



**Notice of meeting of
Economic & City Development Overview & Scrutiny Committee**

To: Councillors Scott (Chair), Hudson (Vice-Chair),
Alexander, D'Agorne, Holvey, Hyman, Kirk and Potter

Date: Tuesday, 2 November 2010

Time: 5.30 pm

Venue: The Guildhall, York

AGENDA

1. Declarations of Interest (Pages 3 - 4)
At this point Members are asked to declare any personal or prejudicial interests other than the standing declarations attached, that they may have in the business on this agenda.

2. Minutes (Pages 5 - 10)
To approve and sign the minutes of the last meeting of the Economic & City Development Overview & Scrutiny Committee held on 28 September 2010.

3. Public Participation
It is at this point in the meeting that members of the public who have registered their wish to speak can do so. The deadline for registering is:

Monday 1 November 2010 at 5 pm.

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

4. Report and attendance of the Executive (Pages 11 - 16)
Member for City Strategy
The Executive Member for City Strategy will be in attendance and will present a report on his forthcoming priorities and challenges.

5. Update Report on the Acceptance of Euros (Pages 17 - 34)
This update report asks Members to receive an update from a Director of Visit York on acceptance of Euros in York. It also asks the Committee to consider whether they wish to undertake any further work in relation to this topic.

6. Six Monthly Update on Major Developments Within the City (Pages 35 - 40)
This report provides Members of the Economic and City Development Overview and Scrutiny Committee with an overview and update in relation to the major development and planning proposals in the city as of October 2010.

7. Work Plan and Forward Plan Extracts (Pages 41 - 54)
Members are asked to review the Committee's Work Plan for 2010/11. Extracts from the Forward Plan are included for Members' information.

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

Democracy Officer:

Name- Judith Cumming
Telephone No. – 01904 551078
E-mail- judith.cumming@york.gov.uk

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

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

About City of York Council Meetings

Would you like to speak at this meeting?

If you would, you will need to:

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

A leaflet on public participation is available on the Council's website or from Democratic Services by telephoning York (01904) 551088

Further information about what's being discussed at this meeting

All the reports which Members will be considering are available for viewing online on the Council's website. Alternatively, copies of individual reports or the full agenda are available from Democratic Services. Contact the Democracy Officer whose name and contact details are given on the agenda for the meeting. **Please note a small charge may be made for full copies of the agenda requested to cover administration costs.**

Access Arrangements

We will make every effort to make the meeting accessible to you. The meeting will usually be held in a wheelchair accessible venue with an induction hearing loop. We can provide the agenda or reports in large print, electronically (computer disk or by email), in Braille or on audio tape. Some formats will take longer than others so please give as much notice as possible (at least 48 hours for Braille or audio tape).

If you have any further access requirements such as parking close-by or a sign language interpreter then please let us know. Contact the Democracy Officer whose name and contact details are given on the order of business for the meeting.

Every effort will also be made to make information available in another language, either by providing translated information or an interpreter providing sufficient advance notice is given. Telephone York (01904) 551550 for this service.

যদি যথেষ্ট আগে থেকে জানানো হয় তাহলে অন্য কোন অর্ধাতে তথ্য জানানোর জন্য সব ধরনের চেষ্টা করা হবে, এর জন্য দরকার হলে তথ্য অনুবাদ করে দেয়া হবে অথবা একজন দোআবী সরবরাহ করা হবে। টেলিফোন নম্বর (01904) 551 550।

Yeteri kadar önceden haber verilmesi koşuluyla, bilgilerin terümesini hazırlatmak ya da bir tercüman bulmak için mümkün olan herşey yapılacaktır. Tel: (01904) 551 550

我們竭力使提供的資訊備有不同語言版本，在有充足時間提前通知的情況下會安排筆譯或口譯服務。電話 (01904) 551 550。

اگر مناسب وقت سے اطلاع دی جاتی ہے تو ہم معلومات کا ترجمہ مہیا کرنے کی پوری کوشش کریں گے۔ ٹیلی فون (01904) 551 550

Informacja może być dostępna w tłumaczeniu, jeśli dostaniemy zapotrzebowanie z wystarczającym wyprzedzeniem. Tel: (01904) 551 550

Holding the Executive to Account

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

Scrutiny Committees

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

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

Who Gets Agenda and Reports for our Meetings?

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

MEETING OF ECONOMIC AND CITY DEVELOPMENT OVERVIEW & SCRUTINY COMMITTEE

Agenda item 1: Declarations of interest

The following Members declared standing personal interests.

Councillor Holvey- Economic Policy Advisor for Leeds City Council

Councillor D'Agorne- Employee of York College

This page is intentionally left blank

City of York Council

Committee Minutes

MEETING	ECONOMIC & CITY DEVELOPMENT OVERVIEW & SCRUTINY COMMITTEE
DATE	28 SEPTEMBER 2010
PRESENT	COUNCILLORS SCOTT (CHAIR), HUDSON (VICE-CHAIR), ALEXANDER, HOLVEY, HYMAN, KIRK, POTTER AND TAYLOR (SUBSTITUTE FOR COUNCILLOR D'AGORNE)
APOLOGIES	COUNCILLOR D'AGORNE

19. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests, other than the standing declarations that they might have in the business on the agenda.

No interests were declared.

20. MINUTES

RESOLVED: That the minutes of the meeting of the Economic and City Development Overview and Scrutiny Committee held on 13 July 2010 be approved and signed by the Chair as a correct record.

21. PUBLIC PARTICIPATION

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

22. ATTENDANCE OF THE LEADER OF THE COUNCIL

The Leader of the Council was in attendance to report on progress to date and forthcoming priorities in relation to his portfolio.

He circulated a briefing note (a copy of which was attached to the agenda after the meeting) to Committee Members, which answered questions that Councillor Alexander had asked before the meeting such as;

- The priority order for development sites to be brought forward and how this would be done.
- The proportion of assets from Yorkshire Forward transferring into York.
- The governance arrangements for Local Enterprise Partnerships(LEPs) and the representation that York would have.

- The relationships that would exist between York, North Yorkshire and East Yorkshire which were related to economic development.
- The interconnectivity between York and other high profile tourist destinations for example London and Edinburgh.
- The impact that budgetary shaping would have on service delivery in York.
- The economic cost of housing demand in relation to supply in York.

Discussion then took place between Members and the Leader which related to;

- The proposal for York being part of the North Yorkshire and York LEP rather than the Leeds City Region LEP.
- The preferred governance arrangement for the proposed North Yorkshire LEP.
- Details of the priorities for the North Yorkshire and York LEP relating to the reduction of barriers restraining high growth business in rural areas and the enablement of the care sector to meet rising needs.
- That there was no reference made to the dualling of the ring road within the Accelerated Development Zone proposals.
- The reduced funding for eco housing within the Leeds City Region.
- Issues relating to Science City York
- The costs of development of small sites in the city

The Chair thanked the Leader for his attendance and his informative briefing note and update on various issues to the Committee.

23. FIRST QUARTER MONITORING REPORT 2010/11

Members received a report which provided details of the 2010/11 forecast outturn position for finance and performance in City Strategy and Housing Services.

Discussion between Officers and Members centred on various issues and this included;

- Issues at Harewood Whin.
- The differences in the projected outturn position for 2009-10.
- Confirmation that the caseworker vacancy referred to in paragraph 23 of the report had now been filled and performance is expected to improve.

Members highlighted the issue of bus patronage to Officers and suggested that there had been a significant decrease, which could lead in turn to sustainable transport targets being missed. They felt that this issue could be a potential scrutiny topic in the future but wanted to wait until the next quarter's figures were available to see whether a trend was emerging.

RESOLVED: That the report be noted.

REASON: That the Committee is updated of the latest finance and performance position.

24. IMPLEMENTATION OF RECOMMENDATIONS ARISING FROM PREVIOUS SCRUTINY REVIEWS

Members considered a report which updated them of the implementation of recommendations which had arisen from previously completed scrutiny reviews on Guidance for Sustainable Development and Planning Enforcement.

Members were informed that the Guidance for Sustainable Development scrutiny review was intrinsically linked with the Local Development Framework. As work was still ongoing with this, the Committee did not feel that they were in a position to sign any of the recommendations off at the moment and agreed to add this back to the work plan for reconsideration in March 2011.

Members then discussed the recommendations arising from the Planning Enforcement Scrutiny Review. They were informed that there had been a change in emphasis in relation to Section 106 agreements and that the Development Control team were currently conducting an internal audit regarding this. They would be producing a report in relation to this within the next few months.

Members suggested that it would be possibly beneficial to discuss this issue at a future meeting.

- RESOLVED:
- (i) That the report be noted.
 - (ii) That the remaining recommendations from the Guidance on Sustainable Development scrutiny review and the Planning Enforcement scrutiny review be rescheduled on the work plan for consideration in March 2011.
 - (iii) That no further report on the Guidance for Sustainable Development scrutiny review be commissioned at this present time.
 - (iv) That the following recommendations arising from the Planning Enforcement scrutiny review be signed off as complete;
 - Recommendation 5(ii), A First Response Kit and appropriate training to use it.
 - Recommendation 9, That a copy of the final report of the Planning Enforcement Ad Hoc Scrutiny Committee be circulated to all Members involved with Planning Committees be signed off as completed.

REASON: To raise awareness of those recommendations which have still to be implemented.

25. REPORT ON THE FUTURE OF YORKSHIRE FORWARD

Members received a report which appraised them of the likely future of Regional Development Agencies(RDAs) and proposals which involved the City of York to establish Local Enterprise Partnerships(LEPs).

Discussion ensued around various questions including;

- The possible cost from the proposal for City of York Council working with other local authorities in North Yorkshire in regards to Key Account Management.
- The £1m cut to Visit Yorkshire
- The possibility of the Council taking on the responsibility of funding Visit York in the future. There were plans to review the Service Level Agreement and this would include looking at funding for Visit York.
- Whether in publicising LEPs, that there would need to be a clear definition of their role.

Members suggested that it would be beneficial to consider the issue of LEPs at a future meeting, once they had been created.

RESOLVED: That the report be noted.

REASON: To support corporate and partnership strategic objectives for the local economy.

26. WORKPLAN AND FORWARD PLAN EXTRACTS

Members considered the Committee's work plan for 2010/11 together with extracts from the Forward Plan related to the Committee's remit.

RESOLVED: (i) That the workplan and Forward Plan extracts be noted.

(ii) That the following items be added to or moved within the work plan ¹:

- The update report on the Broadway Shops Councillor Call for Action(CCFa) be moved from the 2 November meeting of the Committee to the meeting on the 7 December 2010.
- The Final Report on the Newgate Market scrutiny review to now be considered by the Committee at

their meeting on 7 December 2010.

- The update on Major Transport Initiatives be slipped until the meeting scheduled for 7 December 2010.
- An update report on the Water End CCfA be presented to the Committee on 7 December 2010.
- That an update report on the role of the Local Economic Partnerships(LEPs) be presented to the Committee on 25 January 2011.
- That an update report on the implementations of the recommendations arising from the Planning Enforcement and Guidance for Sustainable Development scrutiny reviews be scheduled for the meeting on 8 March 2011.

REASON: To assist in the planning of work for the Committee.

Action Required

1. Update the Committee's Work Plan

TW

Cllr D Scott, Chair

[The meeting started at 5.40 pm and finished at 7.15 pm].

This page is intentionally left blank

As we are coming towards the end of the current Council's term of office I will not dwell on long term hopes and aspirations, other than to record that I expect that the resources that are available for capital investment will be fully utilized by the end of the financial year. On the revenue side I would anticipate that an outturn on or about budget notwithstanding the challenges faced as a result of continuing lower income on the planning side and stable car parking revenues.

Question from Councillor D'Agorne: Please can you outline your vision of how LTP3 will make us a leading sustainable city, with high quality transport and reducing levels of congestion?

As the Councillor will know, we are still consulting on the detail of LTP3. It would be wrong at this stage to anticipate what the results of that consultation might be. However the LTP3 strategy will be based on 5 strategic themes - providing quality alternatives to the car; tackling transport emissions; influencing travel behaviour; improving the public realm and improving strategic transport links.

Questions from Councillor Potter: What action has been taken to develop the Access York phase 2 P&R sites? What action has the Executive member taken to secure funding for phase 2?

York Access Phase 2 involves capital investment in improving the A19 roundabout near Clifton Moor. While the scheme will not directly affect park and ride sites it is true to record that the full benefit of the A19 scheme will only be experienced by vehicles travelling west through the junction when the complementary A59 roundabout improvements are also completed. The A59 improvement forms part of York Access phase one project and it is this that is currently under review by central government.

The A59 scheme is currently out to tender. It is fully funded within our capital programme and I would not anticipate the need to seek additional central government funding for it.

What is the economic cost of not tackling climate change in York?

I believe that the question refers to an estimate of the likely cost to the City of York economy if the area chooses NOT to undertake any adaptation measures i.e. what will be the climate related "losses" or damage to the local economy by 2050? I anticipate that a comprehensive assessment document will be published before the end of the year

I understand that any predictions of future economic damage are informed by, amongst others, current weather risk, asset growth and the future increase in risk from climate change. Typically, expected loss is expressed as EAD: Expected Annual Damage which is the total economic negative impacts i.e. extra costs of capital investment or maintenance, together with extra labour costs and costs associated with loss of productivity. This allows for the fact that climate change impacts will not occur uniformly across time and geographies. It is an annualised average of the estimated costs in a given time period. Indeed a single event of significant severity would likely cause significantly more economic damage than the estimated EAD.

I understand that using Stern's estimate (market impacts only) of UK EAD 5% of GDP and the IPCC 2007 estimate of 3% of GDP, we estimate a pro-rata impact on the City of York GVA in 2009 officers calculate that annual damage from climate change could have a financial cost of the order of £95M to £158M (current prices June 2010) per annum by 2050.

What progress has been made with the climate change strategy?

A Consultation draft Climate Change Framework and Action Plan have been drafted. These documents went out to public consultation in June 2010 - September 2010. Overall there was great support for the plans and the 10 areas they will address in order to tackle climate change in York. Minor amendments have been proposed. The CYC Executive approved these amendments and it will now be presented to the WoW partnership. It is anticipated that once approved a finalised version will be ready for implementation from end of 2010.

What progress has been made with the Carbon Management Action Plan?

Based on a 2006/07 baseline the aim of the Carbon Management Plan is to reduce CO2 emissions by 25 per cent (5,843 tonnes). As of 18th October 2010, an estimated 1,995 t/CO2 has been saved, with

3,269 t/CO₂ estimated to be saved through ongoing projects. Further projects totalling 579 t/CO₂ need to be identified to ensure a 25 per cent reduction on 2006/07 emissions is achieved.

What progress has there been in meeting the 2010 targets?

The aim of 10:10 is to reduce CO₂ emissions by 10 per cent in 2010 based on a 2009/10 baseline. Based on 2008/09 levels it was anticipated that 1,220 t/CO₂ would have to be saved as a result of the Campaign. However, when 2009/10 emission data became available (September 2010) the target increased to 1,664 t/CO₂. At present estimated emission savings of 1,151 t/CO₂ have been identified - only 69 t/CO₂ short of the original target but 513 t/CO₂ short of the revised 2009/10 target. Work is now underway to ensure we can find projects that will save the 513t/CO₂.

What links have been made between these strategies and air quality management?

The development of the Low Emission Strategy is progressing well and linking, referencing and not duplicating areas of work already delivered through the Climate Change Framework and Action Plan, the LDF and the LTP3.

The newly renamed Sustainable Development Board will also play a role in helping to ensure a balance is met between air quality issues and tackling climate change. The nearly finalised Renewable Energy Viability Study for York will help this group to achieve this balance.

Will penalties to pay for extra infrastructure be included in travel plans to ensure that travel plan targets are met?

Officers are currently considering the best way to gain fair contributions for transport infrastructure. One way of ensuring this is through an SPD for s106 contributions - currently looking at best practice in other LAs to determine how it might apply in York, so infrastructure payments could be directly linked to the development e.g. number of dwellings/trips generated rather than through the travel plan.

In conjunction with this process it is also possible that penalties could be agreed through the TP process if targets are not reached, this would not necessarily lead to additional infrastructure it might for example require better management of a parking strategy through permit parking and enforcement. Officers are keen to ensure that monitoring of travel plans to identify where travel plan targets are not being met is prioritised in the future.

What is the current performance for planning enforcement?

In the last quarter (July - September):-

- In East Area sub committee area 86 enforcement cases were closed, approx. 30 cases more than the highest number closed in a quarter over the last 2 years (the average number is generally 55-60). However, received 101 new cases, which was approx. 40 more than we normally receive so overall the number of outstanding cases went up slightly to 322.

- In West and City Centre Area 59 cases were closed, 62 new cases were received, and 198 remain outstanding. This is about average for a 3 month period.

Over the same period across the Council area 10 Section 106 agreement cases were closed after the required contributions were received. This leaves 157 such cases outstanding.

Overall progress is being made with the older backlog of cases. Old cases are being reviewed in date order and 16 cases outstanding from prior to 2009 have been closed in east area. 5 were closed in west and centre over the same period. Whilst it is also important stay on top of the new cases coming in, each week officers are hoping to visit a number of older cases in a particular area in order to review them and take them forward or close them.

What impact will the cut to fuel subsidy have on local small bus service providers and on the community transport sector?

The Bus Service Operator's Grants (BSOG) is a tax rebate paid to bus operators based on the mileage they operate which could be altered or even withdrawn (subject to the outcome of the Government

Spending Review the results of which are not known at the time of writing). Figures concerning how much each bus operator claims are available on the DfT website.

It's difficult to guess what operators would do (or to calculate this) without information concerning the profitability of each of the bus services - information we are not party to as it is commercially sensitive. My personal feeling is that there would be implications for certain bus services (rather than on specific operators) if the grant was withdrawn (or amended to be paid 'per passenger carried').

In terms of Community Transport (CT), providers operating within City of York, whilst relatively modest in scope do currently benefit from BSOG payments. There are three CT operations:

- Dial & Ride (operated by York Wheels but managed and financed by CYC)
- York Wheels
- British Red Cross

The value to CYC of BSOG for the Dial & Ride operation is c. £5k p.a. (approximately one third of total income for the service – the rest of which comes from passenger revenue). The total cost of the Dial & Ride operation is c. £100k. p.a.

What plans are there to be as part of LTP3 to tackle traffic congestion in the city?

See to answer travel plans above. In addition, LTP3 will outline the importance of critical infrastructure such as improvements to the ORR, delivering James St link road, bus priority measures to creating capacity for essential vehicle journeys whilst using the interventions outlined above to lock in benefits. In the longer term LTP3 has identified the following broad areas (still subject to option sifting/refinement and consultation) as means of tackling congestion - considering a statutory bus partnership/contract, introduction of smart ticketing, uptake of moving traffic offences enforcement, wider traffic free/limited traffic in the city centre, joint city region working to improve rail connections and capacity, greenway cycle links, consideration of a low emission zone(s), personalised and area wide travel planning approaches.

Will the VAT increase lead to the reconfiguration of parking meters and consequent higher prices?

A change to VAT rates – or a rebalance of car parking pricing – would mean that ticket machines would need to be reconfigured. In theory, as happened when VAT was reduced for a short period, the Council could chose to leave the prices as they are but this would result in a real terms drop in income to the Council.

What will happen to the FTR after 2011?

First Group and City of York Council successfully worked in partnership to deliver the ftr in York. The current partnership agreement continues until June 2011.

Recent surveys have shown that amongst passengers, the ftr is very popular. It is against this backdrop that the Council will work with First to consider what role the ftr might play in the provision of bus services from next year and for the years to come.

What plans are there for extending the area covered by pedestrianisation and for extending the time that pedestrians have sole use of these areas?

Proposals are currently being drafted up to consult on the possibility of including Fossgate into the footstreet zone. In addition, consultation is also planned to standardise the hours of operation throughout the week along with the option of starting the footstreet hours earlier than at present and keeping them in place until 5pm.

Is the LDF on schedule?

See Annex A

Annex A

Note on progress in developing the Local Development Framework

1. The information included within this note covers the progress on the following components of the LDF:

- Core Strategy DPD;
- Allocations DPD;
- Statement of Community Involvement;
- City Centre AAP; and
- York Northwest.

Statement of Community Involvement

2. Following a three year process and three stages of citywide consultation our Statement of Community Involvement was submitted to the Planning Inspectorate and deemed 'sound'.

3. The Statement of Community Involvement was formally adopted in December 2007. We are ensuring that all subsequent LDF documents are produced in compliance with this statement.

Core Strategy

4. An initial Issues and Options consultation was carried out in June/July 2006. This was followed by the Festival of Ideas 2 consultation held in autumn 2007, a joint LDF Core Strategy and Sustainable Community Strategy review consultation. This was very successful with over 2300 responses to a household questionnaire, a City Conference, well attended stakeholder workshops, and on-line responses giving a wealth of useful feedback. We also received a further 75 more detailed responses.

In summer 2009 consultation was carried out on a Core Strategy Preferred Options document. This included a citywide leaflet to which 2,250 responses were received. In addition a further 117 detailed responses were made to the main document. The outcome of this consultation was reported to Members of the LDF Working Group in January and April 2010.

Following the changes of Government the coalition agreement published in May 2010 by the new government made a commitment to '*rapidly abolish Regional Spatial Strategies and return decision making powers on housing and planning to local councils*'. Following on from this on 6th July the Secretary of State for Communities and Local Government (CLG), Eric Pickles, announced the revocation of Regional Strategies with immediate effect under s79 (6) of the Local Democracy Economic Development and Construction Act 2009. RSSs therefore no longer form part of the statutory development plan, making LDFs the basis for local planning decisions.

The change is significant in that it empowers Local Authorities to set their own housing figures. Since the announcement, Officers have undertaken work looking at future housing and employment growth for York alongside options relating to the Green Belt. This has been considered in two reports taken to the LDF Working Group in September and October. A further report is anticipated for the 1st November meeting.

Based on the current timetable it is expected that a publication draft Core Strategy will be considered by the LDF Working Group before the end of the year.

Allocations DPD

9. The Allocations DPD will identify sites for housing, employment, retail and transport, as well as setting the green belt and settlement boundaries.

Consultation on the Allocations Issues and Options document was carried out from March to May 2008. This sought views on sites put forward and also acted as a 'call for sites'. Comments were received from 211 respondents. Following the consultation, any new sites put forward for housing and employment have been assessed through the Strategic Housing Land Availability Assessment

(SHLAA) and Employment Land Review (ELR) respectively. Site assessments for other uses are currently being undertaken. These assessments will consider a number of elements including: comments received at the Issues and Options stage; the findings of the Sustainability Appraisal; conformity with the Core Strategy; and information from the evidence base.

The work described will inform the production of a Preferred Options Allocations document which will be taken to the LDF Working Group following the publication draft Core Strategy.

York Northwest Area Action Plan

An Issues and Options report was published in November 2007. Consultation on this was carried out between November and January 2008. The consultation responses were reported to members in May 2008. A vision and number of spatial objectives for the area (with spatial arrangement of uses within the site) were agreed by members in July 2008.

In March this year Members agreed that work on the YNW AAP would be transferred into a planning framework to be provided by the Core Strategy and Supplementary Planning Documents for the two strategic sites, York Central and the former British Sugar site. A report is being brought to the LDF Working Group on 25 October prior to a meeting of the Executive on 16 November. It is anticipated that a report will also be brought to Members of the Planning Committee in December.

The report to the LDF WG on 25th outlines the strategic policy direction and evidence work for YNW together with the proposed YNW section of the submission draft Core Strategy. The report also outlines the process and justification behind the development of the Core Strategy policy approach, which will be used to support the Development Plan Document at Examination. Transport and Open Space Topic Papers have been produced as evidence base work for YNW. A draft Supplementary Planning Document and Consultation Plan for the former British Sugar site has been prepared and Members views on these documents is being sought. Subject to Members agreement at Executive in November, it is anticipated that public consultation on the draft SPD will be undertaken between December 2010 and January 2011.

A Development Framework is being prepared which will form the Supplementary Planning Document for York Central. This will comprise 4 key interdependent elements: a planning framework; an infrastructure framework; a spatial (or urban design framework); and a delivery and funding framework. It is intended that a further report will be brought to Members in Spring 2011 to outline progress on the Development Framework together with a project plan for the preparation of the document.

City Centre Area Action Plan

17. A City Centre Area Action Plan Issues and Options document was subject to public consultation between July and September 2008. The Preferred Options document is currently in preparation. A progress report will be presented to the LDF Working Group in November 2010. This will outline progress on the AAP, including:

- The York Economic Vision;
- Movement and Accessibility Framework;
- Key sites analysis; and
- Core Strategy policy for the city centre.

18. Project ideas from the York Economic Vision will be included in the AAP. The York Renaissance Team will assist in the production of the AAP, including public realm, accessibility improvements and proposals to enhance gateway streets. This team will work closely alongside existing staff and will add value by bringing in additional capacity and additional design skills.

19. Consultants have been appointed to provide a Movement and Accessibility Framework for the City Centre, funded by Yorkshire Forward through the Renaissance Programme. The aim of the Framework is to determine a strategy for the city centre over the next 20 years to resolve competing demands for access and help to deliver wider quality of place objectives. The study is due to be

completed by the end of February 2011. The Framework will test ideas for the Economic Vision and will build on the findings of the Footstreets Review (Halcrow, 2010). The Framework will provide evidence for LTP3.

The Issues and Options document contained brief descriptive summaries of character areas within the Central Historic Core Conservation Area and consulted on the content of these and the boundary of the Area. The responses to the consultation will feed into the production of the Conservation Area Appraisal. Consultants are being commissioned by the Conservation, Design and Sustainable Development Team in partnership with English Heritage. The aim is to consult on a draft of the Appraisal alongside the AAP Preferred Options document. The AAP will contain draft policies and actions based on the findings of the Appraisal.

Evidence Base

21. A range of major studies has been completed to support the production of the LDF to add to and update work previously undertaken for the Local Plan. These include:

Strategic Flood Risk Assessment - York Engineering Consultancy (2007);

Strategic Housing Market Assessment - Fordham Research (2007);

Strategic Housing Land Availability Assessment Phase 1 - City of York Council (2008);

Draft Strategic Housing Land Availability Assessment Phase 2 - City of York Council (2009);

Employment Land Review Stage 1 - SQW (2007);

Employment Land Review Stage 2 - Entec (2009);

Open Space, Sport and Recreation Study - PMP Consultants (2008);

Retail Study - GVA Grimley LLP (2008); and

Biodiversity Audit - City of York Council (2009).

22. Work is currently underway on the Affordable Housing Viability Study (Fordham Research); a Biodiversity Action Plan (CYC); Renewable Energy Strategic Viability Study (AEA) and updates to SFRA.



Economic & City Development Overview & Scrutiny Committee

2nd November 2010

Report of the Head of Civic, Legal & Democratic Services

Update Report – Proposed Scrutiny Topic on the Acceptance of Euros by York Businesses

Summary

1. This report asks Members to receive an update from a Director of Visit York on acceptance of Euros in York. It also asks the Committee to consider whether they wish to undertake any further work in relation to this topic.

Background

2. Earlier this year Councillor Alexander submitted a scrutiny topic in relation to the acceptance of Euros by York businesses. A feasibility report was subsequently prepared and Members were asked whether they wished to proceed with a scrutiny review in relation to this. The feasibility study is at Appendix 1 to this report and is available for viewing online alongside its accompanying annexes.
3. Members considered the feasibility report and its associated annexes at a meeting held on 9 March 2010 and agreed to defer a decision on whether to proceed until a Director from Visit York had given a further presentation on progress.
4. At a meeting held on 13th July 2010 Members received information on the objectives of a proposed pilot scheme in the Gillygate area of the town, however, unfortunately the start of this pilot scheme had been delayed and so there was no information in relation to outcomes of the scheme. Members therefore asked Visit York to return to a future meeting with an update.
5. A Director of Visit York will be in attendance at the meeting today to give the Committee a verbal update on progress, however he had informed the Scrutiny Officer that the pilot scheme had not really worked in Gillygate and he was looking at trying to roll the scheme out citywide using different tactics.

Consultation

6. Many people were consulted during the preparation of the feasibility report in which their comments have been set out.

Options

7. In considering the information within this report and that provided by a Director of Visit York at today's meeting Members may choose between the following options:

Option A Progress this topic to review

Option B Do not proceed with this review

Option C Receive future updates from Visit York as and when further information is available

Analysis

8. As mentioned in previous reports Annex B to the feasibility study (Appendix 1) outlines the comments made by the consultees in relation to this topic and Paragraphs 5 to 10 of the feasibility report contain analysis of the comments received. Members were advised to give both of these careful consideration and think about what positive outcomes could be achieved should they choose to progress the topic to review.
9. Discussions at the meeting held on 13th July 2010 established that at that time no involvement was necessary from City of York Council and Visit York would be the best body to undertake the pilot scheme. However, since it appears that there have been some problems with the pilot scheme Members may wish to re-ask the question of Visit York.
10. This topic was submitted some time ago and Members are urged to make a decision on whether they wish to progress this topic to review at this meeting.

Corporate Strategy 2009/2012

11. The contents of this report, its associated annexes and any review that may be undertaken are linked to the 'Thriving City' theme of the Corporate Strategy 2009/2012.

Implications

12. There are no financial, human resources, legal or other implications associated with the recommendations within this report. However, implications may arise should this topic be progressed to review and these would be addressed within appropriate reports.

Risk Management

13. There are no risks associated with the decision on whether to progress this topic to review. However, risks may occur should any review take place and these would be addressed accordingly.

Recommendations

14. Members are asked to consider the information contained within this report and the information provided by Visit York at today's meeting and are recommended to:
- i. Confirm that they do not wish to progress this topic to review but instead;
 - ii. Receive further information from Visit York in relation to this as and when it becomes available.

Reason: To address the issues outlined within the topic registration form.

Contact Details

Author:

Tracy Wallis
Scrutiny Officer
Scrutiny Services
Tel: 01904 551714

Chief Officer Responsible for the report:

Andrew Docherty
Head of Civic, Legal & Democratic Services
Tel: 01904 551004

Report Approved Date 08.10.2010

Specialist Implications Officer(s) None

Wards Affected: Guildhall & Micklegate

All

For further information please contact the author of the report

Background Papers:

See below

Annexes (Available online only)

Appendix 1 Feasibility Report dated 9th March 2010

Annex A Topic Registration Form

Annex B Consultation Responses

This page is intentionally left blank



Economic & City Development Overview & Scrutiny Committee

9 March 2010

Feasibility Report – Acceptance of Euros by York Businesses

Summary

1. This reports asks Members to consider the feasibility of a scrutiny topic registered by Councillor James Alexander regarding the acceptance of Euros by York Businesses. A copy of the registration form is attached at Annex A.

Criteria

2. Councillor Alexander believes that this topic fits with the following eligibility criteria as set out in the topic registration form:
 - Public Interest
 - In keeping with Corporate Priorities – This fits in with the ‘Thriving City’ them of the Corporate Strategy, which states: “We shall implement a programme of support for local businesses and communities, to ensure that York employment remains as high as it can be during the economic downturn.” and “We recognise the importance of tourism to the economy of the city and commit to further developing York as a major destination for visitors from all over the UK, Europe and beyond.”
 - National / Regional Significance

Consultation

3. The following people were consulted on the feasibility of progressing this topic to review.
 - Councillor Stephen Galloway, Executive Member for City Strategy
 - Councillor Richard Moore, Executive Member for Resources
 - Assistant Director of Economic Development
 - Director of Resources
 - Peter Kay, Chair of the Economic Development Partnership
 - Dave Martin, Visit York Director
 - Business Analyst for City Strategy

Their comments are set out at Annex B.

Options

4. In considering the information provided within this report Members may choose between the following options:

Option A Progress this topic to review.

Option B Do not proceed with a review.

Option C Defer the decision until the completion of research currently being undertaken by Visit York. Receive a presentation from Mr Martin on conclusion of his research pilot.

Analysis

5. Both the Assistant Director of Economic Development and Councillor Stephen Galloway, in his role as Executive Member of City Strategy, commented that the Council does not have the power to influence businesses to accept Euros.
6. Others consulted, such as the Director of Resources, commented on the extensive current use of credit cards in spending foreign currency, so the benefits upon businesses would be limited.
7. However, Mr Martin, a Visit York Director raised that in addition to increasing the turnover for retailers, the key benefit of doing this would be to be able promote York as a Euro friendly zone as a part of a wider strategy to make it a more visitor friendly zone, and in that way having a positive effect on York businesses.
8. He has begun to investigate this topic as part of his role with Visit York:

“I have already started conducting some research along Gillygate with around a dozen retailers [talking to them and encouraging them to accept Euros], and have had a very positive response to my arguments for adopting the policy.”

He advises:

“At this stage I cannot see any necessity for council involvement until at least another month of research is done. However, I would not like to close the door to the possibility, particularly if the scheme becomes extensive.”

9. Debate around the extent of the benefit for businesses accepting Euros would form part of the remit of any review. However, initial views do suggest that, if any, the key benefactors would be businesses in the tourist industry. Mr Kay, Chair of the Economic Development Partnership, suggested that any review should solely concentrate on this area. This narrower remit may avoid further complications with the Council’s own position of accepting Euros. For example, if a broader business context was taken and the Council encouraged all businesses to accept Euros, there may be the expectation that the Council itself should also accept Euros. The Director of Resources reflected that “In terms of CYC accepting euros I would be strongly against it from an efficiency

point of view as we are trying to move away from handling notes and coins in Sterling as this is expensive in terms of cashiers time, banking charges for handling coins and security of storing and transporting, therefore the same argument would apply to accepting Euros.”

10. Given that the focus of any review is likely to include tourists spending Euros in shops, the fact that Visit York are currently investigating this means that, if undertaken, a full review by scrutiny may be more beneficial after the initial research has by Visit York has been completed in order to avoid duplication. The initial Gillygate pilot by Visit York will be completed by April, after which conclusions may have been reached as to whether it would be beneficial for the Council to have a role in encouraging businesses to accept Euros. Mr Martin, who is carrying out the research, is willing to speak to the committee about this upon completing this initial piece of research. Mr Martin did not feel it would be worthwhile speaking to the committee before this point as he has only just begun his research and no conclusions have yet been made.

Conduct of Review

11. Should this topic be progressed to review, members should consider whether they wish the topic to be considered by the whole committee or set up a task group, and agreed a remit for the review. The review may include investigating:
 - Existing businesses that accept Euros
 - The evidence of whether this is beneficial to these existing businesses
 - Other towns around the country who have adopted this practice and the effect on their local economy
 - If the practice is deemed beneficial, what powers the Council has over persuading traders

Corporate Strategy 2009/2012

12. The contents of this report and the focus of any review that may be undertaken are linked to the ‘Thriving City’ theme of the Corporate Strategy as highlighted in paragraph 2.

Implications

13.
 - **Financial** - There are no financial implications associated with the decision of whether to commence a review, however should this topic be progressed there may be implications in further decisions on this topic. There is a small amount of funding in the scrutiny budget to enable reviews to take place.
 - **Human Resources (HR)** - There are no human resources implications associated with the decision of whether to commence a review, however

should this topic be progressed there may be implications in further decisions on this topic.

- **Equalities** – There are no equalities implications associated with the decision of whether to commence a review.
- **Legal** - There are no legal implications associated with the decision of whether to commence a review, however should this topic be progressed there may be implications in further decisions on this topic.
- **Other** – There are no other implications associated with the decision.

Risk Management

14. There are no risks associated with the decision of whether to commence a review. Should the review be progressed, there may be risk in further decisions on this topic, which would be monitored accordingly.

Recommendations

15. Having considered all the information provided within this report, it is recommended that the Committee receive a presentation from Mr Martin on his findings from the Gillygate pilot upon its completion in April. The decision of whether to proceed with any review should be deferred until this point.

Reason: In order to address the issues highlighted in the topic registration form without duplicating work.

Contact Details

Author:

Mark Alty
Graduate Trainee Manager
Scrutiny Services
01904 551078

Chief Officer Responsible for the report:

Alison Lowton
Interim Head of Civic, Legal & Democratic
Services
Tel: 01904 551004

Tracy Wallis
Scrutiny Officer
Scrutiny Services
01904 551714

**Feasibility Study
Approved**



Date 24.02.2010

Specialist Implications Officer(s) None

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

All



For further information please contact the author of the report

Annexes

Annex A – Topic Registration Form

Annex B – Consultation Responses

This page is intentionally left blank



Annex A: SCRUTINY TOPIC REGISTRATION FORM

PROPOSED TOPIC: To find out what the effect would be on the York economy for businesses to accept Euros as well as pounds sterling. To discover whether this practice could be beneficial and if so whether the Council could take measures to encourage the acceptance of Euros as well as pounds sterling.

COUNCILLOR (S) REGISTERING THE TOPIC: Councillor James Alexander

SECTION 1: ABOUT THE TOPIC

Please complete this section as thoroughly as you can. The information provided will help Scrutiny Officers and Scrutiny Members to assess the following key elements to the success of any scrutiny review:

How a review should best be undertaken given the subject

Who needs to be involved

What should be looked at

By when it should be achieved; and

Why we are doing it?

Please describe how the proposed topic fits with 3 of the eligibility criteria attached.

As a general rule, topics will only proceed to review if they meet 3 of the criteria below. However, where it is adequately demonstrated that a topic is of significant public interest and fits with the first criteria but does not meet 3, Scrutiny Management Committee may still decide to allocate the topic for review. Please indicate which 3 criteria the review would meet and the relevant scrutiny roles:

	✓	Policy Development & Review	Service Improvement & Delivery	Accountability of Executive Decisions
Public Interest (ie. in terms of both proposals being in the public interest and resident perceptions)	✓	✓		
Under Performance / Service Dissatisfaction				
In keeping with corporate priorities	✓	✓		
Level of Risk				
Service Efficiency				
National/local/regional significance e.g. A central government priority area, concerns joint working arrangements at a local 'York' or wider regional context	✓	✓	✓	

Set out briefly the purpose of any scrutiny review of your proposed topic. What do you think it should achieve?

If you have not already done so above, please indicate in response to this, how any review would be in the public or Council's interest e.g. reviewing recycling options in the city would reduce the cost to the Council for landfill

To find out what the affect would be on the York economy for businesses to accept Euros as well as pounds sterling and to determine if this would be beneficial or detrimental to the York economy. If the appropriate Scrutiny Committee found that this practice would be beneficial, the Committee should then determine if and how the Council could promote this practice.

Please explain briefly what you think any scrutiny review of your proposed topic should cover.

This information will be used to help prepare a remit for the review should Scrutiny Management Committee decide the topic meets the criteria e.g. How much recycling is presently being done and ways of increasing it

- Existing businesses that do this
- The evidence of whether this is beneficial to these existing businesses
- Other towns around the country who have adopted this practice and the effect on their local economy
- If the practice is deemed beneficial, what powers the Council has over persuading traders

Please indicate which other Councils, partners or external services could, in your opinion, participate in the review, saying why.

Involving the right people throughout the process is crucial to any successful review e.g. CYC Commercial Services / other local councils who have reviewed best practice for recycling / other organisations who use recycled goods

- Local Chamber of Commerce to give their view of local traders and businesses
- Other towns who have adopted this practice to see if this practice has been beneficial to their local economies
- Councils of areas where this has been adopted to see how the Council helped to promote this
- Local businesses that have adopted this practice to see if this has been beneficial for their business.

Explain briefly how, in your opinion, such a review might be most efficiently undertaken?

This is not about who might be involved (addressed above) but how the review might be conducted e.g. sending a questionnaire to each household to gather information on current recycling practices and gathering information on how recycling is carried out in Cities similar to York

- A presentation on the issue
- Evidence received from local businesses who adopt the practice
- Evidence from another Council that oversees a town that has adopted the practice (this should focus on the effect on the local economy and powers of that Council to persuade traders to adopt.)

Estimate the timescale for completion.

Please circle below the nearest timescale group, in your estimation, based on the information you have given in this form.

- (a) 1-3 months; ✓**
- (b) 3-6 months; or
- (c) 6-9 months

PLEASE ENCLOSE ANY SUPPORTING DOCUMENTS OR OTHER INFORMATION YOU FEEL MIGHT BE USEFUL BACKGROUND TO THE SUBMISSION OF THIS TOPIC FOR CONSIDERATION.

This page is intentionally left blank

Annex B: Consultation Responses**Director of Resources**

I would have thought that in the era of debit and credit cards that the acceptance of Euros (I assume you are referring to notes and coins) for purchasing goods will have a minimal impact on local businesses.

There are very few city centre traders that do not accept cards for all value of transactions. Cards that are non-UK registered (those used by tourists) assuming they are visa or link cards etc will pay in sterling to the trader but charge the user in the domicile currency plus the usual exchange fee. Personally when I go abroad now I don't take much foreign cash, as most places will accept cards, even bank cards to withdraw euros.

Therefore the only benefit I could foresee would be for one or two traders that do not accept cards for all values.

In terms of CYC accepting euros I would be strongly against it from an efficiency point of view as we are trying to move away from handling notes and coins in Sterling as this is expensive in terms of cashiers time, banking charges for handling coins and security of storing and transporting, therefore the same argument would apply to accepting Euros.

It is also a fact that there are places in the city centre that allow currency to be exchanged

Personally I cannot see what merit there is in such a review, unless I am missing something.

Councillor Stephen Galloway

The Council has no powers in this regard. It is up to local businesses to decide whether to accept Euros. Many already do.

Councillor Richard Moore

I believe it is now illegal to refuse to accept Euros for payment. However, there is no set exchange rate, and retailers can set whatever they like.

Assistant Director of Economic Development

I think everything people have said is spot on - there are credit/debit cards nowadays and easy sources of currency exchange in the city and I cannot see retailers missing out because a visitor is out of small change. We cannot force retailers to accept euros - I do not think Richard is correct when he says it is illegal for retailers to refuse to accept Euros.

Here is the earlier reply a Business Analyst in City Strategy sent to Cllr. Alexander - I think we could go through the considerable work involved in a scrutiny, which in the end would result in the status quo.

"Thank you for your enquiry re. the acceptance of Euros in York shops and businesses. As far as I am aware, no analysis has been done in this respect -

possibly largely since the debate over whether the UK should, or should not, join the Euro has been less at the forefront of political debate of late.

There are, of course, a number of York businesses and shops who will accept Euros - and US Dollars too - but this is of course very much a matter of personal choice and whether they regard it as being to their advantage or not. You might imagine, a shop for example, might make more sales if they were to accept payment in Euros - however, while this might possibly be the case, the business has then to maintain a Euro account (some High Street banks will do this) but opens itself to exchange rate risk in having to consider how the exchange rate is moving since it purchased the goods - more probably in pounds sterling.

If you had retail shops in mind when you posed the question, currently visitors to the city are enjoying a more favourable exchange rate to the Pound when they come here which would be removed were they to buy goods and services in Euros. Also visitors will be expecting to buy in Pounds Sterling and will have either cash for small items (bought at the above favourable rate) or they will use their credit/debit cards, which will debit their accounts in Euros at the current exchange rate.

I think the credit card probably negates the question for the retailer - once the shopper returns to their own country in the Eurozone their purchases have already been converted and to buy in Euros would currently make the UK more expensive than it would be in pounds for say a French visitor (compared to goods bought in France) - as the Euro has risen in recent months generally. I would not imagine a small business would wish to add the cost and expose themselves to the risk of maintaining a Euro account.

For larger businesses, the question will hinge on the amount of business transacted in the Eurozone - the drawbacks apply as for a small business, but there will be more expertise available to manage the level of foreign currency balances held so as to maximise possible benefits whilst minimising risk. The risk for any business is the rate of exchange - and how that will rise and fall in line with economic conditions in both the UK and Eurozone as well as activity on the currency markets and monetary policy decisions by both the Bank of England and European Central Bank. I'd imagine the small business would not think it worth the effort but a large business may do - based on who their suppliers and customers are.

Hope this helps - not a straightforward topic really! If I were asked to advise a business on this one - I'd make sure they received good advice from their accountant. For example, if they were holding Euros and the ECB suddenly cut rates (perhaps after lower inflation results), they might well see the value of those euros tumble overnight with respect to their home currency. Big firms (such as Nestle) have teams working in futures markets in key raw materials such as cocoa to minimise this sort of risk - and international firms will do the same for currencies."

Chair of the Economic Development Partnership

I consider it should only be considered in the context of tourism, which Visit York has in hand. Businesses that deal in euros will establish a euro account. Credit or debit cards give options for local or currency of origin. Your question is directed at cash dealings.

Response from the Chamber is:

"To assess the benefits I think we need to talk to other authorities where retailers accept Euros and how much difference it has made. Some shops of course already do accept Euros, such as W H Smith. If there is one in York it might be worth speaking to them. On the banking issue, as far as I know the majors are running Euro accounts at the same price as Sterling accounts. The economics will clearly depend upon the volume of traffic. If any retailer is selling on the web, then I would think offering prices in Euros would be an advantage, especially those shops that sell York related products. It is worth shopping round though as some banks will levy charges for each movement, some give interest but charge other fees and so on. If the shops do not plan to hold large amounts and do not plan to spend Euros, then clearly a non-interest account with lower/no fees would be better. I would think that a Chamber enquiry to the banks could possibly bring better results than an individual one.

The main issues are of course fluctuations in the exchange rate and costs of converting. It would not be too difficult to keep abreast of rates published by banks, post office etc to provide a competitive rate for tourists, and as we know, those rates are not very good! The money could then be placed into a Euro account and converted at a much better spot rate. If it were done weekly or even monthly then there would only be one charge for the whole transaction. The differences between the two rates should easily cover many of the costs of the accounts. Looking at a number of sites on the web the differences between such places as the Post Office, Bank counters etc and using one of the organisations such as 4X can be as much as 5 - 8%. Of course with 4X there is no charge, just a small difference between the rates."

Dave Martin, Visit York Director

The objective is to:

1. Increase turnover for participating retailers
2. To promote York as a Euro friendly zone as a part of a wider strategy to make it a more visitor friendly zone

Of the two, most benefit will be gained by the second if it is used as a means of free publicity for the city.

There has been historically some resistance to accepting Euros on the grounds that there are issues regarding administration, exchange rates and re-conversion of currency. These are issues, which can and are being addressed and given the current state of the economy, the argument that it's too much hassle is no longer such as strong one.

I have already started conducting some research along Gillygate with around a dozen retailers, and have had a very positive response to my arguments for adopting the policy. I continue this research and start to piece together the mechanics of operating the scheme so that it would be as uniform as possible throughout the participating establishments.

Crucial to the success is the promotion of the scheme through not only the media, but also promotional material provided to overseas tour operators and visitors. It will need to achieve a 'critical mass' of a certain size in order for it to be self-sustaining and marketable. This would involve in excess of one hundred participants and an instantly recognisable badge or sticker in order for the participants to be identified from the street.

There will have to be some co-ordination of exchange rate to be used so that no-one is seen to be out of line, and potentially this could be done through publishing a city exchange rate on the Visit York website or Council website. This could be updated every week and would be set in such a way as to be fair but also slightly beneficial to the retailer, as well as being a simple figure for calculation purposes. In the fullness of time if there are sufficient participants, there could be a mini economy within the city using Euros between participating outlets. e.g. a souvenir shop might use its excess Euros to go for a coffee. Likewise excess Euros could be used by some businesses to take on holiday and excess holiday cash could be used as spending money in the city. This could apply non-participants also.

At this stage I cannot see any necessity for council involvement until at least another month of research is done. However, I would not like to close the door to the possibility, particularly if the scheme becomes extensive.



**Economic & City Development
Scrutiny Committee**

2nd November 2010

Report of the Director of City Strategy

Major development schemes in York – an update

Summary

1. This report provides Members of the Economic and City Development Overview and Scrutiny Committee with an overview and update in relation to the major development and planning proposals in the city as of October 2010.

Background

2. The Economic and City Development Overview and Scrutiny Committee requested a six monthly update report on major developments within the city. This is the first report.

The Development Sites:

3. Hungate

A major city centre, business, leisure and residential quarter including a community focal building.

- Phase 1 (all residential) now completed, most houses and flats have been sold.
- Phase 2 (mixed residential and retail) has already obtained “reserved matters” planning approval. Applicant in discussion with Officers regarding possible design modifications.
- Consents and permissions obtained for a new footbridge over the river Foss. Implementation is expected in conjunction with phase 2.

4. Germany Beck

Development of family housing

- Outline planning permission granted by the Secretary of State, with details of access arrangements from A19 also approved.
- Developers are in discussion with the Highway Authority regarding access arrangements and implementation.
- No reserved matters planning applications are available yet for details and there is no confirmation of the start date.

5. Derwenthorpe

Development of family housing, with high quality sustainable dwellings.

- Outline planning permission granted by the Secretary of State, with details of the 1st phase approved by City of York Council.
- Non-planning obstacles are now overcome and the Joseph Rowntree Housing Trust are undertaking preparatory work and will soon commence major infrastructure works.

6. York Central

- a. The City of York Council have led a review of the way forward on York Central since summer 2009. The review, carried out with the close involvement of the principal landowners (Network Rail, Yorkshire Forward, and the National Museum of Science And Industry), confirmed that York Central is still a strategic priority for all parties despite the cessation of the York Central Consortium led process in 2009.
- b. The review concluded that a more phased approach to development is required with the overall vision and strategy for the area set out in a flexible 'development framework', to allow this very significant area to be developed in manageable pieces with key infrastructure in place to improve certainty and confidence. To minimise risks, Officers have been working with the York Renaissance team and Yorkshire Forward to look at how best this comprehensive framework can be prepared and to establish parameters for the phased delivery of development.
- c. It is proposed that the Supplementary Planning Document (SPD) for York Central is produced as a 'Development Framework' comprising four key interdependent elements:
 - a planning framework;
 - an infrastructure framework;
 - a spatial framework, and
 - a delivery and funding framework.
- d. It is anticipated that the York Northwest team and the York Renaissance team will jointly prepare the document with additional support in the short term from Yorkshire Forward. It is intended that a further report be brought to Members in Spring 2011 to outline progress on the Development Framework together with a project plan for the preparation of the document.
- e. The Council is beginning to explore innovative sources of finance to deliver up front infrastructure such as Tax Increment Financing, which the coalition government have been positive about, and we will be carrying out further work to support any future bids. The Council will become an active player in any partnership approach to achieve delivery.

7. Castle – Piccadilly

A major extension to York's retail core and creation of new world-class civic space around the Eye of York.

- Officers are in discussions with landowners and their agents on taking forward a retail-led scheme on this site.
- Public consultation on a proposed master plan approach is unlikely until spring 2011, will be tested with key stakeholders first e.g. English Heritage.

8. University of York – Heslington East

Expansion and the enlargement of the University of York on a greenfield site to the east of Heslington village.

- Cluster 1 almost completed including both new student residential accommodation and academic buildings, which are now in use.
- Deans Acre link road constructed and in use.
- Design work in progress in relation to a master plan for cluster 2.
- Recent application for a new energy centre (combined heat and power for old and new campus) on cluster 2.
- Applications for a new social and catering facility building (again on cluster 2) soon and 2nd residential college application before the end of the year - for occupation October 2012.
- Work progressing on the design of a sports village and swimming pool at the eastern end of the Heslington East campus.

9. West Offices Complex

New HQ and offices for the City of York Council

- All necessary Planning and Listed Building permissions / consents granted.
- The Council are nearing completion of negotiations with the developer.
- The Council's intention is to purchase the site in November 2010 and issue a licence to the developer to commence the construction of new office accommodation. This will comprise of a refurbishment of the existing building together with a proportion of new build totalling approx 13,600sqm.
- When complete the building will provide a base for 1400 staff.
- Construction is scheduled to complete and the building handed over to the Council at the end of September 2012.
- Following a period of fit out and familiarisation the Council will begin the process of relocating staff to the building from the end of 2012.
- The building will be fully operational early in 2013.

10. Terry's

Mixed use scheme for primarily employment and residential use with re-use of Listed Buildings and new development

- Hybrid (outline with full listed building consents, conservation area consents and demolition) applications Committee resolved to approve in February 2010
- Section 106 legal agreement is very close to being signed off.
- Full approval for Harrison's head office in the listed "time office" building.
- Temporary approval for Dickinson Dees solicitors in former headquarters building. (Listed building)
- Work is due to begin on main site (including main factory Listed Building conversion) early 2011

11. Nestlé South

Delivery of a major new residential and business quarter to regenerate former factory buildings and support Nestlé's ongoing role in the city.

- Applications submitted 14th September, the consultation period ended mid October. But this is to be extended in order to receive more detail and additional information from various statutory consultees.
- Strong police objection has been received (layout, back alleys, link to Sustrans network).
- Very little local resident objection, although some traffic concerns and desire to see link through site open to all traffic (not supported by Council's Highways team).
- If all information is received, the Main Planning Committee at their meeting on 16 December could consider the report.

12. Community Stadium

- The Executive agreed on 6 July 2010 that Monks Cross is the preferred site.
- An executive report was considered on 19th October regarding the project governance arrangements.
- Pre-application discussions and assessments are on going with the developer Oakgate to bring forward a comprehensive development that will include a community stadium.

13. British Sugar

Major regeneration opportunity including an element of employment and a proposed Urban Eco-settlement 'pilot' scheme for the Leeds City Region.

- Draft Supplementary Planning Document (SPD) will be presented at the Local Development Framework Working Group (LDFWG) on 25th October and then the Executive on 16th November – this will be to get approval to go out to public consultation.
- Consultation from December 2010 to end of January 2011, with updates, revisions and approval by end of February/early March 2011.

- The landowners Associated British Foods have assembled a master planning team – including architects and transport specialists.
- Council officers are working collaboratively with the applicant and their agent.
- A planning application is expected in Spring 2011.

14. North Selby Mine

Employment uses comprising of Science City York research and energy from waste scheme.

1. Pre-application consultation with local communities is currently taking place in the Wheldrake and Escrick areas.
2. Draft proposal for Science City York education and sustainability research facility associated with the proposed commercial energy from waste element of the scheme including a “plasma gasification plant and anaerobic digestion facility.”
3. Energy from the waste facility would utilise existing infrastructure providing direct electric cabling connection to the National Grid.

Consultation

15. Not applicable as this item is for information only.

Options

16. Not applicable as this item is for information only.

Analysis

17. Not applicable as this item is for information only.

Corporate Priorities

18. The facilitation of the development of these major sites accords with the Council’s priorities relating in particular to maintaining thriving a City through support for its economy and for a sustainable city, which is allowed to grow whilst maintaining York’s special qualities.

Implications

19. There are no financial, human resources, crime and disorder, information technology, property or other implications directly associated with this information only report.

Risk management

20. Not applicable as this is an item for information only.

Recommendations

21. That the Economic and City Development Overview and Scrutiny Committee note the present position in relation to major developments and planning applications in the city.

Author:

Mike Slater
Assistant Director, Planning
and Sustainable Development
Tel: 551300

Chief Officer Responsible for the report:

Bill Woolley
Director of City Strategy

Report Approved



Date

21/10/10

For further information please contact the author of the report
Wards affected – ALL

Economic & City Development Overview & Scrutiny Committee Work Plan 2010/11

Meeting Date	Work Programme
28 September 2010	<ol style="list-style-type: none"> 1. Quarter 1 Monitoring Report & Reports 2. Updates on Recommendations from Previous Scrutiny Reviews (Guidance on Sustainable Development & Planning Enforcement) 3. Report on the future of Yorkshire Forward 4. Attendance and/or report of the Leader
2 November 2010	<ol style="list-style-type: none"> 1. Attendance & Report of the Executive Member for City Strategy 2. Update on Acceptance of Euros - Gillygate Pilot Scheme 3. Six Monthly Update Report on Major Developments within the City
7 December 2010	<ol style="list-style-type: none"> 1. Quarter 2 Monitoring Report 2. Update on the Broadway Shops Councillor Call for Action 3. Final Report – Newgate Market Review 4. Update Report on Major Transport Initiatives & Issues Arising from them 5. Update on the Traffic Issues at Water End (copy of report to the Executive Member for City Strategy)
25 January 2011	<ol style="list-style-type: none"> 1. Update Report - Local Enterprise Partnerships
8 March 2011	<ol style="list-style-type: none"> 1. Quarter 3 Monitoring Report 2. Annual Report from the LSP Chairs 3. Updates on Recommendations from Previous Scrutiny Reviews (Guidance on Sustainable Development & Planning Enforcement)

This page is intentionally left blank

FORWARD PLAN ITEM	
Meeting:	Executive
Meeting Date:	19/10/10
Item Type:	Executive Decision - of 'Normal' Importance
Title of Report:	York Renaissance
Description:	<p>Purpose of report: To acknowledge receipt of the final draft report including high level officer views and recommend the report is circulated for wider public consultation.</p> <p>REPORT DEFERRED as a final draft report has yet to be received from the consultants to allow officer and members comments to be incorporated.</p> <p>Members are asked to: Note receipt of report and endorse the recommendations.</p>
Wards Affected:	
Report Writer:	Derek Gauld Economic & City Development Overview & Scrutiny Committee
Deadline for Report:	07/10/10 07/10/10
Lead Member:	
Lead Director:	Director of City Strategy
Contact Details:	Derek Gauld derek.gauld@york.gov.uk
Implications	
Level of Risk:	04-08 Regular monitoring required
Reason Key:	
Making Representations:	Contact Report Author.
Process:	N/A
Consultees:	N/A
Background Documents:	Committee Report for York Renaissance Committee Report for York Renaissance
Call-In	
If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 25/10/10	

FORWARD PLAN ITEM	
Meeting:	Executive Member for City Strategy
Meeting Date:	02/11/10
Keyword:	Transport and infrastructure;
Item Type:	Executive Member Decision - of 'Normal' importance
Title of Report:	A19 Fulford Road corridor improvements - scheme review
Description:	<p>Purpose of report: To review the improvements implemented to date along the A19 Fulford Road corridor and to seek a decision on any proposed amendments resulting from the review. In particular this is likely to affect the section of Fulford Road between Hospital Fields Road and Fulford Cross. Implementation would depend on the availability of appropriate funding.</p> <p>Members are asked to: Seek a decision regarding any proposed amendments arising from the review.</p>
Wards Affected:	Fulford Ward;
Report Writer:	David Webster
Lead Member:	Councillor Steve Galloway
Lead Director:	Executive Member for City Strategy
Contact Details:	David Webster
	david.webster@york.gov.uk
Implications	Highways
Level of Risk:	01-03 Acceptable
Reason Key:	
Making Representations:	Please contact author.
Process:	N/A
Consultees:	N/A
Background Documents:	Committee Report for A19 Fulford Road corridor improvements - scheme review
Call-In	
If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 08/11/10	

Call-In

FORWARD PLAN ITEM	
Meeting:	Executive
Meeting Date:	16/11/10
Item Type:	Executive Decision - of 'Normal' Importance
Title of Report:	Development Management - Planning and Development advice
Description:	<p>Purpose of report: The formalisation of arrangements to provide planning and development advice is a key element of the new Development Management service. The proposed changes will impact on applicants and developers. It is envisaged that the proposed new arrangements including fees/charges would come into effect from 1 January 2011.</p> <p>Members are asked to: To note the proposed changes to the Development Management service and to approve fee/charges for the provision of advice in relation to planning and development.</p>
Wards Affected:	
Report Writer:	Michael Slater
Lead Member:	Councillor Steve Galloway
Lead Director:	Director of City Strategy
Contact Details:	Michael Slater, Assistant Director
	michael.slater@york.gov.uk
Implications	Planning
Level of Risk:	04-08 Regular
	monitoring required
Making Representations:	Contact report author.
Process:	
Consultees:	N/A
Background Documents:	Committee Report for Development Management - Planning and Development advice
Call-In	
	If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 22/11/10

Call-In

FORWARD PLAN ITEM

Meeting: Executive

Meeting Date: 16/11/10

Keyword:

Item Type: Executive Decision - of 'Normal' Importance

Title of Report: Affordable Housing Viability Study (AHVS)

Description: Purpose of report: To seek final approval of the Affordable Housing Viability Study following the progress report on 5 October 2010.

Members are asked to: Approve the final report.

Wards Affected:

Report Writer: Derek Gauld **Deadline for Report:** 04/11/10

Lead Member: Councillor Steve Galloway

Lead Director: Director of City Strategy

Contact Details: Derek Gauld

derek.gauld@york.gov.uk

Implications

Level of Risk: 04-08 Regular **Reason Key:**
monitoring required

Making Representations: Contact report author

Process: N/A

Consultees: N/A

Background Documents: Committee Report for Affordable Housing Viability Study (AHVS)

Call-In

If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 22/11/10

FORWARD PLAN ITEM	
Meeting:	Executive
Meeting Date:	16/11/10
Keyword:	
Item Type:	Executive Decision - of 'Normal' Importance
Title of Report:	York Northwest Planning Framework - Update on Progress and British Sugar Supplementary Planning Document
Description:	<p>Purpose of report: In March this year Members agreed for the planning framework for York Northwest (YNW) to be provided by policies within the Core Strategy and the preparation of a Supplementary Planning Document (SPD) for each of the two strategic sites within the area, York Central and the former British Sugar site. The report outlines the strategic policy direction for the Core Strategy in respect of YNW and evidence work on overarching YNW issues. The report also outlines work to prepare the draft SPD and consultation plan for the former British Sugar site which are both attached as appendices to the report.</p> <p>Members are asked to: Note the policies to be included within the Core Strategy and YNW evidence base work on Transport and Open Space. Members will be asked to approve the draft SPD for the former British Sugar site for public consultation and to approve the accompanying consultation plan.</p>
Wards Affected:	
Report Writer:	Sue Houghton
Lead Member:	Councillor Steve Galloway
Lead Director:	Director of City Strategy
Contact Details:	Sue Houghton
	sue.houghton@york.gov.uk
Deadline for Report:	04/11/10
Implications	
Level of Risk:	04-08 Regular monitoring required
Reason Key:	
Making Representations:	Contact the Report author
Process:	N/A
Consultees:	N/A
Background Documents:	Committee Report for York Northwest Planning Framework - Update on Progress and British Sugar SPD
Call-In	
If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 22/11/10	

FORWARD PLAN ITEM

Meeting: Executive

Meeting Date: 30/11/10

Keyword: Housing; Crime & Disorder; Environment; Property; Life in the community; Health, well-being and care; Executive Decision - a 'Key Issue' - decision leading to savings or expenditure of £500,000 or above;

Item Type: Executive Decision - a 'Key Issue' - decision with significant effects on communities

Title of Report: York's Housing Strategy

Description: Purpose of report: To advise members on York's housing priorities and ambitions covering the period 2010 - 2013.

Members are asked to: Approve the strategic priorities and Action plan.

Wards Affected: All Wards;

Report Writer: Paul McCabe

Deadline for Report: 02/11/10

Lead Member: Councillor Andrew Waller

Lead Director: Director of Communities & Neighbourhoods

Contact Details: Paul McCabe

paul.mccabe@york.gov.uk

Implications C&C,Equalities,Financial,Planning,Property

Level of Risk: 01-03 Acceptable

Reason Key: A decision which is likely to result in the Council incurring expenditure, or making savings which are significant having regard to the Council's budget for the service or function to which the decision relates. The savings or expenditure are significant if they are equal to or greater than £500,000 or equal to or greater than £100,000 where the savings or expenditure exceeds 10% of the budget for the service plan area whichever is the less. Expenditure in excess of these levels will not

FORWARD PLAN ITEM

Meeting: Executive

Meeting Date: 30/11/10

Keyword: Housing; Adult Social Care; Health; Crime & Disorder; Environment; Property; Life in the community; Health, well-being and care; Executive Decision - a 'Key Issue' - decision leading to savings or expenditure of £500,000 or above;

Item Type: Executive Decision - a 'Key Issue' - decision with significant effects on communities

Title of Report: North Yorkshire and York Sub Regional Housing Strategy

Description: Purpose of report: To advise members on North Yorkshire and York Sub Regional Housing Strategy housing priorities and ambitions covering the period 2010 - 2015.

Members are asked to: Approve the strategic priorities and action plan.

Wards Affected: All Wards;

Report Writer: Paul McCabe **Deadline for Report:** 02/11/10

Lead Member: Councillor Andrew Waller

Lead Director: Director of Communities & Neighbourhoods

Contact Details: Paul McCabe

paul.mccabe@york.gov.uk

Implications C&C,Equalities,Financial,Planning,Property

Level of Risk: 01-03 Acceptable

Reason Key: A decision which is likely to result in the Council incurring expenditure, or making savings which are significant having regard to the Council's budget for the service or function to which the decision relates. The savings or expenditure are significant if they are equal to or greater than £500,000 or equal to or greater than £100,000 where the savings or expenditure exceeds 10% of the budget for the service plan area whichever is the less.

FORWARD PLAN ITEM

Meeting: Executive

Meeting Date: 30/11/10

Keyword: Housing; Health; Transport; Education; Crime & Disorder; Environment; Employment, jobs and careers; Health, well-being and care; Transport and infrastructure; Education and skills; Executive Decision - a 'Key Issue' - decision leading to savings or expenditure of £500,000 or above;

Item Type: Executive Decision - a 'Key Issue' - decision with significant effects on communities

Title of Report: York Local Investment Plan

Description: Purpose of report: To advise members on York's Local Investment Plan which sets out York's housing and regeneration priorities to be considered by the Homes and Communities Agency for funding.

Members are asked to: Agree the priorities set out in the plan.

Wards Affected: All Wards;

Report Writer: Sharon Brown, Steve Waddington

Deadline for Report: 16/11/10

Lead Member: Councillor Ann Reid

Lead Director: Director of Communities & Neighbourhoods

Contact Details: Sharon Brown, Steve Waddington

sharon.brown@york.gov.uk, steve.waddington@york.gov.uk

Implications All Implications

Level of Risk: 01-03 Acceptable

Reason Key: A decision which is likely to result in the Council incurring expenditure, or making savings which are significant having regard to the Council's budget for the service or function to which the decision relates. The savings or expenditure are significant if they are equal to or greater than £500,000 or equal to or greater than £100,000 where the

FORWARD PLAN ITEM	
Meeting:	Executive Member for City Strategy
Meeting Date:	07/12/10
Keyword:	Transport and infrastructure;
Item Type:	Executive Member Decision - of 'Normal' importance
Title of Report:	Options for improving the Dunnington A1079 Common Road Junction
Description:	<p>Purpose of report: To consider the outcome of feasibility study options, including the installation of traffic signals, to improve road safety and accessibility at the A1079 Common Road junction in Dunnington.</p> <p>The Executive Member is asked to: Consider the options to improve road safety at this point.</p>
Wards Affected:	Derwent Ward;
Report Writer:	Graham Kelly
Deadline for Report:	23/11/10
Lead Member:	Executive Member for City Strategy
Lead Director:	Director of City Strategy
Contact Details:	Graham Kelly
	graham.kelly@york.gov.uk
Implications	Highways
Level of Risk:	01-03 Acceptable
Reason Key:	
Making Representations:	Please contact report author.
Process:	Please contact report author.
Consultees:	Please contact report author.
Background Documents:	Committee Report for Options for improving the Dunnington A1079 Common Road Junction
Call-In	
	If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 20/12/10

Call-In

FORWARD PLAN ITEM	
Meeting:	Executive Member for City Strategy
Meeting Date:	07/12/10
Keyword:	Transport and infrastructure;
Item Type:	Executive Member Decision - of 'Normal' importance
Title of Report:	Water End/Clifton Green Review : Proposal to reinstate a left turn traffic lane
Description:	Purpose of report: To outline proposals to reinstate a left turn traffic lane on Water End at the Clifton Green traffic signals. The report will also summarise feedback received from public consultation, and include Officer comments on technical, safety and financial considerations related to the proposals.
Wards Affected:	The Executive Member is asked to: Consider the proposals following consultation. Clifton Ward;
Report Writer:	Jon Pickles
Deadline for Report:	23/11/10
Lead Member:	Executive Member for City Strategy
Lead Director:	Director of City Strategy
Contact Details:	Jon Pickles, Highway Safety Engineer (Transport & Safety) jonathan.pickles@york.gov.uk
Implications	Highways
Level of Risk:	01-03 Acceptable
Reason Key:	
Making Representations:	Contact report author.
Process:	N/A
Consultees:	Contact report author.
Background Documents:	Committee Report for Water End/Clifton Green Review : Proposal to reinstate a left turn traffic lane
Call-In	
If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 20/12/10	

Call-In

FORWARD PLAN ITEM	
Meeting:	Executive Member for City Strategy
Meeting Date:	07/12/10
Keyword:	Transport;
Item Type:	Executive Member Decision - of 'Normal' importance
Title of Report:	Review of Council supported local bus service provision
Description:	<p>Purpose of report: The report will consider the bus services subsidised by the Council within the context of the wider bus network. The report will inform the tendering process, due to take place in 2011, for the procurement of all supported bus services wholly operated within the City of York area.</p> <p>The Executive Member is asked to: Approve one of the options put forward for the ongoing provision of Council supported bus services.</p>
Wards Affected:	All Wards;
Report Writer:	Andrew Bradley
Deadline for Report:	23/11/10
Lead Member:	Executive Member for City Strategy
Lead Director:	Director of City Strategy
Contact Details:	Andrew Bradley, Principal Transport Planner, City Strategy
	andrew.bradley@york.gov.uk
Implications	
Level of Risk:	04-08 Regular monitoring required
Reason Key:	
Making Representations:	Please contact the report author.
Process:	N/A
Consultees:	Please contact the report author.
Background Documents:	Committee Report for Review of Council supported local bus service provision
Call-In	
	If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 20/12/10

FORWARD PLAN ITEM	
Meeting:	Executive Member for Neighbourhood Services
Meeting Date:	21/12/10
Keyword:	Housing;
Item Type:	Executive Decision - of 'Normal' Importance
Title of Report:	Update on the progress of the private sector housing strategy 2008-2013
Description:	Purpose of report: To advise the Executive Member regarding the progress of the five year private sector housing strategy and action plan.
Wards Affected:	All Wards;
Report Writer:	Ruth Abbott
Lead Member:	Councillor Ann Reid
Lead Director:	Director of Communities & Neighbourhoods
Contact Details:	Ruth Abbott
Deadline for Report:	02/12/10
Implications	
Level of Risk:	01-03 Acceptable
Reason Key:	
Making Representations:	Contact report author
Process:	
Consultees:	
Background Documents:	Committee Report for Update on the progress of the private sector housing strategy 2008-2013
Call-In	
If this item is called-in either pre or post decision, it will be considered by Scrutiny Management Committee on: 20/12/10	