



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, 22 March 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 - 10)

To approve and sign the minutes of the meeting of the Local Development Framework Working Group held on 4 January 2010.

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 **5.00 pm on Friday 19 March 2010**.

4. **York Northwest Area Action Plan - Update on Planning Progress and York Central Review.** (Pages 11 - 28)

This report updates Members on the joint work carried out between the Council and York Central Consortium and outlines the headline findings of the review and issues arising from this work. A number

of objectives for the York Central Site arising from this work are set out for Members consideration. Members are asked to agree that further work is carried out to explore other models of regeneration partnerships and funding opportunities. The report also provides a short update on progress with the York Northwest Urban Eco Settlement and Members are asked to agree that the policies for York Northwest are included within the Core Strategy which seek to achieve Eco Town Standards.

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

Democracy Officer:

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City of York Council

Committee Minutes

MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	4 JANUARY 2010
PRESENT	COUNCILLORS STEVE GALLOWAY (CHAIR), POTTER (VICE-CHAIR), D'AGORNE, MERRETT, REID, SIMPSON-LAING, R WATSON AND WATT

6. 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. No interests were declared.

7. MINUTES

REASOLVED: That the minutes of the meeting of the Local Development Framework Group held on 7 September 2009 be approved and signed by the Chair as a correct record.

Councillor Merrett requested a number of amendments to the minutes and agreed to email the Democracy Officer with the in depth explanations, but the amendments were briefly as follows:

Minute Item 2 Public Participation – be amended to state that the unanswered letters highlighted by the Speaker are to be replied to by Officers.

Minute Item 4 – Green Infrastructure.

- That it be made clear that once Local Green Corridors are identified, they should form a constraint on planning.
- That further information on Local Green Corridors and Local Green Wedges be brought to the LDF Working Group in Summer 2010.
- That resolution (iii) be amended to include the additional areas highlighted by Members.

Minute Item 5 – Biodiversity Audit.

- Railway owned land should be identified on the document as area's of potential interest which warrant further investigation.

- Parish Councils and other groups that would be interested in identifying further areas of ridge and furrow be consulted.

8. 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 spoke in relation to item 6. He queried why Green Belt Land was being included in the Core Strategy if the feedback from the City Wide Consultation indicates the majority of respondents want to save the land. He also queried the minutes of the last meeting, in particular the interest declared by Councillor Watson. He asked who the Client's are that Councillor Watson represents as he understood the landowners were City of York Council and asked Councillor Watson to reply.

Mark Warters commented that he had not received a reply to his letters further to the meeting of the 7 September. He also made comments on item 6 of the agenda, City-Wide Leaflet feedback as he felt there had been inadequate consultation given the level of response.

9. YORK NORTHWEST AREA ACTION PLAN - PROGRESS REPORT AND NEXT STEPS.

Members considered a report which outlines the current position with York Northwest and which sets out a programme of work to move the York Central project forward. Members were asked to note the progress with York Northwest and to endorse the approach outlined.

Officers introduced the report and updated Members on the progress made with the York Northwest Area Action Plan and outlined the intended joint approach with the York Central Consortium in order to identify a way forward. Members raised various comments and questions which were addressed by Officers. These included:

- Whether it was possible for Councillors to have access to the proposals mentioned in paragraph 14 of the report. Officers advised that the document is a Leeds City Council document but is a Public document and they can provide Members with an email link.
- Whether Officers had a 'back up' plan if the proposals for the York Northwest site encountered difficulties and what is being done in the wider LDF process. Officers advised that other sites are coming forward and that the Core Strategy would be flexible enough to deal with a large site not coming forward.
- Appendix 1 Option 2 – Members queried the educational facilities as the consultation identified a specific requirement to look at a Secondary School site. Officers advised that the Options in

appendix 1 are not final solutions and educational facilities would be taken into account.

- Also in reference to Appendix 1 Option 2, members queried whether a school playing field on the site would mean that other open space provision would be taken out. Officers advised it is too early to comment on this.
- Members commented that further discussion is required concerning the provision for a secondary school on the site, e.g.: if there are enough students in the combined areas to attend a new school.
- Officers advised that in order to understand why the procurement process had stalled they will be looking at why the bids were not acceptable. Educational facilities and other specifics would be looked into again. Officers asked Members to note that the contaminated land may challenge parts of the site and the Land Use Model would be utilised in order to establish what is feasible.

Members queried when the LDF Working Group would receive a further update. Officers advised it would be mid February before any further details would be made public.

RESOLVED: (i) That Members note the progress with the York Northwest AAP.

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

RESOLVED: (ii) That Members endorse the joint approach for York Central and the joint programme of work outlined in Appendix 2 to the Officers report.

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

10. LOCAL DEVELOPMENT FRAMEWORK: CITY CENTRE ACTION PLAN - PROGRESS TOWARD PREFERRED OPTIONS.

Members received a report which outlined the progress on the City Centre Action Plan (AAP). It presented the following; 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.

Since the last report to Members in January 2009 Officers have been involved in the following areas of work:

- Completion of the Options Appraisals (Annex A to report).
- Progressed the evidence base.
- Worked on the People Changing Places project alongside Beam

- Progressed discussions on key projects such as the riverside, cultural quarter, Minster Piazza.
- Ongoing consultation including a presentation to the Without Walls Board in March and York Civic Trust in September.
- Production of a Vision Prospectus.

Members received a presentation from Officers, reminding them of the importance of the City Centre AAP, especially the importance of the City Centre to York's economy due to tourist spend. The presentation also outlined the work completed to date.

Members queried the delay in the City Centre Plan Process. Officers advised that there had been some slippage, but they were now satisfied with the timetable. Officers advised that in order to move the City Centre AAP forward, it is important to decide which of the Emerging Preferred Options should be taken forward as Preferred Options and invited Members to make comments. Members commented as follows, by reference to the Issues and Options Questions detailed in Annex A of the Officers report:

- Question 8 – Offices in the City Centre have declined and significant employment sites are being lost as a result. Members felt that Options 2 and 3 should be considered as preferred options to support the principle of Office Quarters.
- Question 9 – it was highlighted that the size of office development should be clearly specified and not referred to as 'small or medium sized'.
- Question 12 – Members requested that Options 2 and 3 be kept in.
- Question 13 – The potential for Option 3 should be reviewed.
- Question 17 – members commented that Officers should consider including an Archaeology policy.
- Question 21 – Option 3 to still be considered.
- Question 22 – Members queried Option 5 and which other areas were being looked at as potential foot streets. Officers advised that this is still being looked into and there is no definitive answer at the moment.
- Question 23 – Members queried Option 4 and the provision of a children's play area. Officers advised that there is specific allocation for a City Centre play area under the Playbuilder Scheme which will ensure provision in the City Centre.
- Question 29 – Members commented that the wording of Option 2 should be strengthened to emphasise that off-site facilities are a last resort.
- Question 32 – Option 2 – any option should minimise energy consumption and not increase light pollution.
- Question 33 – Members commented that the late night park and ride services in the City had not been successful and felt Officers should consider this fact when looking at Option 1.
- Question 34 – Any options for housing over shops should consider how accessible they are and the need for outdoor space.
- Question 35 – Ensure that the sites are suitable for future development in all respects and not just for affordable housing.

Members commented that the affordable housing threshold will be set through the Core Strategy process.

- Question 38 – Members commented on the need for public open spaces at Castle Piccadilly.
- Question 48 – AAP boundary needs to be wide enough to include necessary transport projects.

Vision Prospectus

Members considered Annex C of the report which introduced to them a document entitled 'A Vision of York City Centre'. Officers advised that the document would be brought back to the next LDF meeting to be considered further and invited Members to email to them any detailed comments. Members made some initial comments on the document. These were as follows:

- Members queried whether the title 'A Vision of York City Centre' was the correct title for the document and suggested the word 'Prospectus' may be better terminology.
- Certain Members felt that the prospectus would be useful in encouraging vision and stimulating debate amongst interested parties. The prospectus is a step in the right direction and contained some refreshing ideas.
- Members commented that the public transport and air quality problems in the City centre need to be tackled as a priority, and these factors are not mentioned in the document.
- Members commented on the appearance of the document in general and felt the plastic pages were unnecessary and costly and that the number of white blank spaces did not look attractive.
- The Council's Equalities department should be consulted on the style of the document further.

RESOLVED: (i) That Members contact Officers with any further comments on the Vision Prospectus and that it be brought back to the next meeting of the LDF Working Group for further consideration.

REASON: So that changes recommended as a result of discussions at this meeting and after the meeting via email, can be reported to Members and the report can progress through to the Executive.

RESOLVED (ii) That Members noted and commented on the Options Appraisals as detailed above, as a basis for drafting the 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

RESOLVED (iii) highlighted in the Council's Local Development Scheme.
That Members noted the next steps in preparing the Preferred Options document for presentation to them in 2010.

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

**11. LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY
PREFERRED OPTIONS CITY-WIDE LEAFLET FEEDBACK.**

Members considered the first of two reports, which advises them of the outcome of the Core Strategy Preferred Options consultation, carried out in Summer 2009. Annex B to the report sets out the results from the Core Strategy Preferred Options City-wide leaflet consultation.

A wide range of methods were used as part of the Preferred Options Consultation and Annex A to the Officers report sets out the full range of consultation events held. The leaflet helped to ensure that all residents of York were aware of the consultation, whilst the specific events enabled more in depth discussion with interested parties.

Members received a presentation of the sample profile for postcodes following the Core Strategy Preferred Options City-wide leaflet consultation. Officers advised that the survey is just one aspect of the consultation process.

Members commented on the survey results as follows:

- It would be useful for Member's to have the population figures for each postcode area in order to understand the response figures clearly in relation to each other.
- Whether the 'not answered' data was available. Officers confirmed any non-responses had been taken out of the data and could be made available if required.
- As some of the responses contradict each other, it was queried how much weight would be given to this survey further down the line. Officers advised that the results of the other methods of consultation such as Workshops, would also be taken into account, which should clarify any contradictions once all the data is brought together.
- Whether the questionnaire included a question on the respondent's demographics. Officers advised it did not but the consultation process would ensure that a wide range of views would be received.
- Members pointed out that there was a conflict in that the respondents wished for more jobs and homes in York but were reluctant to identify where they should be located.

RESOLVED: That Members 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.

Cllr S F Galloway, Chair

[The meeting started at 4.30 pm and finished at 7.30 pm].

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Meeting of the Local Development Framework
Working Group

22nd March 2010

Report of the Director of City Strategy

YORK NORTHWEST AREA ACTION PLAN

Update on Planning Progress and York Central Review

Summary

1. In January this year Members agreed a project programme setting out the key areas of collaborative work between the council and the York Central Consortium following the suspension of the developer procurement process for York Central. This report updates Members on the joint work carried out and outlines the headline findings of the review and issues arising from this work. A number of objectives for the York Central site arising from this work are set out for Member's consideration. Members are asked agree that further work is carried out to explore other models of regeneration partnerships and funding opportunities.
2. The report also provides a short update on progress with the York Northwest Urban Eco Settlement (UES) and Members are asked to agree that policies for York Northwest are included within the Core Strategy which seek to achieve Eco Town standards.
3. To take account of the emerging work on both the York Central and the British Sugar sites a number of measures are suggested to address the arising issues. This includes preparation of a more responsive planning framework which will allow for the development timescales on each site to be disengaged whilst retaining the overriding designation of the area within the Core Strategy. Members are asked to agree that York Northwest is taken forward in a revised policy approach within the Core Strategy and Supplementary Planning Documents are prepared for each site, together with a framework for development which would be used to guide the approach taken for York Central. Work on the AAP will be transferred into these documents.

Background

4. A progress report on the York Northwest Area Action Plan was brought to a meeting of the LDF Working Group on 4 January 2010. The report outlined the

position with York Northwest and provided a summary of progress to produce the Preferred Options for the YNW Area Action Plan (AAP).

5. The report also outlined work to develop a proposal to deliver a first phase 60 unit demonstration exemplar Urban Eco Settlement (UES) at the former British Sugar site. Members were advised that an expression of interest for funding to support the development of the UES proposals from a £10m Eco Development Fund had been submitted to the government by the Leeds City Region.
6. Members of the LDF Working Group were also advised of the joint work being carried out by the council and the York Central Consortium following the suspension of the developer selection process for York Central. A joint programme of collaborative work had been agreed to review issues arising from the process and to explore the way forward including the possibility of alternative delivery approaches.

Urban Eco Settlement Progress

7. Sustainable development is a key overarching strategic objective for York Northwest. The UES programme is Leeds City Region's response to the national Eco Town Programme. A central feature of this is a commitment to take the PPS eco-town standards through the submission document of the Core Strategy with detail in the supporting documents. Formal Member commitment to this, is, therefore, being sought.
8. The option of including policies in the Core Strategy (publication draft) which would included to refer to the UES and PPS eco town standards is outlined in paragraph 38. It will be challenging to meet PPS standards on these brownfield sites whilst ensuring that viable schemes are developed and ensure deliverability criteria for the Core Strategy is met.
9. A bid for revenue funding from the Eco Development Fund to support the development of PPS eco-town standards within the Core Strategy for the four areas within the City Region UES programme was formally submitted by Leeds City Region (LCR) on 26 February 2010. CYC element of this bid included funding to carry out eco feasibility work and to support the masterplanning/ community engagement process. In addition a bid was submitted for capital funding to help deliver an eco show-home facility which will act as a centre for local residents and school children to learn about 'green living' and a base for eco- construction training.
10. On 9 March 2010, Leeds City Region were advised by the Department for Communities and Local Government that they had successfully secured £1.2m funding to support the development of the UES programme and eco exemplar demonstrator projects. A key criteria of the funding award is the ability to deliver early development within an agreed timeframe.
11. The first phase 60 unit demonstration exemplar project at the former British Sugar site has also been incorporated in the draft City Region Investment Plan 2010-2014. This document will form the basis of discussions between LCR and the Homes and Communities Agency (HCA) for further potential funding to support delivery of the UES.

York Central Review

12. A high level review of the development appraisals and the council's emerging planning policy has been carried out. Meetings with key stakeholders and other parties have been held and five joint workshops between the council and the York Central Consortium have taken place to look at issues arising from this and to review the lessons learned from market testing. In addition, the council have re-examined the comprehensive approach to developing the area and explored whether there may be alternative ways of delivering the project to achieve the objectives of all parties.

Headline Findings

13. The headline messages arising from the work carried out are outlined in paragraphs 14 to 19 below and a suggested way forward to address these is set out for consideration by Members.
14. Feedback from parties directly involved in the developer procurement process, indicated that further clarity on retail, transport and open space provision would promote greater confidence for developers when the project is taken to the market in the future. Retail has been identified as a key land use essential for the deliverability of York Central. York Central has also been identified in the emerging Core Strategy as the sequentially preferable site to meet future identified capacity in the city.
15. Given the market circumstances and the current suspension of the developer procurement process it is now unlikely that it will be possible to align the masterplanning process for York Central with the AAP planning policy process. There is, therefore, an issue with meeting the timescales set out in the Local Development Scheme.
16. Analysis and appraisal work identified that some areas of the site had very high abnormal costs associated with their development. These were essentially either rail related or related to key items of infrastructure provision. It will be important to examine opportunities to reduce these costs.
17. The indications are that public sector funding from various sources will be necessary to bring York Central forward for development. This is not unusual for a scheme of this scale and complexity. Once secured, it will be important to direct public funding to items of key transport infrastructure to facilitate development and act as a catalyst for development which will build confidence in the market.
18. Feedback from the review also highlighted that increased clarity of the council's objectives for the development of the area would also be helpful.
19. Due to changing market conditions, more flexible delivery mechanisms which incorporate public/private partnerships are now being used to bring forward major development sites for regeneration. There is an opportunity for alternative delivery mechanisms to be investigated to see if they would add value to the process for York Central.

Way Forward

20. The suggested approach outlined below will make a significant contribution to addressing key issues identified in paragraphs 14 to 19 above. A number of areas have been identified for future work.

Redefining the Planning Framework

Planning Approach

21. Given the recent issues regarding delivery of the York Central site it is clear that the policy context for York Northwest could not be brought forward to include input by developers within the Area Action Plan timeframes. Further it is likely that the 'early deliverable' proposal for the former British Sugar site will need the planning context and masterplanning in place as soon as possible. In these circumstances it is suggested that AAP approach to produce a planning framework for York Northwest is reconsidered.
22. Changes to PPS12 now mean that it is possible to identify strategic sites in the Core Strategy which then become part of the statutory development plan when the Core Strategy is adopted. Site specific detail can now be included in Supplementary Planning Documents (SPD's) which sit alongside an adopted Core Strategy. Whilst the SPD approach would not have the same statutory weight as an adopted AAP, it would be backed up by clear allocation as a 'strategic site' in the Core Strategy.
23. Subject to Member's agreement it is proposed that the York Northwest area is identified within the Core Strategy as a 'zone of change', with detailed policy to be provided within Supplementary Planning Documents (SPD's) which will be supported by a development framework. These would be prepared for the strategic sites within this area, including both the York Central and the former British Sugar site. This would also allow the option of preparing SPD's for any further sites coming forward for development within this zone. Subject to Member's agreement to undertaking this approach, consequential amendments will be made to the Local Development Scheme and reported to a future meeting of the LDF Working Group.
24. A key benefit of the approach outlined above is that it would allow greater responsiveness to timescales and deliverability for both strategic sites whilst allowing the regional significance of York Northwest to be retained within a Development Plan Document (DPD). This approach would also allow the overarching issues relevant to the wider York Northwest area, including transport and open space provision, to be brought forward as part of the Core Strategy. Informal discussions have been held with the Government Office who are supportive of this approach.

Evidence Base

25. Evidence base and Preferred Options work which has been produced for the Area Action Plan would be used to provide evidence base to the Core Strategy and to inform the preparation of the SPD's. The intention is to bring a report to meeting of the LDF Working Group later this spring outlining the key findings on work undertaken to date on the AAP Preferred Options, including transport and

open space. This will set out the issues relevant to each theme area together with suggested key principles to take forward in drafting policies for the SPD's. It will also provide early clarity on the approach being undertaken which can then be used to inform the masterplanning process for each site.

Retail

26. Given the constrained nature of the historic city centre, York Central provides an opportunity for the city to maintain and enhance its retail offer in a central location. A substantial level of background retail work has been prepared by consultants GVA Grimley which will form part of the evidence base to the Core Strategy. As part of this work the consultants reviewed a number of indicative retail development scenarios. Recently the Government has published revised Planning Policy Guidance on retailing/economic issues (PPS 4) which will also be used to inform the strategic approach to retail issues within the city.
27. In April it is anticipated that a report will be taken to Members of the LDF Working Group setting out the options for the future allocation of retailing as part of the submission document for the Core Strategy. This will clarify the future approach to retailing in the city and provide clear policy guidance to potential developers. A key issue is the need to establish a quantum of retail, which does not adversely impact on the historic core.

Development Framework

28. Work to re-examining the comprehensive approach has demonstrated that there would be benefits in making a clear distinction in the phasing of the development which will allow the issues arising from the identified abnormal costs to be addressed. This would concentrate early delivery of the areas around the station which would achieve the council's objectives for increasing employment opportunities and promoting leisure and tourism associated with the National Railway Museum. This approach would establish a climate of greater certainty and confidence for later phases to be brought forward in the longer term. It is likely that the phases for development will be identified and defined within the SPD.
29. For York Central, a Development Framework with high level masterplanning would be progressed to inform the preparation of the SPD. Appraisal and analysis work carried out as part of this review will provide a robust basis to inform masterplanning work. It is intended that this will be carried out by the newly appointed Urban Renaissance Team within City Strategy. This team is being funded by Yorkshire Forward who have also allocated a budget to support the work of the team. It is anticipated that this work could be carried out over a period of 12 months following the appointment of the team this summer. Guidance on design quality and criteria/principles could be provided as part of this work.
30. A programme identifying the main work areas to be progressed with timescales is attached in Appendix 1. A diagram showing an indicative process and timescales to produce the SPD's and development framework for York Central and masterplan for the British Sugar site is attached at Appendix 2.

Reviewing York Central Objectives

31. The wider strategic objectives for York Northwest, as previously agreed by Members, would be outlined in the Core Strategy. Suggested site specific objectives for York Central could be outlined in LDF documents subject to Members views on these and are listed below.
- i) Creation of a sustainable new community of outstanding quality and design.
 - ii) Provision of a new employment area for high quality new offices which will contribute to the overall economic prosperity of the city.
 - iii) Enhancement of the cultural area around the NRM within high quality public realm and improved connectivity of this to the city centre.
 - iv) Provision of new housing to assist in meeting the housing needs of York.
 - v) Creation of a new urban quarter for York with new retail provision which helps to meet identified future capacity in the city.

Funding and Delivery

32. There is a clear opportunity for the public sector to take a stronger role in helping to attract public funding and increase confidence to potential investors. A proactive approach to securing external funding and attracting inward investment is suggested to be taken forward by the council. Possible sources of funding could be from the Homes and Communities Agency (HCA), regional transport funds and the regional development agency.
33. Preliminary advice on opportunities for public sector involvement in regeneration partnerships and alternative finance models has been given by consultant's ARUP. ARUP recently prepared a research paper "Promoting Innovative Public – Private Partnerships in Regeneration" (January 2010) on behalf of The Northern Way. The Arup's work highlights the critical role of the public sector in taking a key role on lobbying for and accessing funding and being a key partner in any future delivery mechanism. It is suggested that further work is undertaken to examine alternative partnership arrangements.

Options

34. There are two main options to provide a planning framework for the York Northwest area:
35. Option 1: To continue to produce an Area Action Plan for York Northwest.
- This approach will not allow potential York Central developers to input into the AAP. It will also delay delivery of the demonstration exemplar as part of the UES at the former British Sugar site.
36. Option 2: To identify York Northwest as a 'zone of change' within the Core Strategy with York Central and British Sugar allocated as 'strategic sites'. SPD's would be prepared for each site to cover detailed planning issues, supported by a development framework with work to progress this outlined in the indicative programme of work and process at Appendix 1 and 2. (Preferred approach).

This approach will retain the strategic regional importance of York Northwest whilst providing flexibility to bring forward strategic sites with varying delivery timescales.

37. There are two options relating to the York Northwest UES:

38. Option 3: To include specific reference to the UES and Eco Town standards within the publication draft of the Core Strategy. (Preferred approach)

This approach will ensure that the UES is considered for possible designation as an Eco Town by the government and would ensure eligibility for future funding.

39. Option 4: No specific reference is made to the UES and Eco Town standards within the publication draft of the Core Strategy.

It is unlikely that the York Northwest could be considered as an Eco Town and the recent funding award from the Eco Development fund could be reallocated elsewhere within the City Region.

40. There are four further options relating specifically to the York Central Project.

41. Option 5: To agree the objectives set out in paragraph 29 above. (Preferred approach).

This approach will ensure that council objectives for increasing employment opportunities and leisure and tourism associated with the NRM are used as guiding principles for the area.

42. Option 6: To request officers to develop alternative objectives for York Central.

Any revised approach would need to take account of deliverability issues for the area.

43. Option 7: To agree a proactive approach to public funding is undertaken with further work carried out to look at other development delivery models. (Preferred approach)

The council will be in a better position to access a wider range of public funding streams and assess whether there would be benefits in the council being included in any future partnership arrangements.

44. Option 8: Public funding streams and other development delivery mechanisms are not investigated.

Public funding has been identified as necessary to the delivery of the York Central site.

Corporate Priorities

45. 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

46. 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

47. There is a risk attached to Option 4 (UES) in that the funding for eco feasibility work , support for master planning/community engagement and construction of the eco show-home facility would be withdrawn if the council do not intend to include commitment to the UES in the Core Strategy.
48. In compliance with the Council's risk management strategy a risk management assessment has been undertaken for York Northwest. The delivery risks identified for York Central are intended to be addressed by taking a proactive approach to seeking external funding and investigating alternative delivery mechanisms.

Recommendations

49. Members are asked to:
- 1) Note the progress with York Northwest and agree the programme of work and indicative SPD process outlined in Appendix 1 and Appendix 2.

Reason: To ensure that work being undertaken for York Northwest is progressed.
 - 2) Agree the planning framework for York Northwest is provided within the Core Strategy, with York Northwest identified as a zone of change and York Central and the former British Sugar sites identified as strategic sites.

Reason: To ensure the regeneration of both major development sites is delivered within an overarching framework and within anticipated timeframes.

- 3) Agree the preparation of supporting Supplementary Planning Documents for York Central and the former British Sugar site and the preparation of a development framework for York Central..

Reason: To ensure the regeneration of both major development sites is delivered within an overarching framework and within anticipated timeframes.

- 4) Agree that policies are included within the Core Strategy seeking to achieve PPS1 standards for Eco Towns for the York Northwest area

Reason: To meet the requirements for Eco Towns and possible designation as part of the national programme of Eco Towns.

- 5) Agree objectives for the York Central site as outlined in paragraph 31 and reaffirm the council's commitment to bringing forward the site for redevelopment.

Reason: To ensure continuing commitment to moving the project forward.

- 6) To agree that the council take a proactive approach to public funding for the York Central site and investigate alternative delivery mechanisms in collaboration with the YC partners.

Reason: To enable delivery issues to be addressed.

Contact Details

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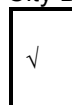
Ann Ward Tel: (01904 552409)
York Northwest Project Officer

Chief Officer Responsible for the report:

Bill Woolley
Director of City Strategy

Richard Wood
Assistant Director of City Development and Transport

Report Approved



Date 12.3.10

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

Report to LDF Working Group 4th January 2010
Report to Executive 21st July 2009

Appendices

Appendix 1 York Northwest Programme
Appendix 2 Indicative SPD/Development Framework Process

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APPENDIX 1

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Appendix 1

York Northwest Programme (Indicative)

Milestone	Date
Report to Executive	March 2010
Submit revised Local Development Scheme to Government office	Spring 2010
YNW Evidence Base/Core Strategy Evidence	Spring/Summer 2010
Publication of Core Strategy	Summer 2010
Prepare York Central Development Framework	Summer 2010 – Summer 2011
Prepare draft Supplementary Planning Document for the former British Sugar site	Summer/Autumn 2010
Initial Consultation/Community Engagement on Masterplan for former British Sugar site	To be confirmed
Eco-Feasibility Studies	Summer/Autumn 2010
Consultation on draft Supplementary Planning Document for former British Sugar site	Autumn 2010
Prepare draft Supplementary Planning Document for the York Central site	Spring/Summer 2011
Examination on the Core Strategy	Spring 2011
Adopt Core Strategy	Summer 2011
Consultation on draft York Central SPD	Autumn 2011
Adopt British Sugar SPD	Autumn 2011
Adopt York Central SPD	Spring 2012

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APPENDIX 2

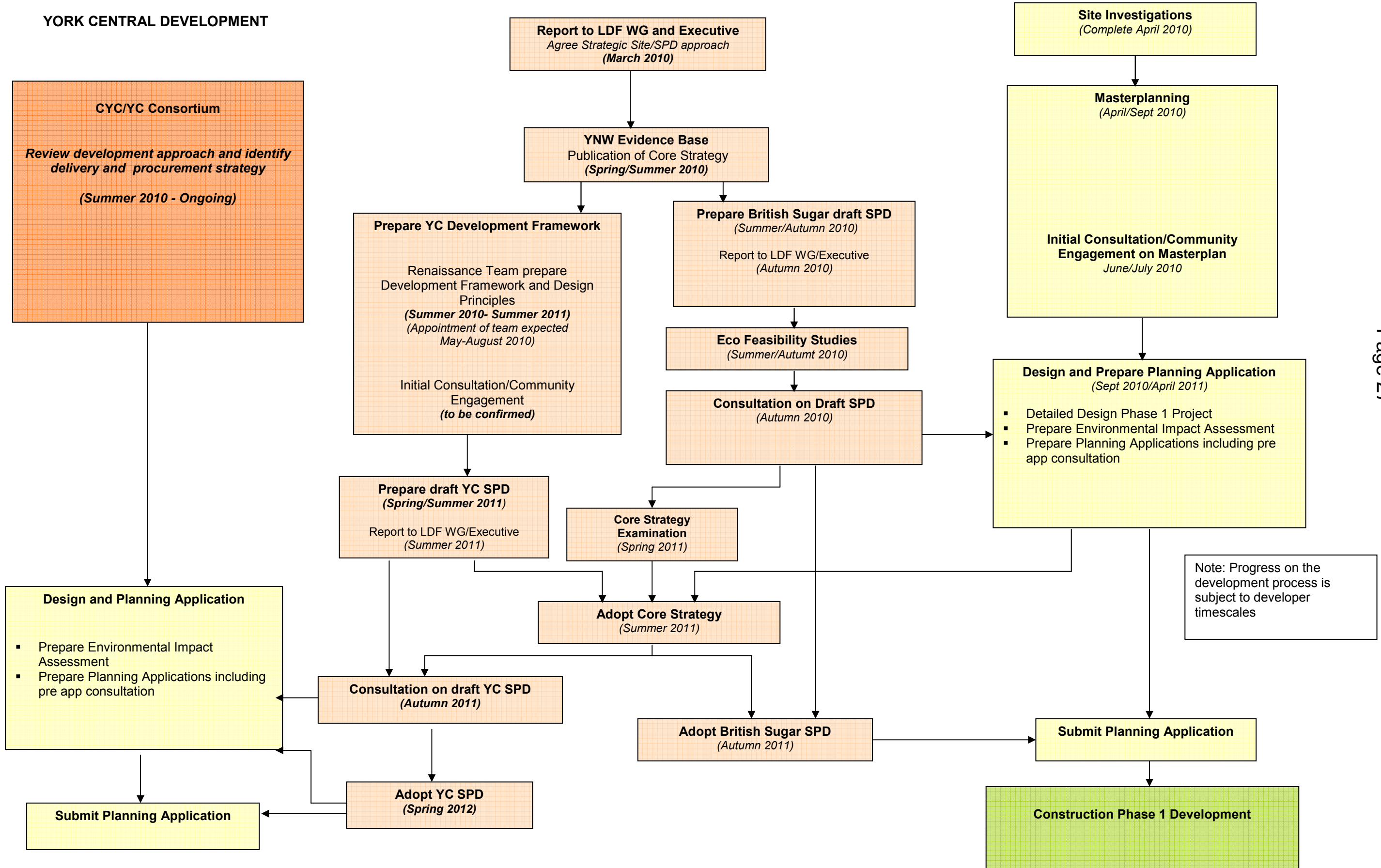
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Indicative SPD/Development Framework Process

**BRITISH SUGAR DEVELOPMENT
(Associated British Foods)**

YORK CENTRAL DEVELOPMENT

PLANNING FRAMEWORK (CYC)



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