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MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	25 OCTOBER 2010
PRESENT	COUNCILLORS STEVE GALLOWAY (CHAIR), POTTER (VICE-CHAIR), AYRE, D'AGORNE, MERRETT, REID, SIMPSON-LAING AND WATT

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#### 14. DECLARATIONS OF INTEREST

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

Councillor Simpson-Laing declared a personal non prejudicial interest in Agenda item 5 (Update on progress and draft Supplementary Planning Document for the former British Sugar Site ) as Treasurer of the Friends of Back Park and as she lived in one of the special areas mentioned in the report.

Councillor Merrett declared a personal non prejudicial interest in Agenda item 5 (Update on progress and draft Supplementary Planning Document for the former British Sugar Site) as he worked at premises situated on the York Business Park.

#### 15. MINUTES

RESOLVED: That the minutes of the last meeting of the Local Development Framework Working Group held on 4 October 2010 be approved and signed by the Chair as a correct record subject to the following amendments:

Minute 13 – LDF Core Strategy

*Issue 1: The Level of Future Housing*

(iv) Potential sites – At the end of the fourth bullet point the addition of ‘, in an area of known open space deficiency’.

At the end of the final bullet point the addition of ‘It had been recognised with the original allocation in the draft Local Plan that we need to provide critical mass in terms of employment/shopping in locations like Monks Cross so that sustainable public transport alternatives could be provided’.

*Issue 2: The Level of Future Employment Land Provision*

In the first bullet point the addition of the words 'up to' prior to the word 'approximately'.

In the second bullet point the addition of the words 'and the redirection of government strategy towards supporting modern and export based industry,' following the words 'reduced financial sector,'

The final bullet point being amended to read 'In respect of Land to the North of Hull Road (Area of Search C) it was agreed that the open area up to the ring road including the medieval furrow should be removed, to maintain the separation from Murton and the setting of York from the ring road'.

## **16. PUBLIC PARTICIPATION**

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

## **17. APPROACH TO RETAIL - CORE STRATEGY SUBMISSION.**

The Working Group considered a report which had been prepared to help shape the policy approach for retail to be taken forward in the Core Strategy and to assist in making decisions on the overall retail strategy for York throughout the LDF period to 2029.

It was reported that the approach to retail had been re-looked at by Officers in light of the consultation responses received on the Core Strategy Preferred Options, the impact of the recession on the retail market and the change in policy context brought about by the introduction of 'Localism'.

Members pointed out that, in the past, when they had been required to consider large reports, annexes and background papers these had been sent out a fortnight prior to the meeting. This then gave members time to study the information and contact officers regarding any issues or points of clarification.

The Chair noted members concerns and asked officers to bear this in mind when sending out future documentation.<sup>1</sup>

Members raised a number of points and questioned details of the approach taken and the findings and in particular:

- It was important the public were aware of the implications and phasing of retail development and that it was not hidden in the Core Strategy document. Officers confirmed that they would consider how

the proposals could be made more accessible to the public to give them the opportunity to make any representations.

- Concern that there had previously been strong feeling against major retail development on the York Central site and the change in position.
- Additional information from the Economics Foundation had been passed to Officers by a Member, for addition to the evidence base, of a recent national report on retail vitality, which included a range of policy solutions and action to transform high streets.
- Confirmation that the work undertaken on the retail assessment by GVA Grimley had taken account of the recession.
- Concern in respect of the climate change framework it was anticipated that retail development would virtually double in the next decade and whether this was realistic or sustainable.
- It was vital that retail development on the York Central site complimented the city centre, it was not just a quantitative issue but also qualitative.
- Had figures for long-term growth taken account of increases in Internet sales to prevent over allocation. Confirmation that the increase in these sales had been built into the figures.
- Whether tram train and bus service allocation on the York Central site were sited close to the station for accessibility.
- Scale issues with retail/office buildings sited close to the listed station building.
- Confirmation that stringent standards would be imposed to ensure that the York Central area would not be car dominated.
- Need to underpin the city centre with a major retailer at Castle/Piccadilly prior to further development elsewhere.

The Chair confirmed that Officers would examine Members comments, which would influence the final document. Following further discussion it was

- RESOLVED:
- i) That approval be given to the York Retail Topic Paper as set out at Annex A to the report, for publication as part of the LDF evidence base. Subject to Members comments.
  - ii) That approval be given to the York Central Retail Assessment Stage 1 and 2, included as background papers to the topic paper, for publication as part of the LDF evidence base.
  - iii) That the Director of City Strategy, in consultation with the Executive Member for City Strategy and the City Strategy Opposition Spokesperson, be delegated authority to make any other necessary changes arising from the recommendations of the LDF Working Group, prior to their publication as part of the LDF evidence base.

- iv) That the recommended policy approach to future retail development as set out in paragraphs 95 to 105 of the report be noted as a starting point for developing the approach to retail development in the Core Strategy submission draft.

- REASON:
- i) and ii) So that the York Central Retail Topic Paper and the York Central Retail Assessments can be used as part of the LDF evidence base.
  - iii) So that any recommended changes can be incorporated in to the York Retail Topic Paper and York Central Retail Assessment.
  - iv) To inform Members of the recommended officer approach to future retail development of the Core Strategy submission draft.

Action Required

1. Large LDF reports to be sent to Members more than one week prior to the meeting. RM

**18. UPDATE ON PROGRESS AND DRAFT SUPPLEMENTARY PLANNING DOCUMENT FOR THE FORMER BRITISH SUGAR SITE.**

Consideration was given to a report, which outlined the strategic policy direction and evidence work on overarching York Northwest (YNW) issues in relation to the Core Strategy and a draft Supplementary Planning Document (SPD) for the former British Sugar site. The background work leading to the development of the draft Core Strategy policy together with updates on the position of the proposed York Northwest Urban Eco Settlement and York Central were also provided.

Members were reminded that the planning approach for York Northwest agreed earlier in March, comprised of four key areas of work:

York Northwest Evidence Base work.

York Northwest Section of the submission draft Core Strategy.

The British Sugar Draft Supplementary Planning Document (SPD)

Supplementary Planning Document (SPD) for York Central.

The Chair confirmed that, at this stage, Members were only being requested to agree the approaches being made to each of the areas for public consultation and that no final decision on the draft Core Strategy or draft SPD was required at this time. In answer to requests Officers confirmed that hard copies of the various annexes would be forwarded to Members. They also agreed to take on board Members requests for future similar documents to be forwarded prior to the meeting and for hard copies of specific Appendices to be forwarded to Members that requested this. <sup>1</sup>.

Consideration was then given to the individual documents and Members made a number of comments.

### **Appendix 1: Draft York Northwest Section of submission draft Core Strategy**

Officers also circulated a Draft York Northwest Context Plan. This showed the proposed boundary of the York Northwest Corridor together with the main development sites (at the former British Sugar/Manor School and York Central) together with the existing City Centre boundary in the context of existing green infrastructure and developed areas. It was pointed out that the extended York Central site also included Holgate Park, Alliance House and the Thrall site and the former British Sugar site would include the former Manor school site.

Reference was made to the earlier plan showing the green travel linkages across the river. Officers confirmed that reference to green links and connections over the River Ouse would be included in the report.

### **Appendix 2: Transport Topic Paper**

Page 18, Figures 9 and 10 - Concern that previous York Northwest documents had shown that Leeman Road residents would still be able to access the city centre via Marble Arch, this appeared to have disappeared from the proposals.

Page 19, Figure 10 - There appeared to be contradictions between open space and transport topic papers with regard to the proposed access to York Central from Water End (Millennium Green). Members felt that both documents should reflect the same proposals.

Page 24, Figure 16 – Check siting of existing bus stops as there appeared to be omissions.

Page 38, Para.7.14 - Reference to the much larger area that would require servicing by public transport and the need for more frequent services to meet future demands.

Page 40, Para. 7.28 - The limiting of car usage/ownership would require a careful modal split to prevent similar traffic issues on estates e.g. Sovereign Park.

### **Appendix 3: Open Space Topic Paper**

Some Members expressed concern that the Acomb Ward had the worst level of open space provision per head of population in the city. There was therefore an expectation that open space provision would be provided by the British Sugar development. It was also pointed out that any provision needed to be accessible and at reasonable cost.

Page 21, Para 4.18 – Members made reference to recent investment in facilities at Back Park although there was a need to rule this site out on capacity grounds.

Page 31, Figure 6 – Not all sports grounds had been listed eg old Manor School site and Civil Service Club on Boroughbridge Road. Concern that

any open space provision should not be at a reduced level. Playing field provision should not be less.

**Appendix 4: British Sugar Draft Supplementary Planning Document**

Highlighted the opportunity to link the tram train halt/York Business Park/public transport spine and community hub.

Page 18, Para. 5.9 - Request for updated figures to reflect current house prices and income levels.

Page 19, Para. 5.12 - Current need/tenure split not reflected in the affordable housing figures.

Page 25, Para. 5.33 - Potential benefits of co-locating education, community, sports and open space facilities.

Page 31, Para 6.4 - Delivery of social housing should aspire to reach a higher level Code for Sustainable Homes.

**Appendix 6: Draft Consultation Plan**

In answer to Members comments officers confirmed that they would examine staffing levels during the consultation period and staff availability to answer any queries or to provide background information from residents.

Need for the inclusion of Holgate Ward in any consultation communication and feedback including Ward Committees.

Following further discussion it was

- RESOLVED:
- i) That the draft York Northwest section of the emerging submission draft of the Core Strategy, as set out in Appendix 1 to the report was noted subject to note being taken of Members comments as set out above.
  - ii) That the York Northwest evidence base work on Transport and Open Space Topic Papers as set out at Appendix 2 and Appendix 3 of the report was received and noted.
  - iii) That the British Sugar draft Supplementary Planning Document attached as Appendix 4 of the report (to be the subject of public consultation if agreed by Executive) was received and noted.
  - iv) That the preparation and content of the Sustainability Appraisal Report for the British Sugar Draft Supplementary Planning Document, as set out at Appendix 5, was received and noted.
  - v) That the draft Consultation Plan for consultation on the British Sugar Draft Supplementary Planning Document outlined in Appendix 6 of the report was received and noted.

vi) That the process and rationale outlined in the report for the policy approach for York Northwest within the emerging Core Strategy, including the Option Appraisal detailed in Appendix 7 and the Summary of Land Uses for York Northwest set out in Appendix 8 of the report was received and noted. <sup>2</sup>.

- REASON:
- i) To give the context of York Northwest within the emerging Core Strategy document and for the British Sugar draft Supplementary Planning Document.
  - ii) To provide the necessary evidence base for the submission Core Strategy document.
  - iii) To ensure Members comments are included in the documents for public consultation.
  - iv) To give Members an understanding of the context of the document.
  - v) To give Members an understanding of the content of the document and to suggest any changes to this.
  - vi) To ensure a robust evidence base for the Supplementary Planning Document.

Action Required

- 1. Send copies of requested Annexes to Members and note comments made for early viewing of large documents in the future. SH, JP SH
- 2. Update documents in the light of Members comments.

Cllr S F Galloway, Chair

[The meeting started at 4.30 pm and finished at 6.30 pm].