

APPENDIX 1

York Northwest Area Action Plan Summary of Progress

AAP Preferred Options

Vision and Objectives

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

Preferred Options

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

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

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

Land Use Model

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

Testing

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

YNW Evidence base

Evidence Base work includes:

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

Liaison with Specific Consultees and Key Stakeholders

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