a world class centre for education; whilst preserving and enhancing its unique historic character and setting and fulfilling its role as a leading environmentally friendly city.

Key themes

- Building Confident, Creative and Inclusive Communities.
- A Prosperous and Thriving Economy.
- An Environmentally Friendly City.
- York's Special Historic and Built Environment.

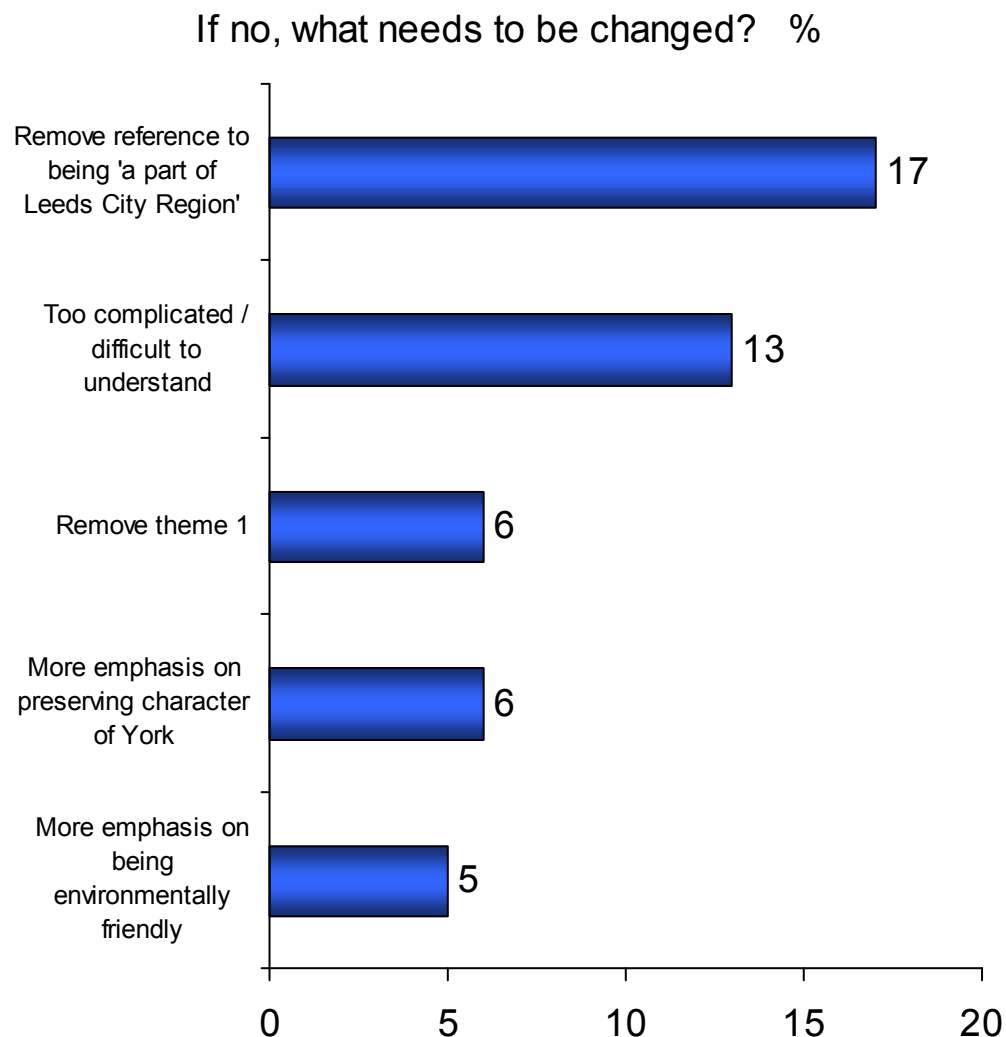


Over four-fifths (86%) of respondents agreed that the Vision Statement and the four themes are appropriate for York, whilst 14% did not.



LDF Vision and key themes

Base: all respondents who answered 'no' to question 1 (n=269)



Respondents who disagreed that the Vision Statement and the four themes are appropriate for York were then asked what needs to be changed.

17% believe that any reference to being part of 'Leeds City Region' needs to be removed, whilst 13% said the vision statement and themes are too complicated or difficult to understand.

6% of respondents said both that theme 1 (Building Confident, Creative and Inclusive Communities) should be removed and there should be more emphasis on preserving the character of York.

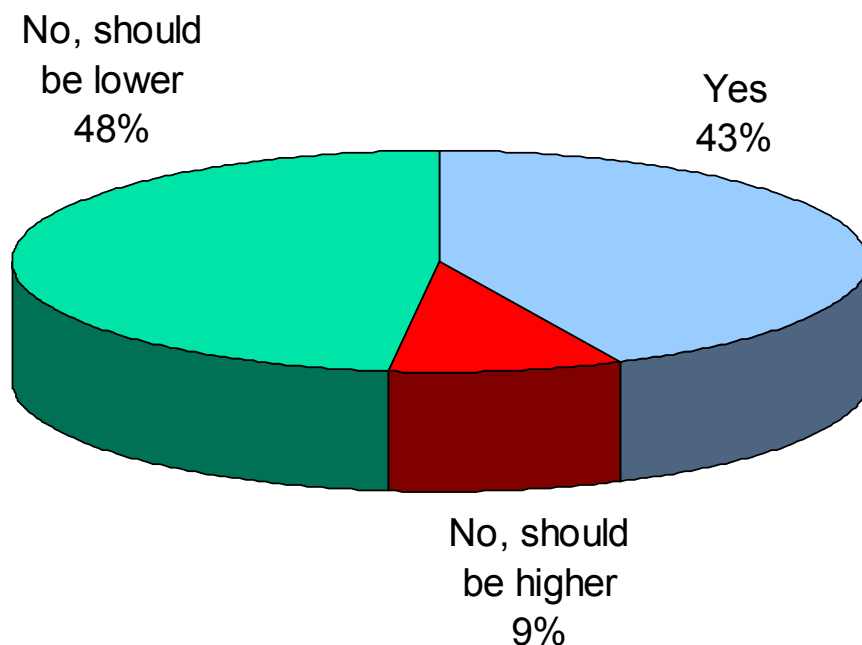
The remaining 5% said that there needs to be more emphasis on being environmentally friendly.

Land for Jobs

Base: all respondents who answered the question

A study undertaken in 2007-08 predicted that York's economy would grow by over 1,000 jobs per year, similar to the past 10 years. In spite of the current recession, the council still feels that this is reasonable, as over the long plan period (20 years) there are bound to be ups and downs in the economy. The majority of the new jobs will be accommodated within York's main built up area however additional land is likely to be needed outside the main built up areas, for industry and distribution.

Q2: Do you agree with the number of predicted jobs?



Just over two-fifths (43%) of respondents agreed with the number of predicted jobs.

However nearly half (48%) of the sample believe the number of predicted jobs should be lower. The remaining 9% of respondents said that the number should be higher.



Land for Homes

Background

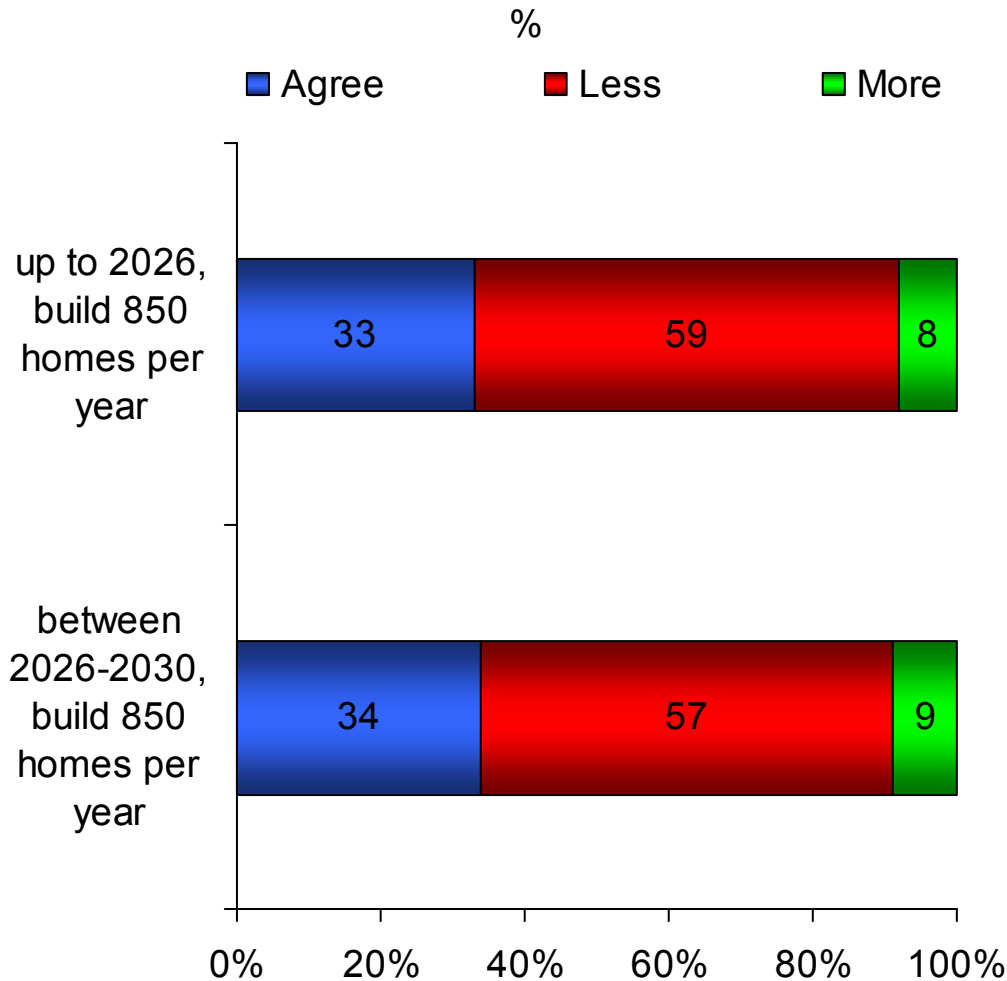
The Regional Plan requires that York provides an average of 850 new homes a year until 2026. This is less than the number of homes you would need if you simply looked at the city's population projections. Using a figure of 850 homes per year over the full period of the plan, up to 2030 we would have a shortfall of land for 6,600 homes that we couldn't accommodate in the main built up areas of York. In the past, York has benefited from a significant number of 'windfall' sites; these are brownfield sites that become available at short notice, for example the Terry's factory. National guidance does not let us make an allowance for as yet unidentified new windfalls to be included in the plan but as we are planning over a long period we have included an allowance of 2,200 windfalls beyond 2025.

If we include these windfalls then the shortfall is reduced to 4,400 homes which we may need to accommodate on land outside York's main built up areas, currently within the draft Green Belt. Concerns have been expressed about the impact this may have on the city's setting, natural environment and services.

Land for Homes

Q3: In light of the current recession, but given the long timescale of the plan (LDF) and housing pressures in York, do you think we should...

Base: all respondents who answered the question



A third (33%) of the sample agree that we should build 850 homes per year, up to 2026. 8% said we should build more than 850, whilst three-fifths (59%) believe the number should be less.

Again a third (34%) of respondents agreed that we should build 850 homes per year, between 2026-2030. Over half (57%) of the sample believe the number should be less than 850, whilst 9% think it should be more.

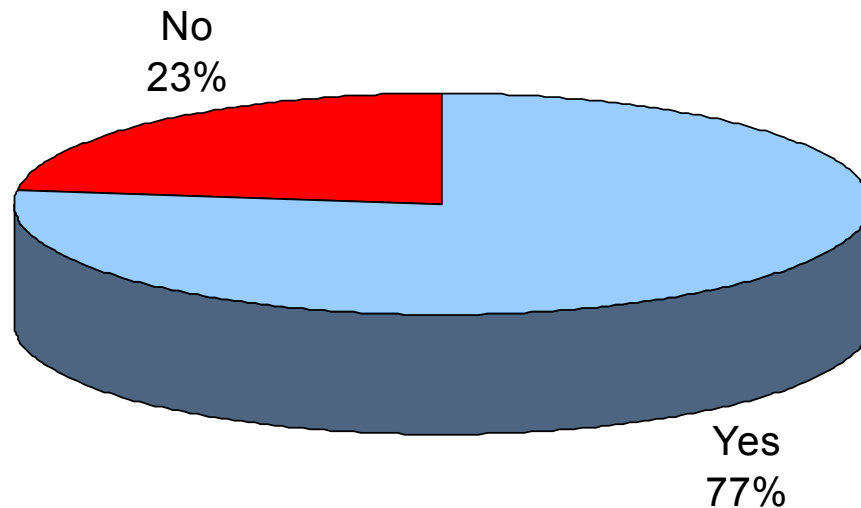


Land for Homes

Base: all respondents who answered the question

If we were able to use windfalls this could reduce the amount of land we need to develop in the draft Green Belt.

Q4: Do you think that the council should be allowed to include a higher level of windfalls in the plan (LDF)?



Just over three-quarters (77%) of respondents agree that we should be allowed to include a higher level of windfalls in the plan, whilst a quarter (23%) disagree.

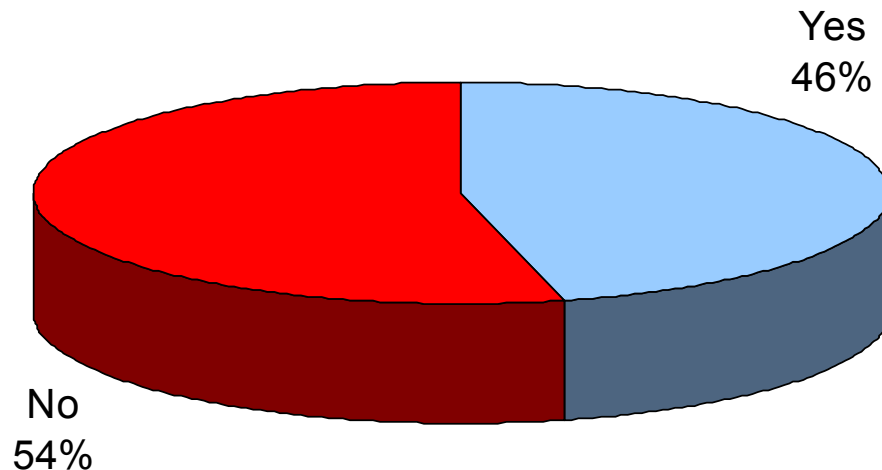


Land for Homes

Base: all respondents who answered the question

Another way of minimising the amount of draft Green Belt land needed for homes would be to build at higher densities in existing built up areas.

Q5: Would you be prepared to see more densely built developments than those which currently exist in your area to reduce the need for development on land currently in the Green Belt?



In order to reduce the need for development on land currently in the Green Belt, 46% of respondents said that they would be prepared to see more densely built development than those which currently exist in their area.

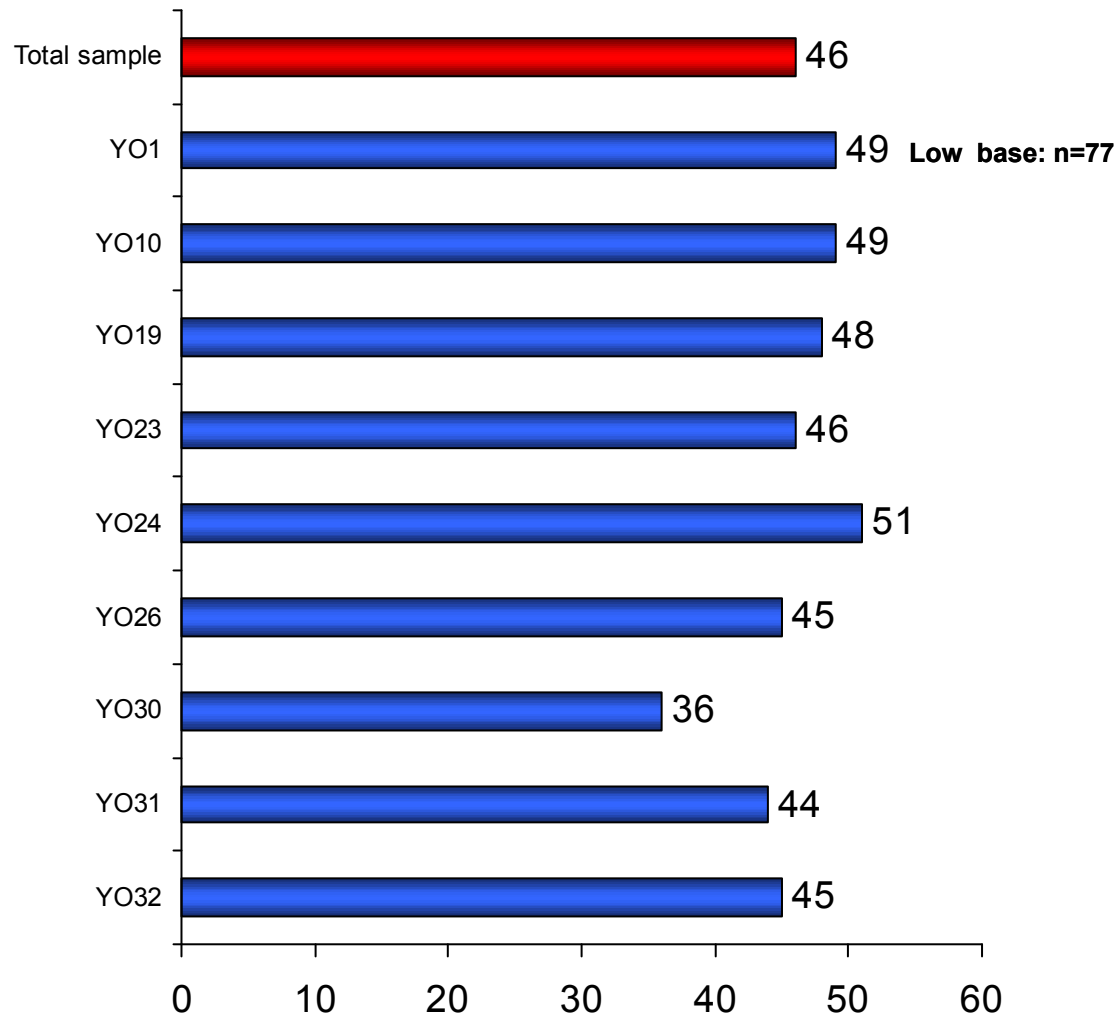
However over half (54%) of the sample do not agree with more densely built development in their local area.

Land for Homes – postcode analysis

Q5: Would you be prepared to see more densely built developments than those which currently exist in your area to reduce the need for development on land currently in the Green Belt?

Base: all respondents who answered the question

Yes, more densely built developments in your area %



*Results for YO41 have been excluded from postcode analysis due to a very low overall sample number (n=12)

Respondents living in postcode area YO30 were less likely to agree to more densely built developments in their local area (36%), in order to reduce the need for development on land currently in the Green Belt.

This is compared to around half (51%) of those living in YO24 agreeing to further development in their area.

1. Protecting areas that preserve York's Historic Character and Setting

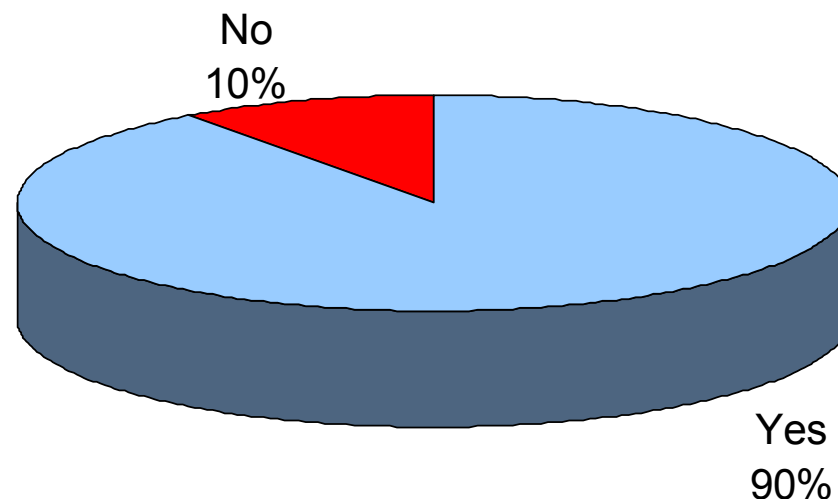
Q6a: Do you think that this is appropriate?

Base: all respondents who answered the question

We recognise the main built up area of York as being the primary focus for housing, jobs, shopping, leisure, education, health and cultural activities and facilities. However, as highlighted we may need, through the plan (LDF) process, to find land outside the main built up areas of York for employment and housing. If we need to take this approach, it will be based upon the following:



- River Corridor
- Strays
- Green Wedge
- Extension of Green Wedge
- Areas retaining rural setting
- Areas preventing coalescence
- Village setting



Nine out of ten (90%) respondents believe that the areas identified for preserving York's Historic Character and Setting are appropriate, whilst 10% do not.

3% of the sample commented that the areas of Green Wedges should be larger.

2. Protecting York's Green Infrastructure including Green Corridors and Nature Conservation Sites

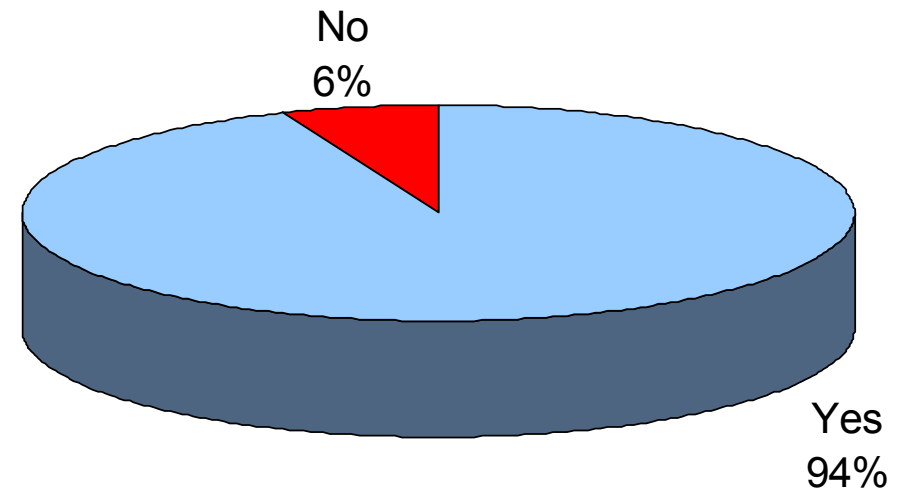
Q6b: Do you think that this is appropriate?

Base: all respondents who answered the question

We recognise the main built up area of York as being the primary focus for housing, jobs, shopping, leisure, education, health and cultural activities and facilities. However, as highlighted we may need, through the plan (LDF) process, to find land outside the main built up areas of York for employment and housing. If we need to take this approach, it will be based upon the following:



- Regionally significant green corridors
- Nationally, regionally and locally designated nature conservation sites



94% of respondents agree with the areas identified to protect York's Green Infrastructure, whilst 6% do not.

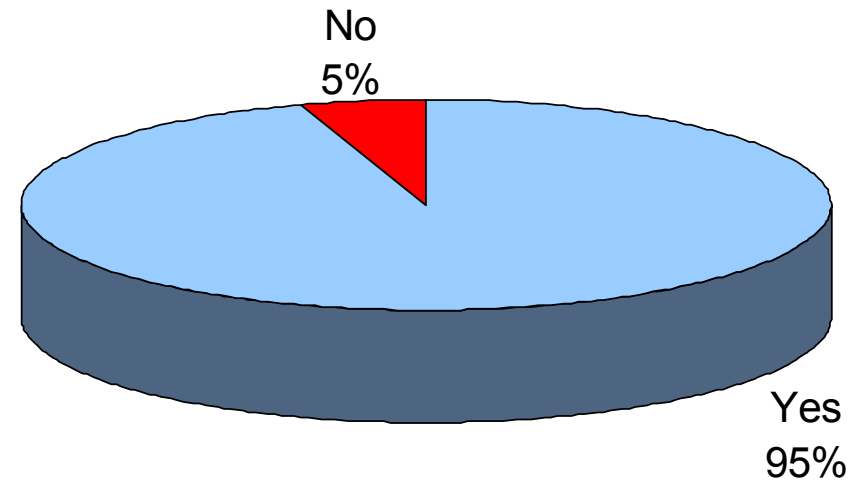
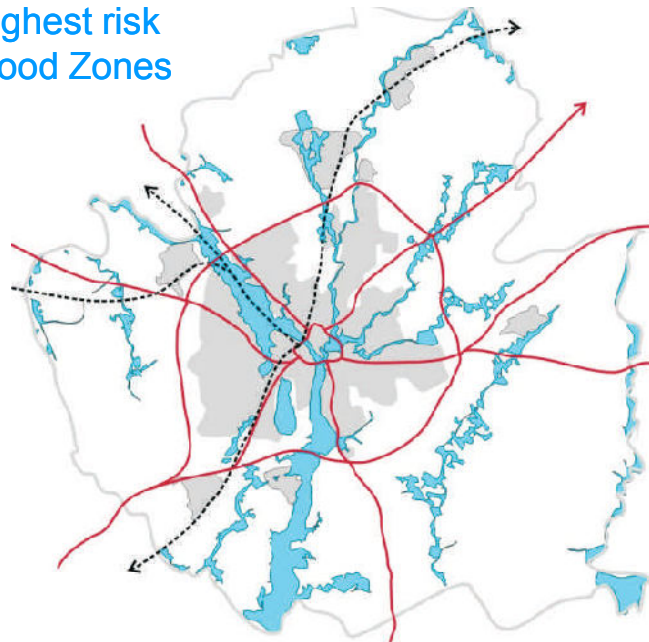
3. Minimising Flood Risk

Q6c: Do you think that this is appropriate?

Base: all respondents who answered the question

We recognise the main built up area of York as being the primary focus for housing, jobs, shopping, leisure, education, health and cultural activities and facilities. However, as highlighted we may need, through the plan (LDF) process, to find land outside the main built up areas of York for employment and housing. If we need to take this approach, it will be based upon the following:

Highest risk
Flood Zones



95% of the sample agree that the highest risk flood zones identified for minimising flood risk are appropriate, whilst 5% do not.



Land outside the main built up areas of York

Q6d: What other issues do you think we should consider?

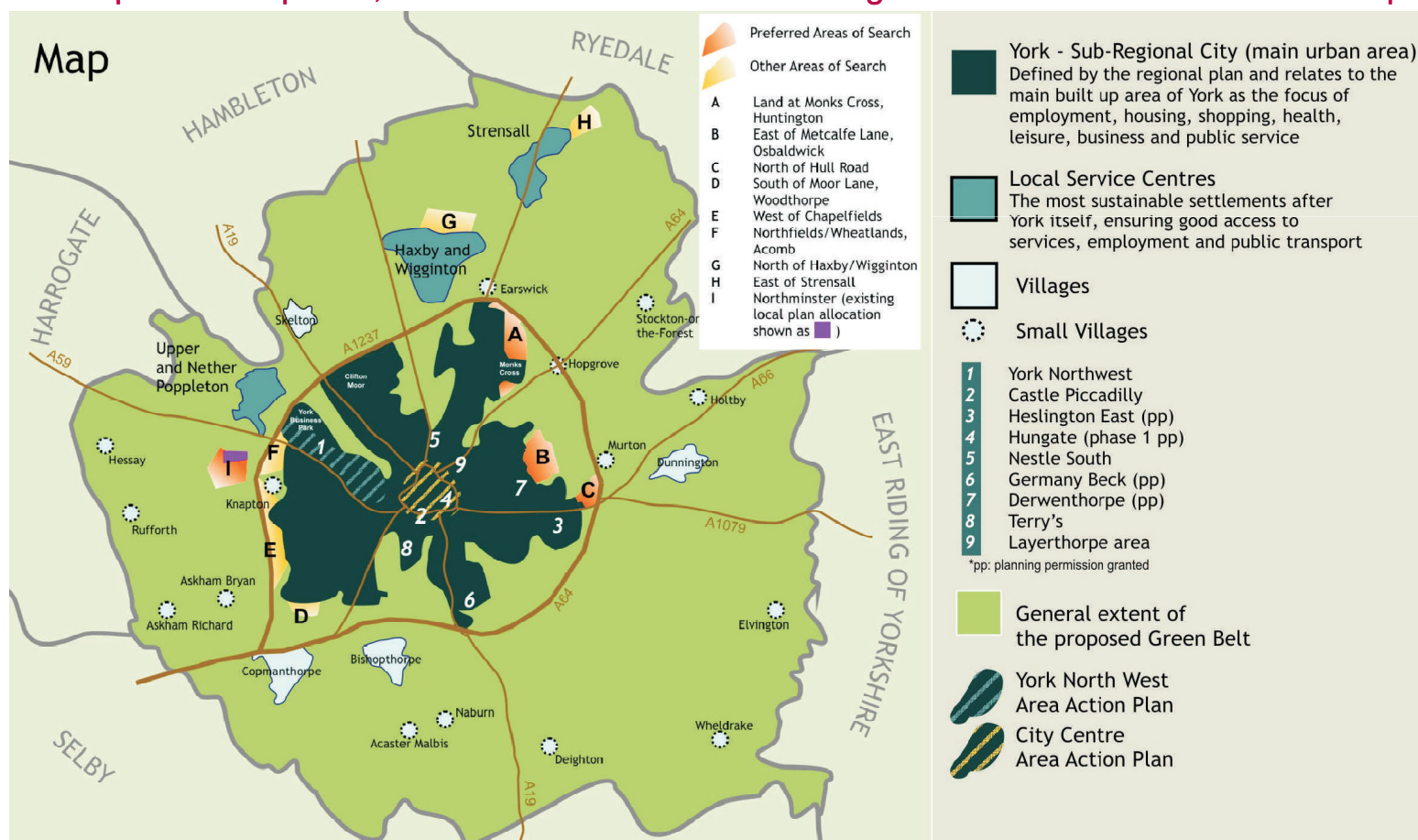
Base: all respondents who answered the question

Respondents were asked if there are any other issues that have not been considered, to which 67% did not comment. Of the individuals who did comment the main issues raised were:

- **Preserve the Green Belt or don't build houses in the Green Belt.**
- **Don't build new houses on the flood plain areas.**
- **Ensure that there is a good provision of public transport.**
- **Ensure that areas have good drainage or proper water run off areas.**
- **Dredge the rivers or becks regularly.**
- **Preserve the identity of villages.**
- **Ensure that flood protection measures are in place.**
- **Ensure that areas have good local amenities to cope with any development.**
- **York is big enough already or York can not take any more growth.**
- **Redevelop properties that are already empty.**
- **Use brownfield sites for any development.**
- **Build more council houses or provide more affordable housing.**

Planning York's Future

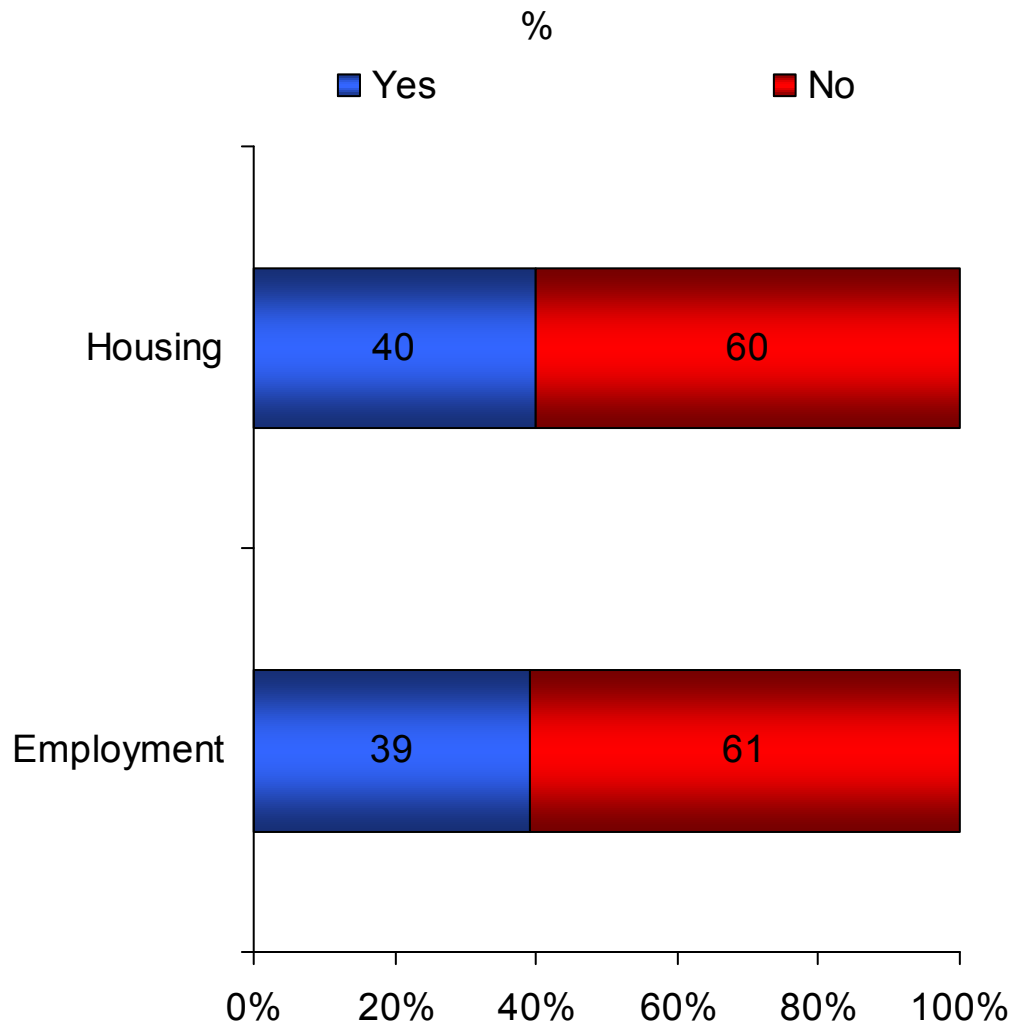
When the areas for 1. Preserving York's historic character and setting, 2. Protecting York's Green Infrastructure, 3. Minimising flood risk, are brought together, this leads to nine potential areas currently in draft Green Belt (A-I on map) where development could be accommodated should additional land be needed. We then looked further at the transport network, landscape character, agricultural land quality and open space levels. This leads to areas A, B, C and I as the preferred options, with A and B for suitable housing and C and I most suitable for employment.



Identifying land for development

Q7: Do you think it is appropriate to identify land for development on the draft Green Belt...for a) housing and b) employment?

Base: all respondents who answered the question



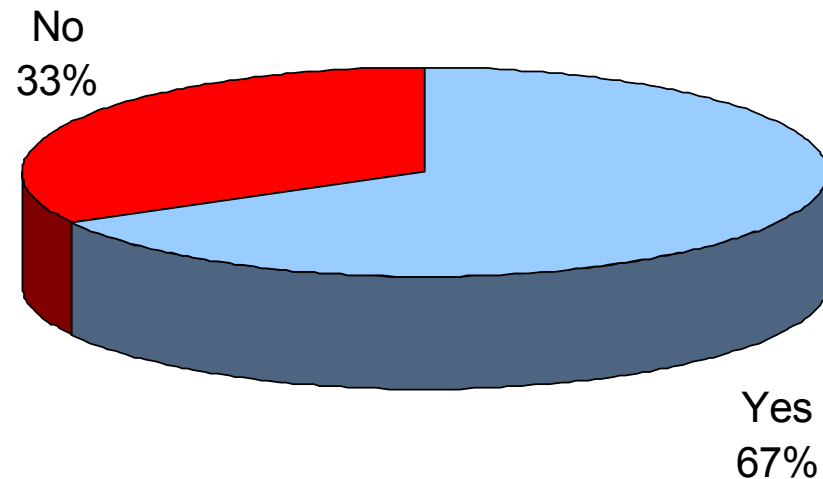
In terms of identifying land on the draft Green Belt for housing, two-fifths (40%) of respondents agreed with this. However three-fifths (60%) disagreed.

39% of the sample agreed with identifying land for employment on the draft Green Belt, whilst 61% did not.

Building new homes

Q8: If we need to identify land for new homes do you think that areas A and B, currently in the draft Green Belt, are the most suitable locations?

Base: all respondents who answered the question



Two-thirds (67%) of respondents agree that areas A and B are suitable locations for building new homes. The remaining third (33%) do not agree.

If no, which other areas would be more suitable? (please mark on the map)

The 33% of respondents who did not agree with the areas identified for building new homes were asked to suggest areas they think would be more suitable.

Half of respondents did not suggest an alternative, of those that did the main areas identified were:

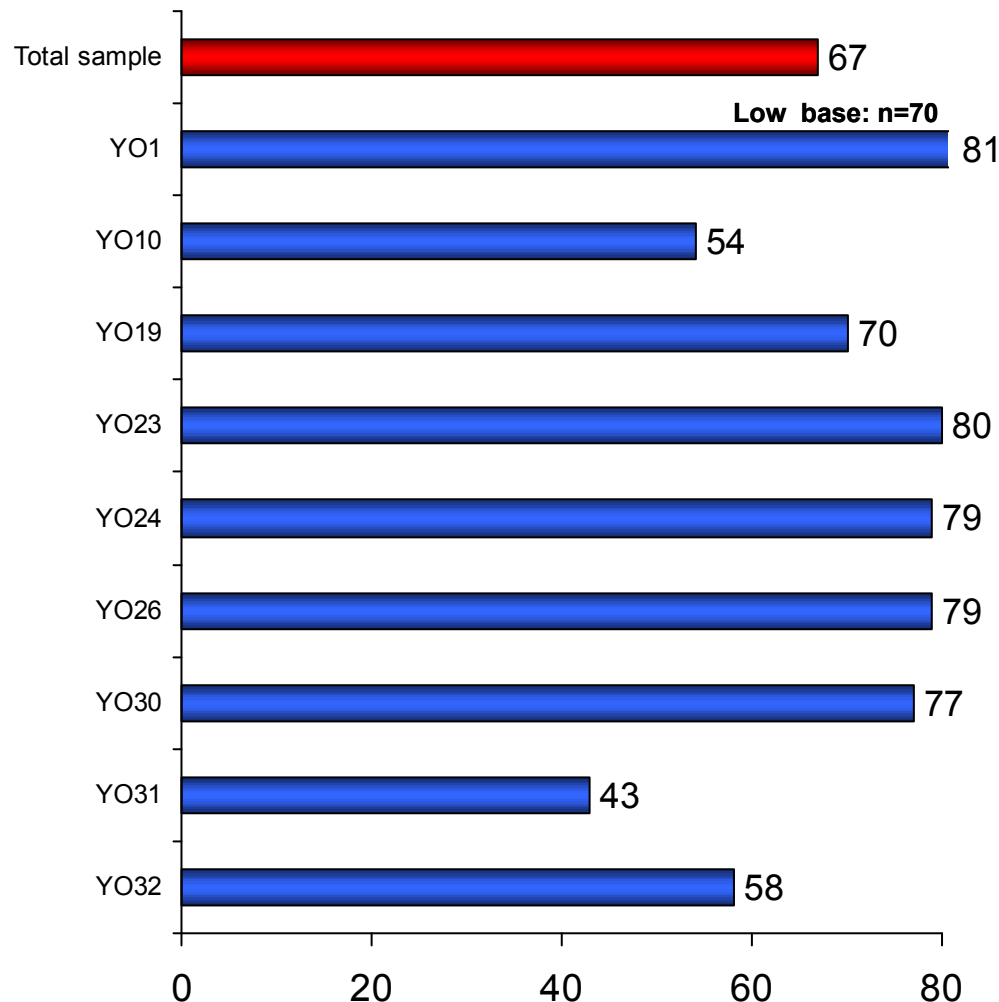
- Area E
- Area F
- Area D
- Brownfield sites only

Building new homes – postcode analysis

Q8: If we need to identify land for new homes do you think that areas A and B, currently in the draft Green Belt, are the most suitable locations?

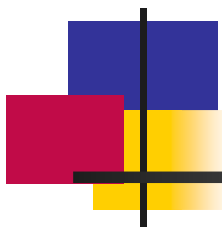
Base: all respondents who answered the question

Yes, areas A and B are most suitable locations %



*Results for YO41 have been excluded from postcode analysis due to a very low overall sample number (n=12)

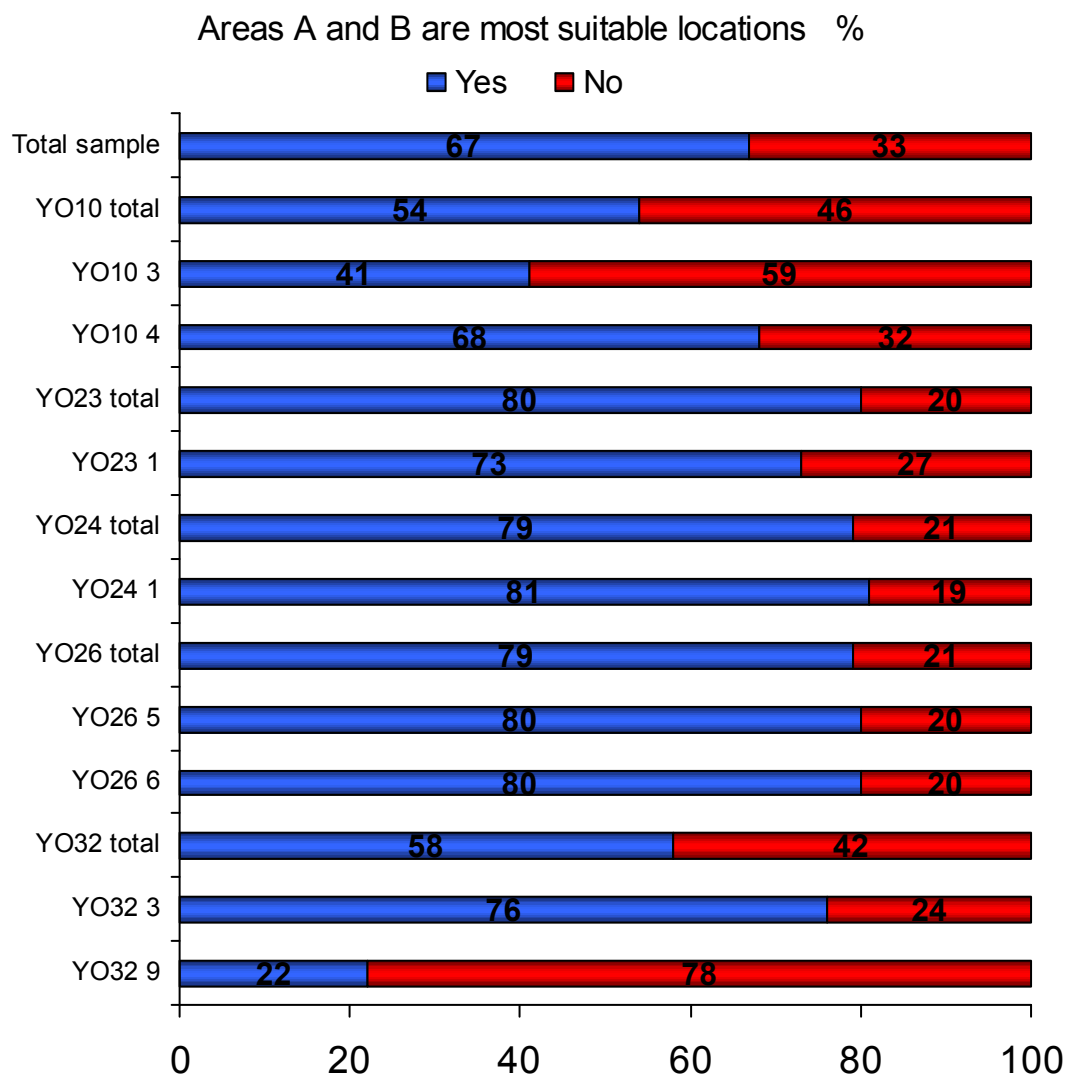
Respondents living in postcode areas close to area A (YO31) and area B (YO10), were less likely to agree that these areas are suitable locations for building new homes (43% for YO31 and 54% for YO10).



Building new homes – lower level postcode analysis

Q8: If we need to identify land for new homes do you think that areas A and B, currently in the draft Green Belt, are the most suitable locations?

Base: all respondents who answered the question



***Only postcode areas with a sample base of 75 or above have been charted due to the reliability of data.**

Respondents living in postcode areas YO10 3 and YO32 9 were less likely to agree that areas A and B are suitable locations for building new homes (41% for YO10 3 and 22% for YO32 9).

Wards within postcode areas:

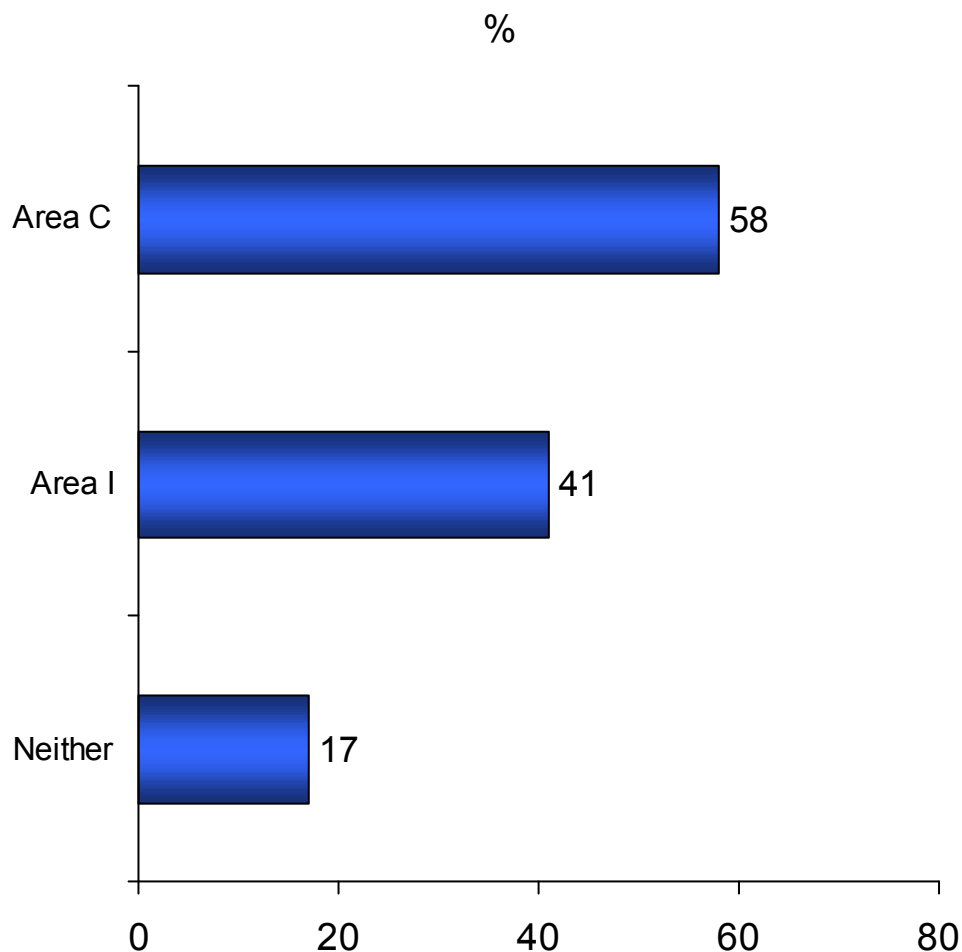
YO10 3 – Fishergate, Osbaldwick, Hull Road, Guildhall.

YO32 9 – Strensall, Huntington and New Earswick, Heworth, Heworth without.

Land for employment

Q9: If we need to identify land for employment do you think that areas C and/or I are suitable locations for industrial and distribution employment areas?

Base: all respondents who answered the question

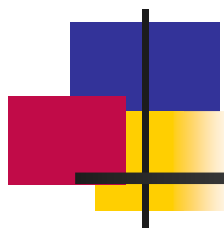


Over half (58%) of all respondents believe area C is suitable for industrial and distribution employment, whilst 41% agree with area I. The remaining 17% of the sample said that neither area C or I are suitable locations.

Which other areas would be suitable?

Respondents were given the option of suggesting alternative areas for industrial and distribution employment, with the main areas identified as:

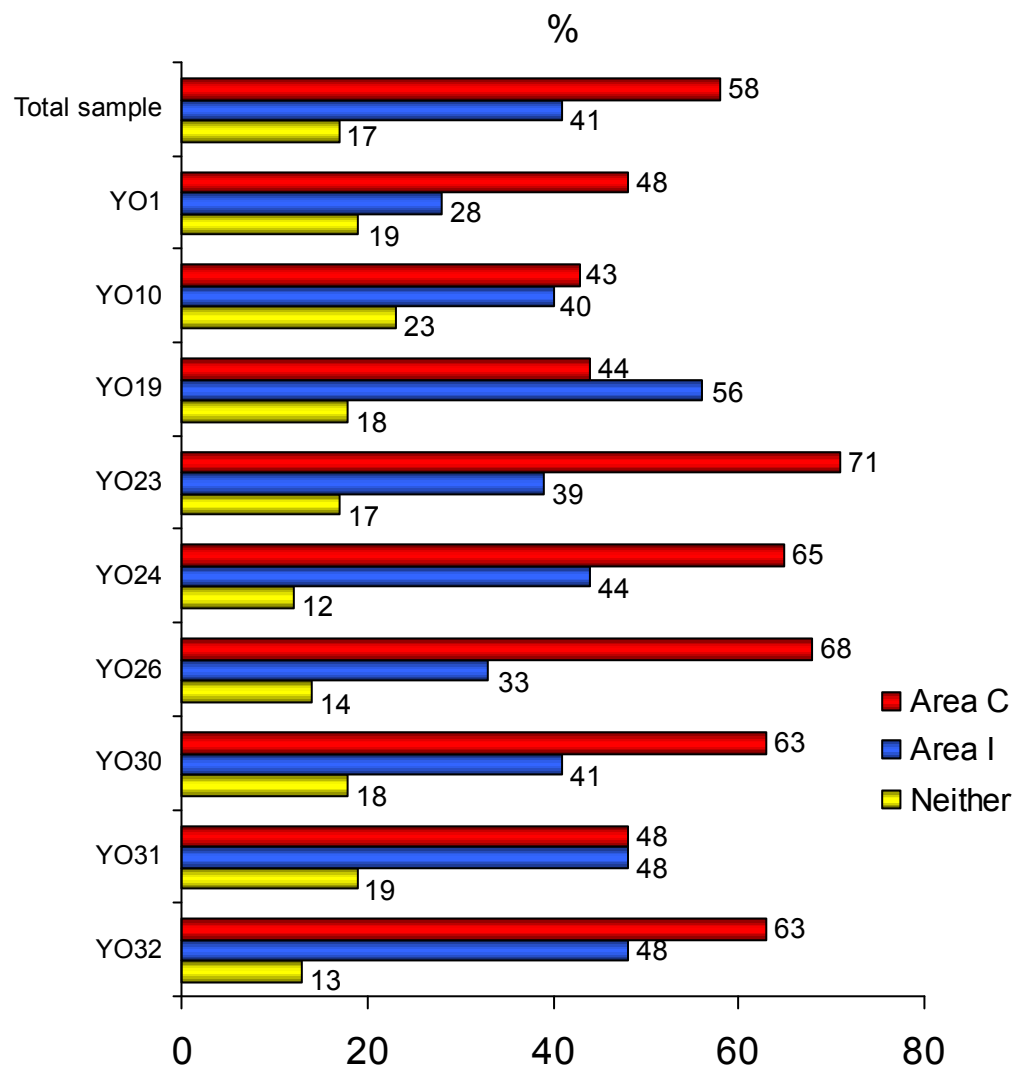
- 3% Area A
- 2% Area E
- 2% Area F
- 1% Area H and D



Land for employment

Q9: If we need to identify land for employment do you think that areas C and/or I are suitable locations for industrial and distribution employment areas?

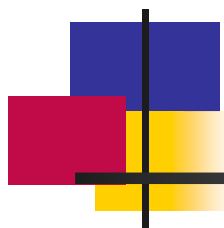
Base: all respondents who answered the question



***Results for YO41 have been excluded from postcode analysis due to a very low overall sample number (n=12)**

Respondents living in postcode areas close to area C (YO10 and YO19) were less likely to agree that this is a suitable location for industrial and distribution employment (YO10, 43% and YO19, 44%).

In terms of area I, again it is those respondents who live in postcode areas close to area I (YO26 and YO23) that are less likely to agree this is a suitable location (YO26, 33% and YO23, 39%).

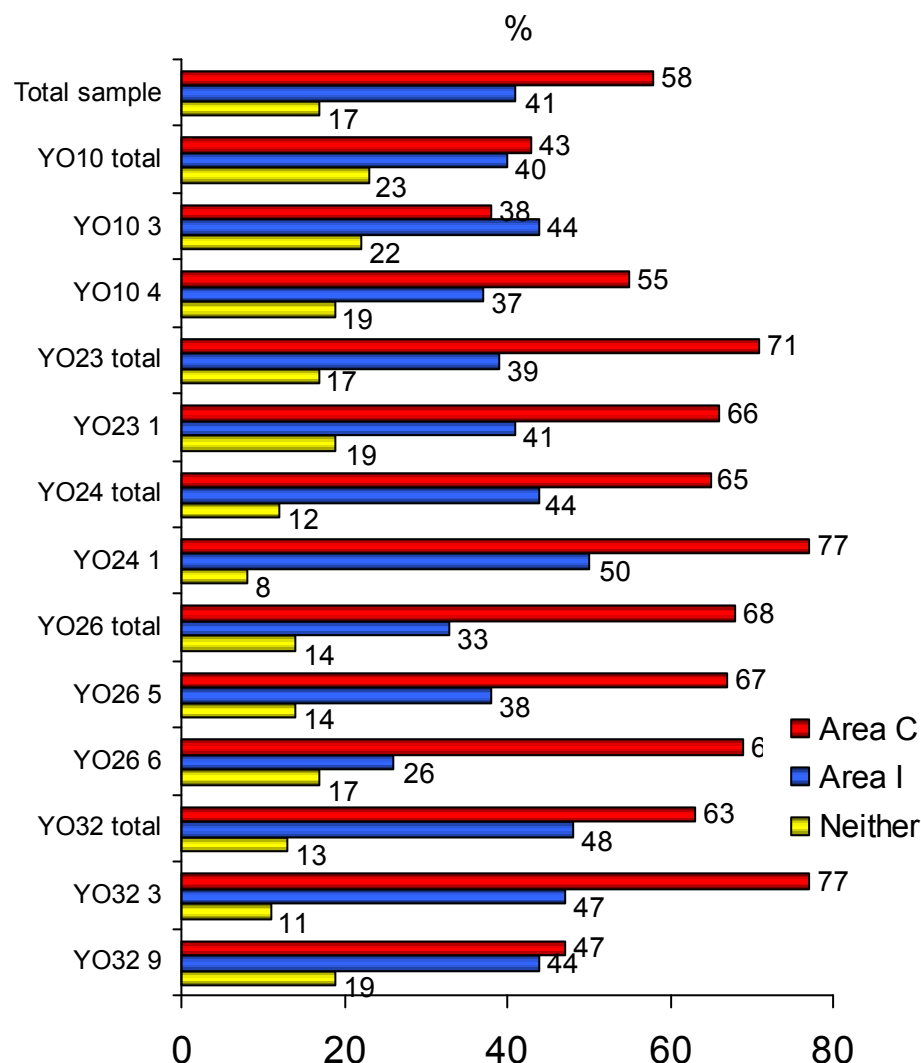


Land for employment

Q9: If we need to identify land for employment do you think that areas C and/or I are suitable locations for industrial and distribution employment areas?

Base: all respondents who answered the question

*Only postcode areas with a sample base of 75 or above have been charted due to the reliability of data.



In terms of area C, respondents living in YO24 1 and YO32 3 (both 77%) were more likely to agree that this is a suitable location for industrial and distribution employment.

Respondents living in postcode areas YO10 3 and YO32 9 were least likely to agree that area C is a suitable location (38% for YO10 3 and 47% for YO32 9).

For area I, respondents living in area YO24 1 were more likely to agree that this is a suitable location (50%), whilst those living in area YO26 6 were least likely to agree (26%).

Wards within postcode areas:

YO10 3 – Fishergate, Osbaldwick, Hull Road, Guildhall.

YO24 1 – Micklegate, Dringhouses and Woodthorpe.

YO26 6 – Rural West York, Acomb, Micklegate.

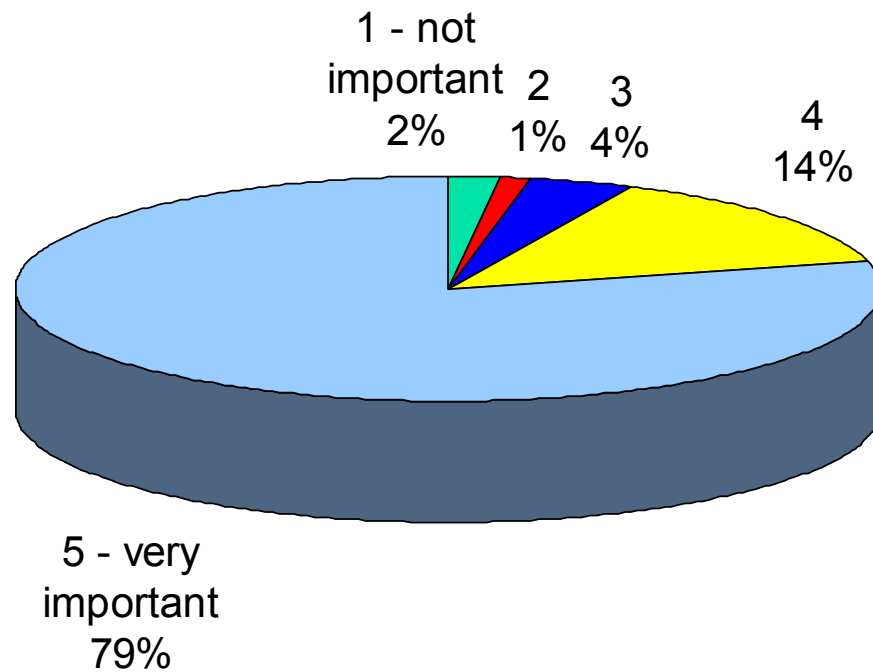
YO32 3 – Haxby and Wigginton, Huntington and New Earswick.

YO32 9 – Strensall, Huntington and New Earswick, Heworth, Heworth without.

York's special Historic and Built Environment

Q10: How important is fully understanding the special character of York in informing high quality new design?

Base: all respondents who answered the question



Around four-fifths (79%) of respondents believe that fully understanding the special character of York in informing high quality new design is 'very important'. A further 14% think it is fairly important, whilst 2% said it is 'not important'.



Building confident, creative and inclusive communities

Base: all respondents who answered the question

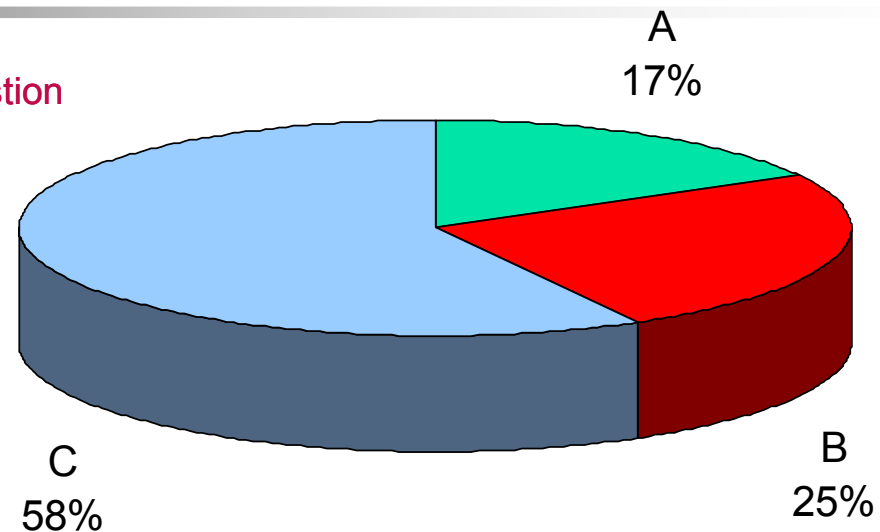
Q11. York is in a high demand area for affordable housing and need each year is higher than the total number of houses built. The council currently negotiates with developers to provide up to 50% affordable housing on medium to large sites in the main built up area and on small to large sites in the villages. Developers say this is too high. The 50% target can be reduced if evidence is provided to show that development is not viable at this level. Should we:

- a. continue to negotiate for up to 50% only on medium to large sites in the main built up area and on small sites in villages. On site provision would be prioritised;
- b. require a level of affordable housing on all sites in the city, increasing from 20% (on small sites) to 50% (on large sites). In villages, continue the target of 50% on sites of two or more homes. On site provision would be prioritised;
- c. require a level of affordable housing or equivalent financial contribution (which could, for example, be used to buy existing empty properties) in both the city and villages increasing from 10% (on small sites) to at least 40% (on large sites). Developers have an option to supply properties off site from their main development.

Building confident, creative and inclusive communities

Base: all respondents who answered the question

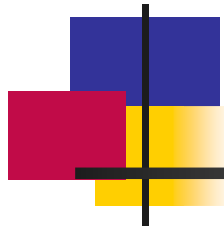
- a. continue to negotiate for up to 50% only on medium to large sites in the main built up area and on small sites in villages. On site provision would be prioritised;
- b. require a level of affordable housing on all sites in the city, increasing from 20% (on small sites) to 50% (on large sites). In villages, continue the target of 50% on sites of two or more homes. On site provision would be prioritised;
- c. require a level of affordable housing or equivalent financial contribution (which could, for example, be used to buy existing empty properties) in both the city and villages increasing from 10% (on small sites) to at least 40% (on large sites). Developers have an option to supply properties off site from their main development.



Over half (58%) of respondents think we should require a level of affordable housing or equivalent financial contribution in both the city and villages from 10% (on small sites) to at least 40% (on large sites) and that developers should have an option to supply properties off site from their main development (option c).

A quarter (25%) of the sample agree with option B, to require a level of affordable housing on all sites in the city, increasing from 20% to 50%.

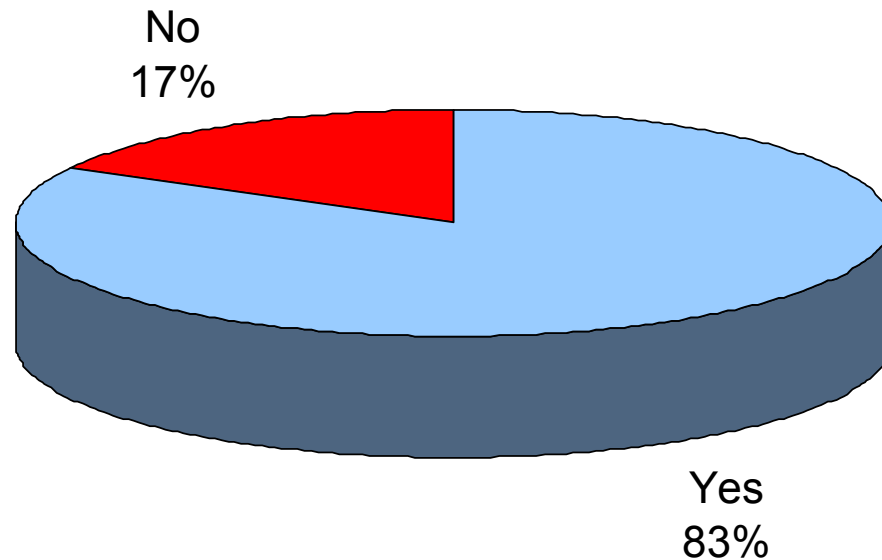
Respondents were less likely to choose option A (17%), which specifies that we should continue to negotiate for up to 50% only on medium to large sites in the main built up areas and on small sites in villages.



Building confident, creative and inclusive communities

Base: all respondents who answered the question

Q12a A recent housing study shows that in the past we have built too many flats and not enough family houses, and that the longer term need is for two thirds houses and one third flats. The LDF is planning for a 20 year time period and demand for smaller properties may increase during this time, given the trend towards smaller family groups. Smaller properties, such as flats, would mean more homes could be accommodated within the main built up area, reducing pressure on the draft Green Belt. Do you agree that we should build more houses (around two thirds) than flats (around one third)?



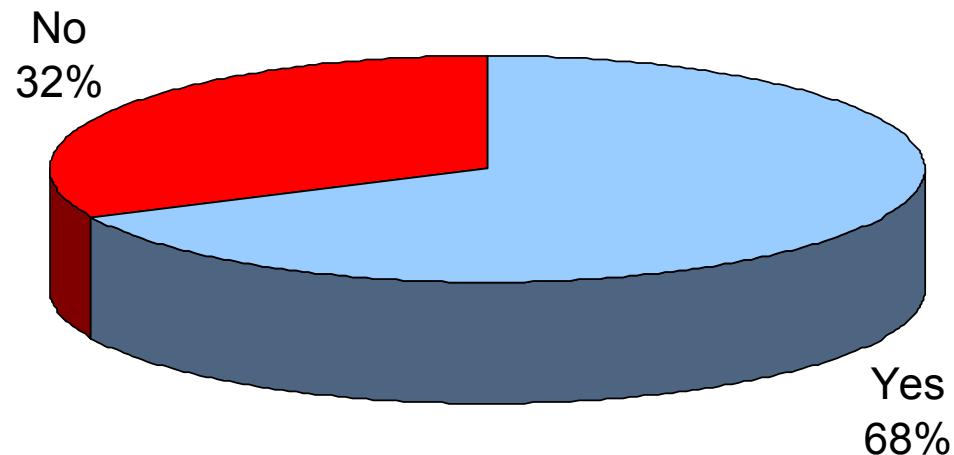
Over four-fifths (83%) of the sample agree that we should build more houses (around two thirds) than flats (around a third). 17% of respondents disagree that we should build houses rather than flats.

Building confident, creative and inclusive communities

Q12b: Do you think that this should increase to a greater number of smaller properties, such as flats, towards the end of the plan period if this reflects the changing needs of York?

Base: all respondents who answered the question

Q12b A recent housing study shows that in the past we have built too many flats and not enough family houses, and that the longer term need is for two thirds houses and one third flats. The LDF is planning for a 20 year time period and demand for smaller properties may increase during this time, given the trend towards smaller family groups. Smaller properties, such as flats, would mean more homes could be accommodated within the main built up area, reducing pressure on the draft Green Belt. Do you think that this should increase to a greater number of smaller properties, such as flats, towards the end of the plan period if this reflects the changing needs of York?

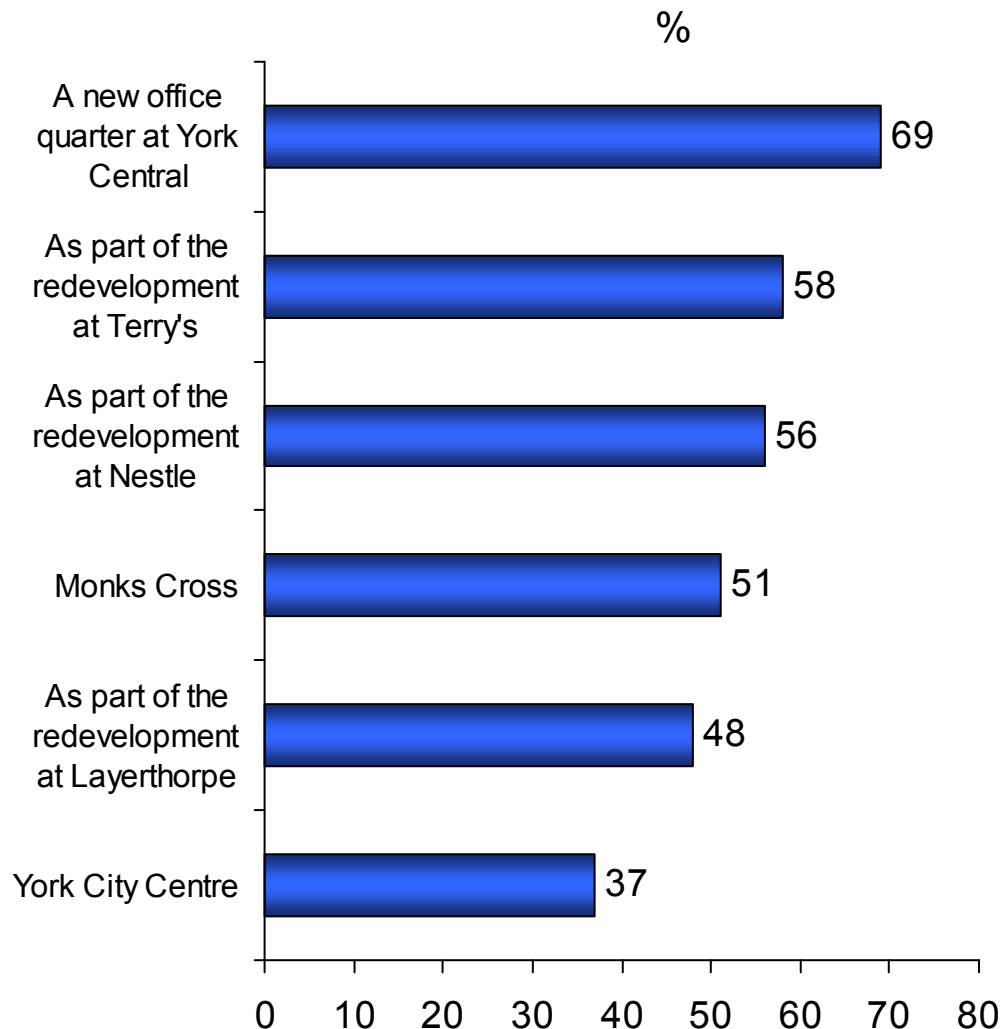


Around two-thirds (68%) of the sample agree that towards the end of the plan period there should be an increase to a greater number of smaller properties if this reflects the changing needs of York. The remaining third (32%) did not agree.

A Prosperous and Thriving Economy

Q13: Following a recent employment study, we have identified the following areas for new office development. Please tick those that you feel are appropriate.

Base: all respondents who answered the question



Over two-thirds (69%) of respondents agree with a new office quarter at York Central. 58% of the sample agree with office development as part of the redevelopment at Terry's, whilst 56% said as part of the redevelopment at Nestle.

Just over half (51%) of respondents think office development should be at Monks Cross, whilst 48% said as part of the redevelopment of Layerthorpe.

Respondents were least likely to agree that office development should be in York city centre (37%).

Respondents were given the opportunity to add any further comments about office development. The main comments were

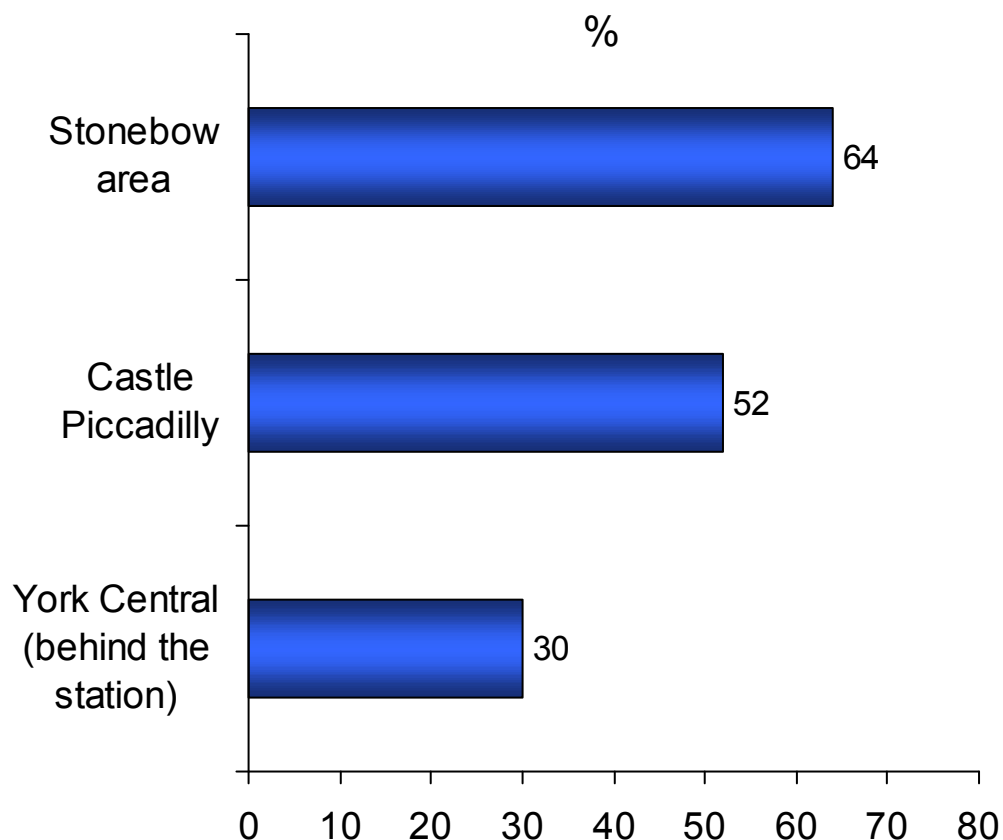
- Ensure that there is a good public transport infrastructure.
- There are enough sites which should be used or redeveloped.
- Ensure they have car parking spaces.



Locations for new shops

Base: all respondents who answered the question

Q14 Whilst York city centre will remain the main focus for shopping development, there are limited opportunities to increase the number of shops. This is important in maintaining York's role as a key shopping location allowing for competition with other key shopping locations. We think that the following locations may be suitable for new shops. Which do you feel are suitable?



Nearly two-thirds (64%) of respondents think that new shops should be developed in the Stonebow area, whilst 52% said Castle Piccadilly.

Respondents were less likely to agree that new shops should be built at York Central (30%).

Respondents were also given the opportunity to suggest alternative locations, to which the main comments were:

- Brownfield sites
- Hungate
- Monks Cross
- There are enough empty shops in York which should be filled first.



District shopping centres

Q15: Do you think that there are any other district centres in York?

Base: all respondents who answered the question

Q15 After the city centre, two district shopping centres are currently identified at Acomb and Haxby. District centres generally serve a local neighbourhood and contain a range of shops and services such as banks, building societies and restaurants as well as local public facilities such as a library. Do you think that there are any other district centres in York?

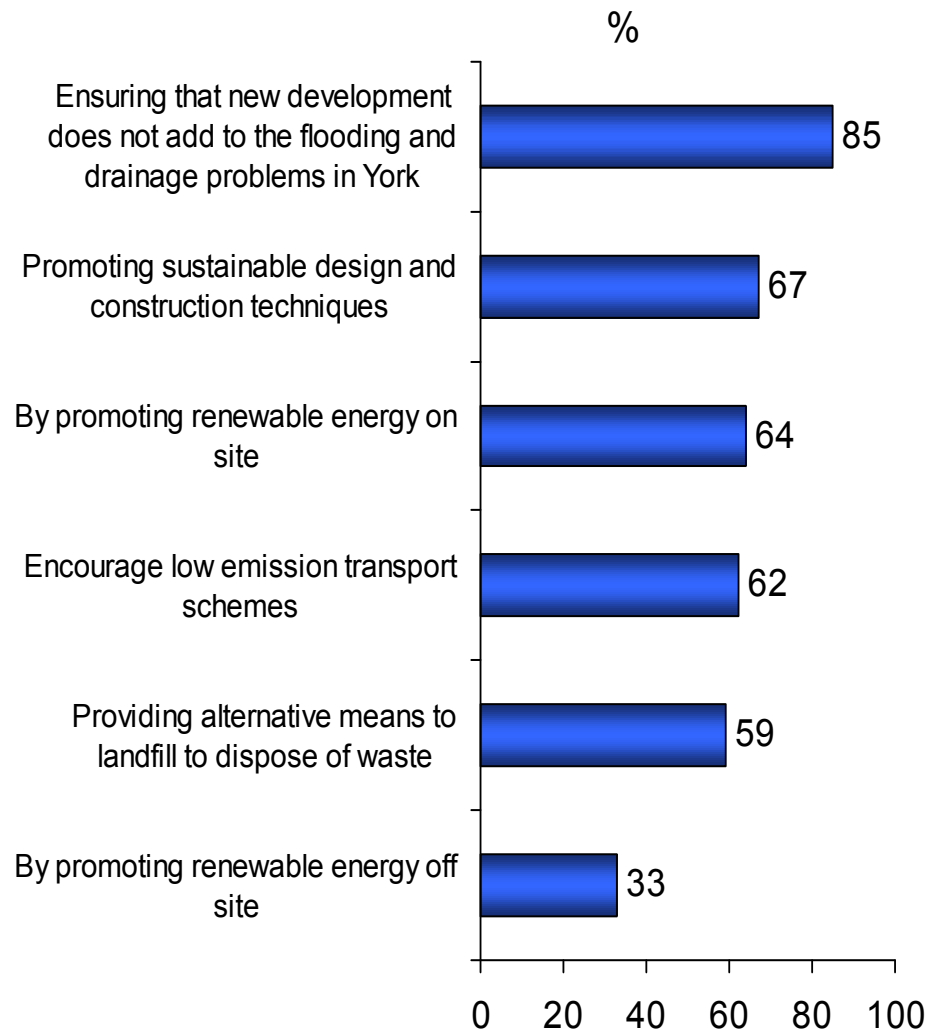
78% of respondents did not suggest any other district shopping centres in York. Of those that did the main areas were:

- **6% (n=142) Bishopthorpe Road**
 - **4% (n=88) Fulford**
 - **3% (n=59) Heslington**
 - **2% (n=55) Heworth**
 - **2% (n=44) Clifton**
 - **1% (n=30) Huntington**
 - **1% (n=25) Strensall**
 - **1% (n=23) Copmanthorpe**
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A Leading Environmentally Friendly City

Q16: A key role of the plan (LDF) is to promote sustainable development, this includes addressing the issues of climate change. Which of the methods below, do you think will be most effective in York?

Base: all respondents who answered the question



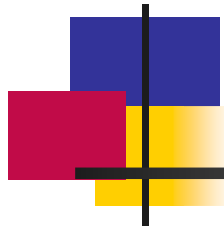
Over four-fifths (85%) of respondents think that ensuring new development does not add to the flooding and drainage problems in York will be most effective for sustainable development.

Two-thirds (67%) of the sample agree with promoting sustainable design and construction techniques, whilst 64% agree with promoting renewable energy on site.

Respondents were least likely to agree that promoting renewable energy off site will be most effective for York (33%).

‘Other’ suggestions included:

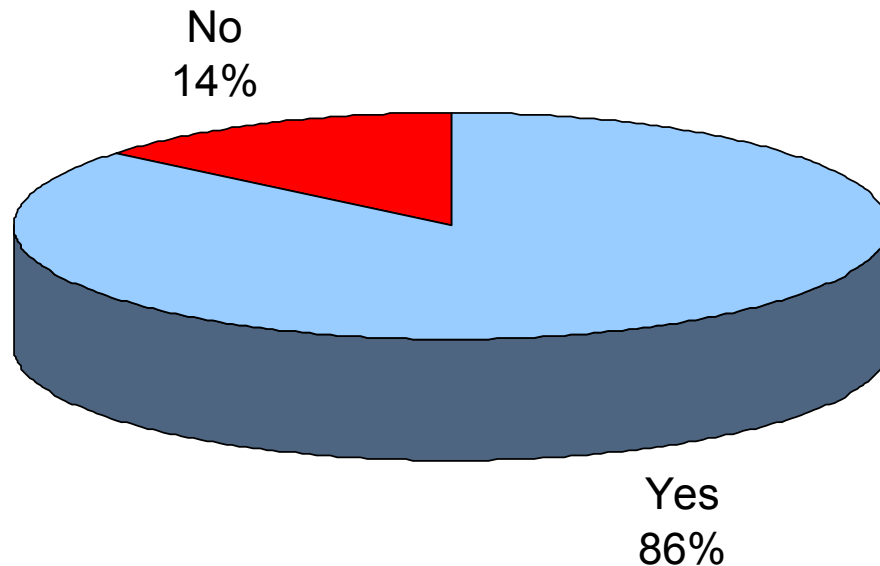
- **Ensure that there is a good provision of public transport or encourage people to use public transport.**
- **Promote recycling more and make it easier.**
- **Provide more cycle paths and cycling facilities.**
- **Reduce the use of cars.**
- **Encourage additional methods of renewable energy.**



Transport

Base: all respondents who answered the question

Q17 The approach to transport set out in the plan (LDF) aims to minimise the need to travel thereby reducing congestion and reliance on the private car. It will help achieve this through encouraging walking and cycling and the use of public transport in addition to improving access to services. Do you agree with the above approach for transport?



Over four-fifths (86%) agree with the approach for transport, which aims to encourage walking and cycling and the use of public transport as well as improving access to services.

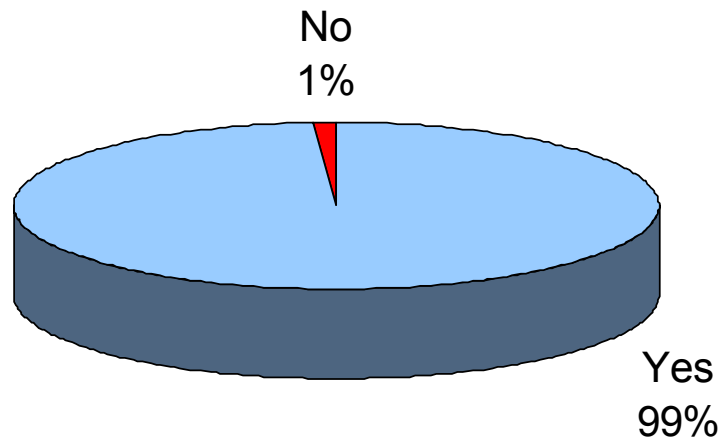
The remaining 14% of the sample did not agree with the proposed approach.



Green infrastructure

Base: all respondents who answered the question

Q18 York's parks, open spaces, nature conservation sites, river corridors are part of the city's green infrastructure. We intend to protect and improve these existing green assets whilst also addressing 'gaps' in provision. Do you agree with this approach?



Almost all respondents (99%) who completed the survey agree with the approach to green infrastructure, which intends to protect current infrastructure whilst looking at any 'gaps' in provision.

Which parks and open spaces do you think need to be improved and where do you think new ones are needed?

Respondents were given the opportunity to suggest parks and open spaces that need improving and areas for new ones. 67% of the sample did not provide any suggestions, of those that did the main ideas were:

- Improve Rowntree Park, mainly by removing the geese.
- Improve the riverside or create more riverside paths.
- Improve Museum Gardens.
- Improve Acomb Green.
- Improve West Bank Park.
- Need a park at Castle Museum/Cliffords Tower area.
- Need more parks and open spaces in the Huntington area.



General comments

Respondents were given the opportunity to make any other comments, to which 86% did not. Of the individuals who did the main comments were:

- Don't build on the Green Belt land.**
 - York is big enough already or don't allow more development in York.**
 - Further development should be carefully controlled to ensure it's in keeping with the character of York.**
 - Reduce the volume of traffic or sort out the traffic congestion problems.**
 - Public transport needs to be improved or made cheaper to encourage greater use.**
 - Provide more affordable housing.**
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