

## Annex A – Summary of Options Appraisals - Emerging Preferred Options

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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