

Local Development Framework Core Strategy Preferred Options - August 2009 FULL REPORT

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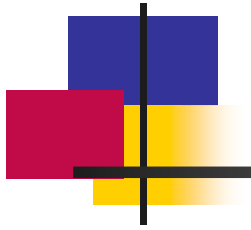
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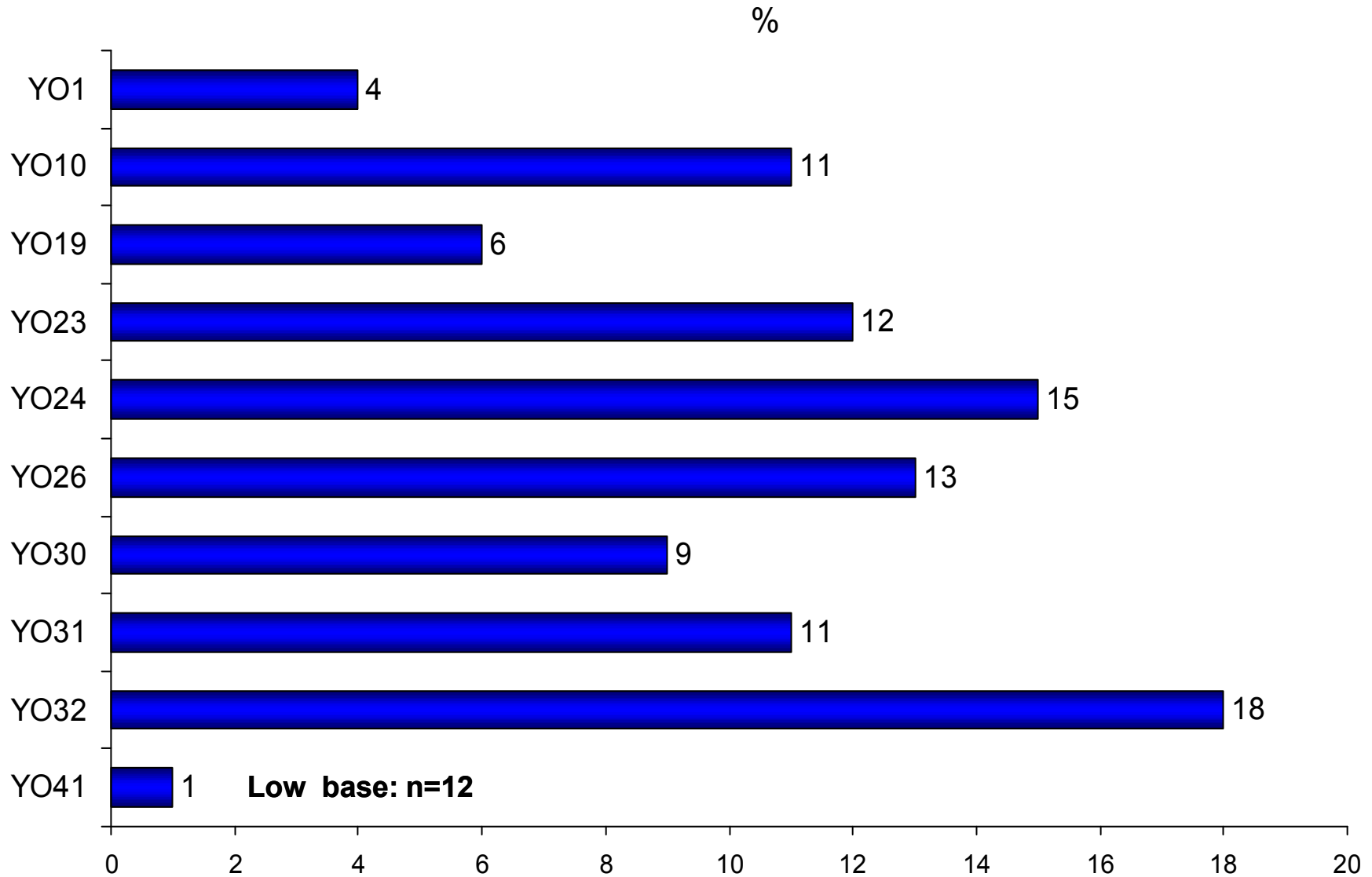
Background & methodology

- The Core Strategy is the principal document in the Local Development Framework (LDF). It will set out the overall strategy of the LDF and the key strategic policies against which all development will be assessed. All other Development Plan Documents (DPDs) prepared by the council will have to conform with the Core Strategy and contain policies and proposals which support its strategic vision, objectives and spatial strategy.
 - The Preferred Options stage of the Core Strategy follows on from the Issues and Options stage which was consulted on in June 2006 (Issues and Options 1) and again in August 2007 (Issues and Options 2). The Preferred Options document sets out a clear Vision and Spatial Strategy as well as broad strategic objectives, targets and policies about York's key issues.
 - The survey was posted to all York households (89,000) in June 2009 as an insert in the council's publication *Your City*. The closing date for responses was 28 August 2009. Residents were also given the option to complete the survey online via the council's website. The survey was part of a larger consultation on the LDF Core Strategy carried out during summer 2009.
 - 2,250 surveys were completed; 2,200 by post and 50 online. This represents 2.6% of all households and 1.2% of the York population. This means the results are accurate to within +/- 2% at 95% confidence interval. Where percentages do not sum to 100%, this is either due to multiple responses or decimal rounding. The figures for each question have been calculated after the respondents who did not answer the questions have been removed from the bases.
 - City Strategy developed the survey. The data inputting was conducted by Advanced Data Tabulation Services (ADTS) and the report was written by Marketing & Communications.
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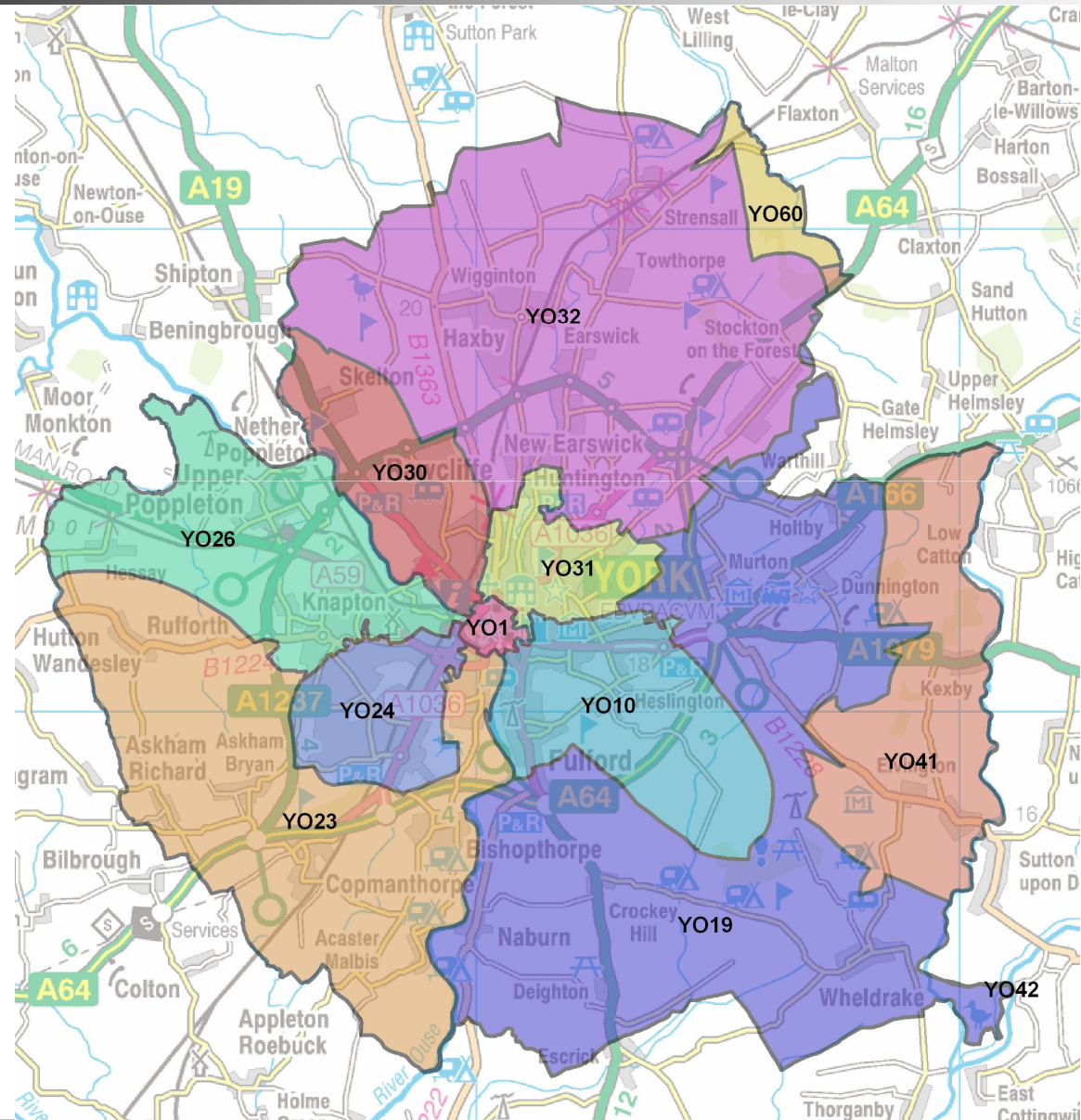


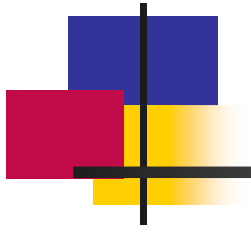
Sample profile for postcodes

The sample spans all the CYC postcode areas.

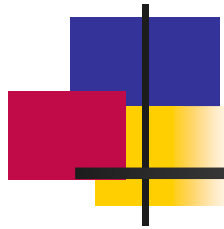


The below map shows the postcode area split for the city.





Findings



LDF Vision and key themes

Base: all respondents who answered the question

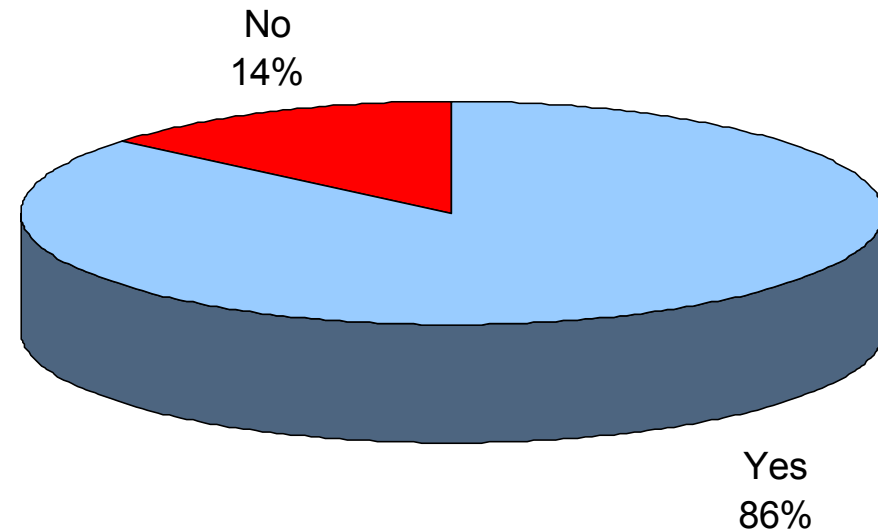
Q1: Do you think that this Vision Statement and the four themes above are appropriate for York?

LDF Vision

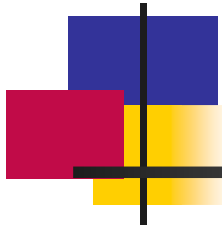
York aspires to be: a city of confident, creative and inclusive communities; economically prosperous at the forefront of innovation and change; and a world class centre for education; whilst preserving and enhancing its unique historic character and setting and fulfilling its role as a leading environmentally friendly city.

Key themes

- Building Confident, Creative and Inclusive Communities.
- A Prosperous and Thriving Economy.
- An Environmentally Friendly City.
- York's Special Historic and Built Environment.

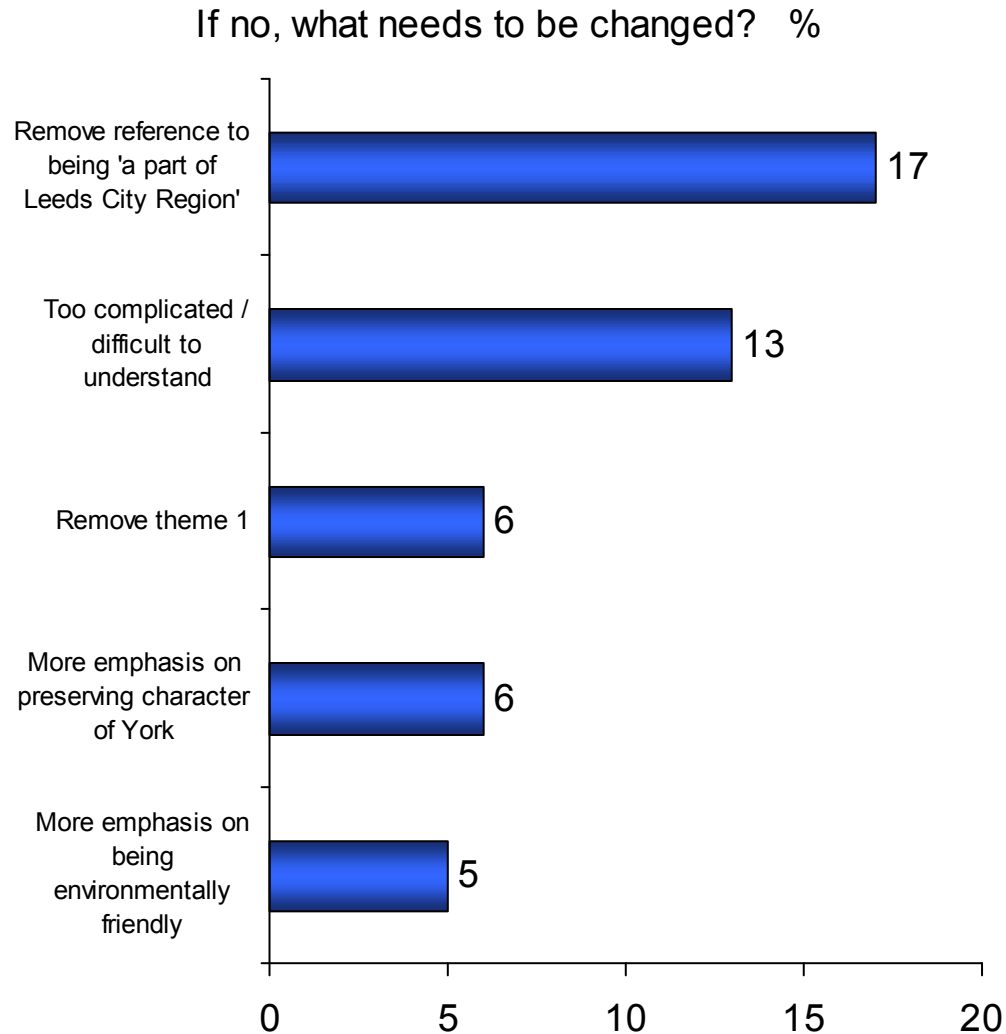


Over four-fifths (86%) of respondents agreed that the Vision Statement and the four themes are appropriate for York, whilst 14% did not.



LDF Vision and key themes

Base: all respondents who answered 'no' to question 1 (n=269)



Respondents who disagreed that the Vision Statement and the four themes are appropriate for York were then asked what needs to be changed.

17% believe that any reference to being part of 'Leeds City Region' needs to be removed, whilst 13% said the vision statement and themes are too complicated or difficult to understand.

6% of respondents said both that theme 1 (Building Confident, Creative and Inclusive Communities) should be removed and there should be more emphasis on preserving the character of York.

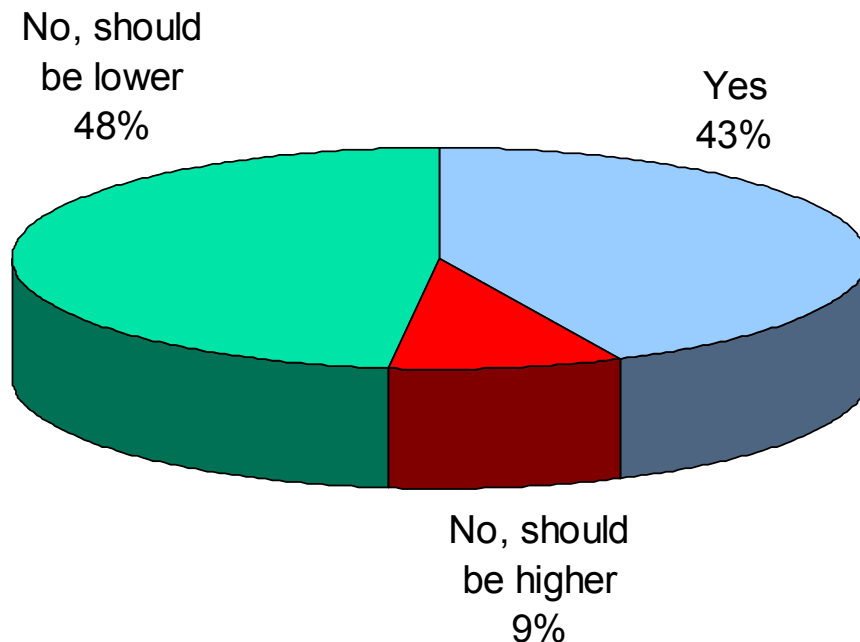
The remaining 5% said that there needs to be more emphasis on being environmentally friendly.

Land for Jobs

Base: all respondents who answered the question

A study undertaken in 2007-08 predicted that York's economy would grow by over 1,000 jobs per year, similar to the past 10 years. In spite of the current recession, the council still feels that this is reasonable, as over the long plan period (20 years) there are bound to be ups and downs in the economy. The majority of the new jobs will be accommodated within York's main built up area however additional land is likely to be needed outside the main built up areas, for industry and distribution.

Q2: Do you agree with the number of predicted jobs?



Just over two-fifths (43%) of respondents agreed with the number of predicted jobs.

However nearly half (48%) of the sample believe the number of predicted jobs should be lower. The remaining 9% of respondents said that the number should be higher.



Land for Homes

Background

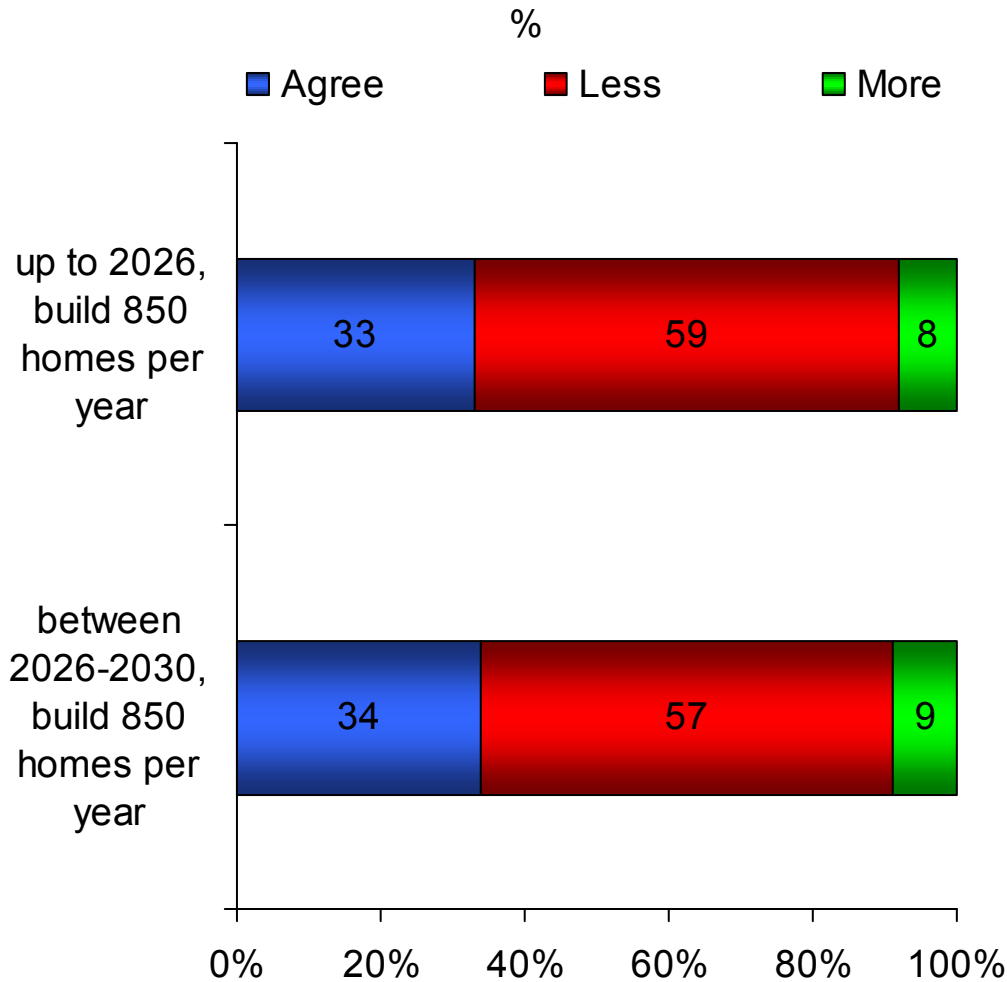
The Regional Plan requires that York provides an average of 850 new homes a year until 2026. This is less than the number of homes you would need if you simply looked at the city's population projections. Using a figure of 850 homes per year over the full period of the plan, up to 2030 we would have a shortfall of land for 6,600 homes that we couldn't accommodate in the main built up areas of York. In the past, York has benefited from a significant number of 'windfall' sites; these are brownfield sites that become available at short notice, for example the Terry's factory. National guidance does not let us make an allowance for as yet unidentified new windfalls to be included in the plan but as we are planning over a long period we have included an allowance of 2,200 windfalls beyond 2025.

If we include these windfalls then the shortfall is reduced to 4,400 homes which we may need to accommodate on land outside York's main built up areas, currently within the draft Green Belt. Concerns have been expressed about the impact this may have on the city's setting, natural environment and services.

Land for Homes

Q3: In light of the current recession, but given the long timescale of the plan (LDF) and housing pressures in York, do you think we should...

Base: all respondents who answered the question



A third (33%) of the sample agree that we should build 850 homes per year, up to 2026. 8% said we should build more than 850, whilst three-fifths (59%) believe the number should be less.

Again a third (34%) of respondents agreed that we should build 850 homes per year, between 2026-2030. Over half (57%) of the sample believe the number should be less than 850, whilst 9% think it should be more.

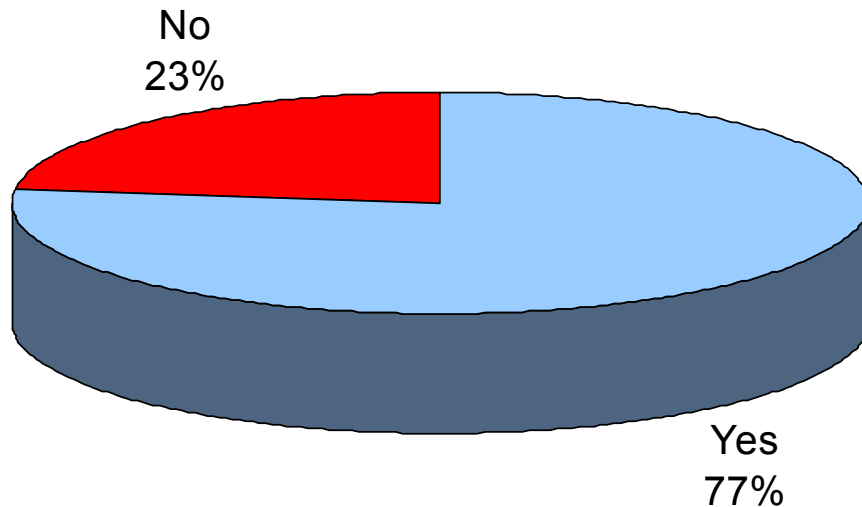


Land for Homes

Base: all respondents who answered the question

If we were able to use windfalls this could reduce the amount of land we need to develop in the draft Green Belt.

Q4: Do you think that the council should be allowed to include a higher level of windfalls in the plan (LDF)?



Just over three-quarters (77%) of respondents agree that we should be allowed to include a higher level of windfalls in the plan, whilst a quarter (23%) disagree.

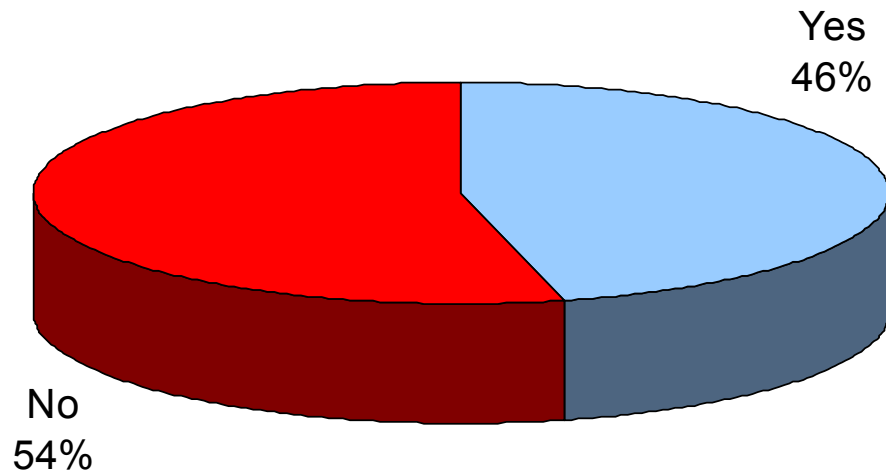


Land for Homes

Base: all respondents who answered the question

Another way of minimising the amount of draft Green Belt land needed for homes would be to build at higher densities in existing built up areas.

Q5: Would you be prepared to see more densely built developments than those which currently exist in your area to reduce the need for development on land currently in the Green Belt?



In order to reduce the need for development on land currently in the Green Belt, 46% of respondents said that they would be prepared to see more densely built development than those which currently exist in their area.

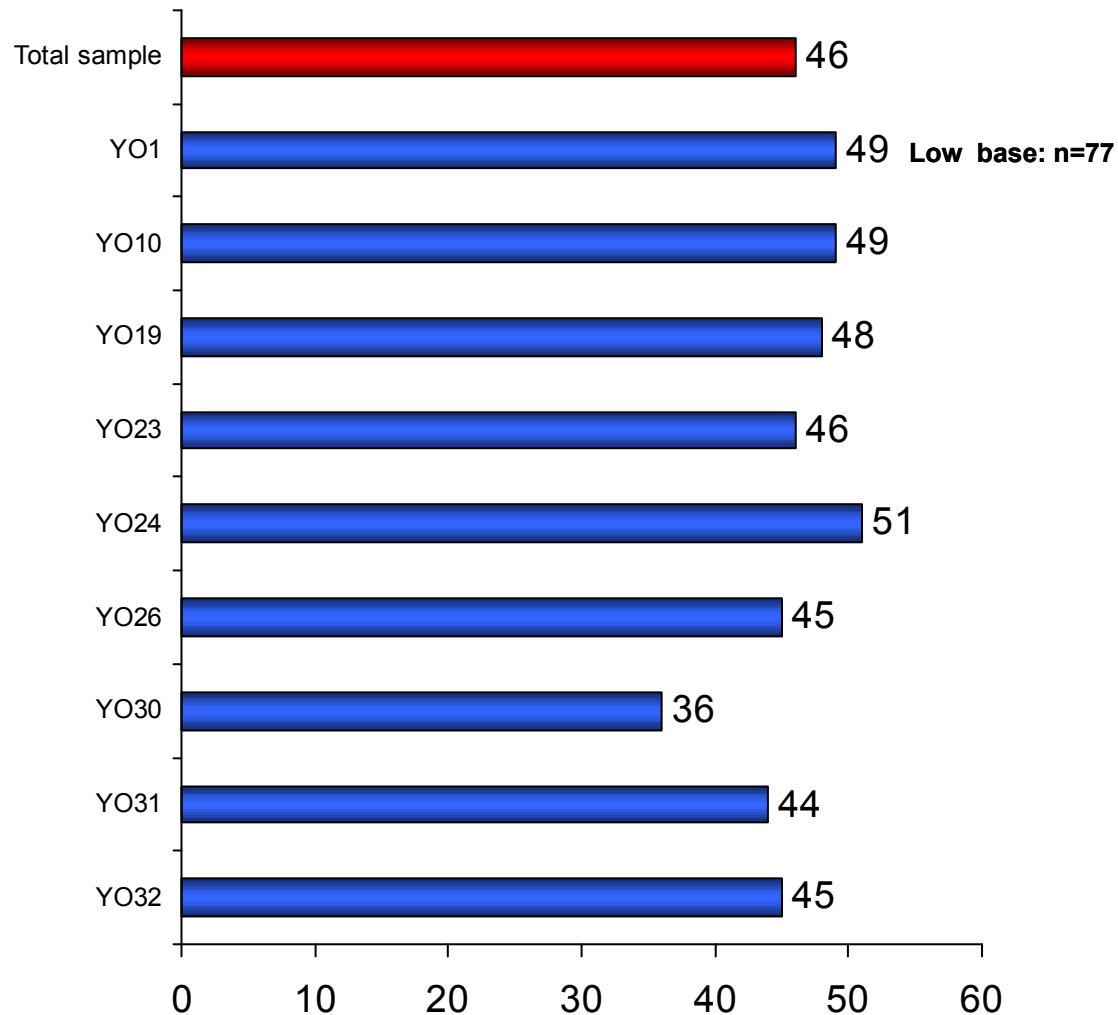
However over half (54%) of the sample do not agree with more densely built development in their local area.

Land for Homes – postcode analysis

Q5: Would you be prepared to see more densely built developments than those which currently exist in your area to reduce the need for development on land currently in the Green Belt?

Base: all respondents who answered the question

Yes, more densely built developments in your area %



*Results for YO41 have been excluded from postcode analysis due to a very low overall sample number (n=12)

Respondents living in postcode area YO30 were less likely to agree to more densely built developments in their local area (36%), in order to reduce the need for development on land currently in the Green Belt.

This is compared to around half (51%) of those living in YO24 agreeing to further development in their area.

1. Protecting areas that preserve York's Historic Character and Setting

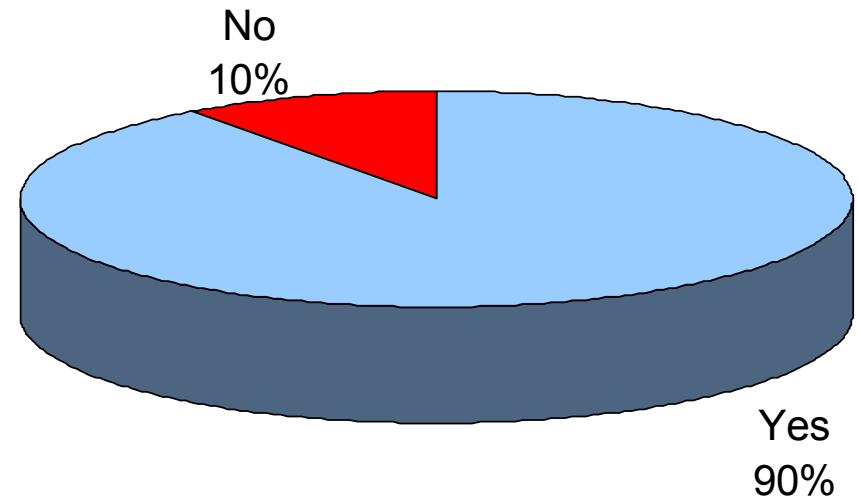
Q6a: Do you think that this is appropriate?

Base: all respondents who answered the question

We recognise the main built up area of York as being the primary focus for housing, jobs, shopping, leisure, education, health and cultural activities and facilities. However, as highlighted we may need, through the plan (LDF) process, to find land outside the main built up areas of York for employment and housing. If we need to take this approach, it will be based upon the following:



- River Corridor
- Strays
- Green Wedge
- Extension of Green Wedge
- Areas retaining rural setting
- Areas preventing coalescence
- Village setting



Nine out of ten (90%) respondents believe that the areas identified for preserving York's Historic Character and Setting are appropriate, whilst 10% do not.

3% of the sample commented that the areas of Green Wedges should be larger.

2. Protecting York's Green Infrastructure including Green Corridors and Nature Conservation Sites

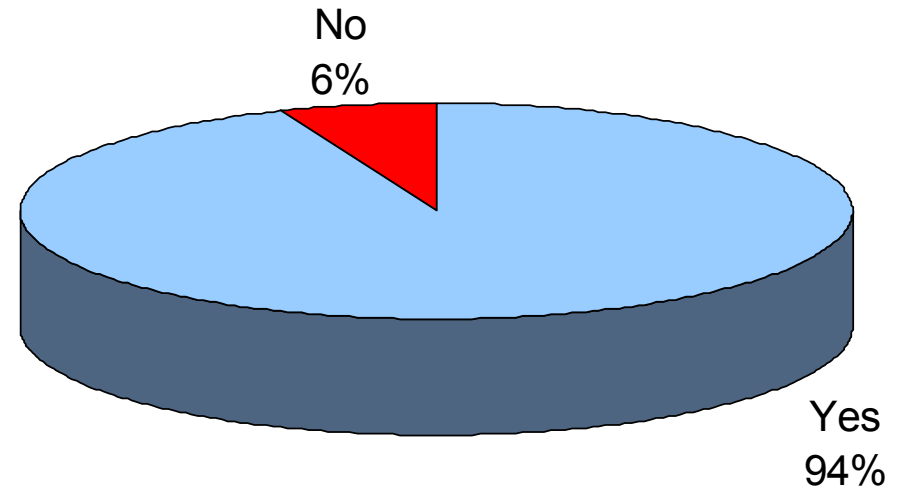
Q6b: Do you think that this is appropriate?

Base: all respondents who answered the question

We recognise the main built up area of York as being the primary focus for housing, jobs, shopping, leisure, education, health and cultural activities and facilities. However, as highlighted we may need, through the plan (LDF) process, to find land outside the main built up areas of York for employment and housing. If we need to take this approach, it will be based upon the following:



- Regionally significant green corridors
- Nationally, regionally and locally designated nature conservation sites



94% of respondents agree with the areas identified to protect York's Green Infrastructure, whilst 6% do not.

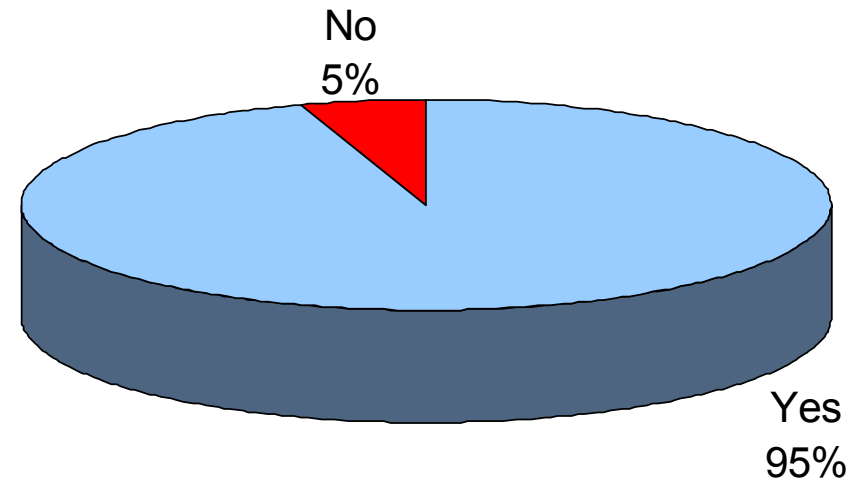
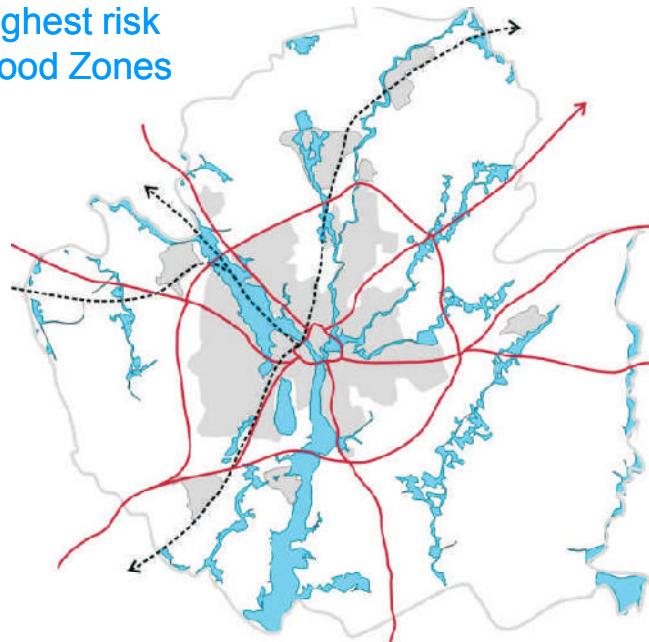
3. Minimising Flood Risk

Q6c: Do you think that this is appropriate?

Base: all respondents who answered the question

We recognise the main built up area of York as being the primary focus for housing, jobs, shopping, leisure, education, health and cultural activities and facilities. However, as highlighted we may need, through the plan (LDF) process, to find land outside the main built up areas of York for employment and housing. If we need to take this approach, it will be based upon the following:

Highest risk
Flood Zones



95% of the sample agree that the highest risk flood zones identified for minimising flood risk are appropriate, whilst 5% do not.



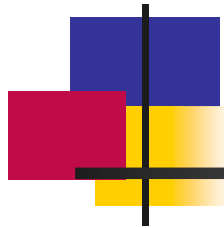
Land outside the main built up areas of York

Q6d: What other issues do you think we should consider?

Base: all respondents who answered the question

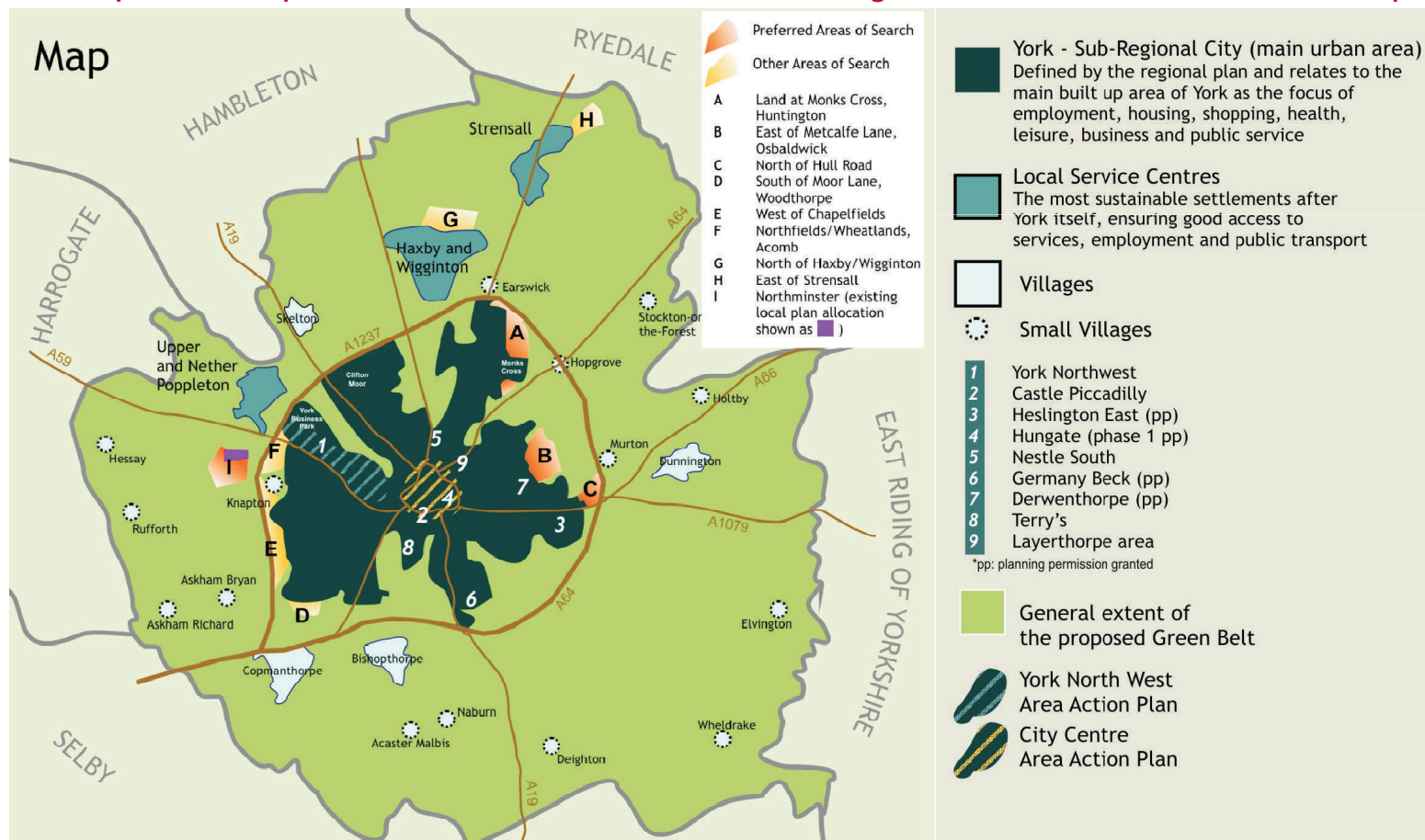
Respondents were asked if there are any other issues that have not been considered, to which 67% did not comment. Of the individuals who did comment the main issues raised were:

- **Preserve the Green Belt or don't build houses in the Green Belt.**
 - **Don't build new houses on the flood plain areas.**
 - **Ensure that there is a good provision of public transport.**
 - **Ensure that areas have good drainage or proper water run off areas.**
 - **Dredge the rivers or becks regularly.**
 - **Preserve the identity of villages.**
 - **Ensure that flood protection measures are in place.**
 - **Ensure that areas have good local amenities to cope with any development.**
 - **York is big enough already or York can not take any more growth.**
 - **Redevelop properties that are already empty.**
 - **Use brownfield sites for any development.**
 - **Build more council houses or provide more affordable housing.**
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Planning York's Future

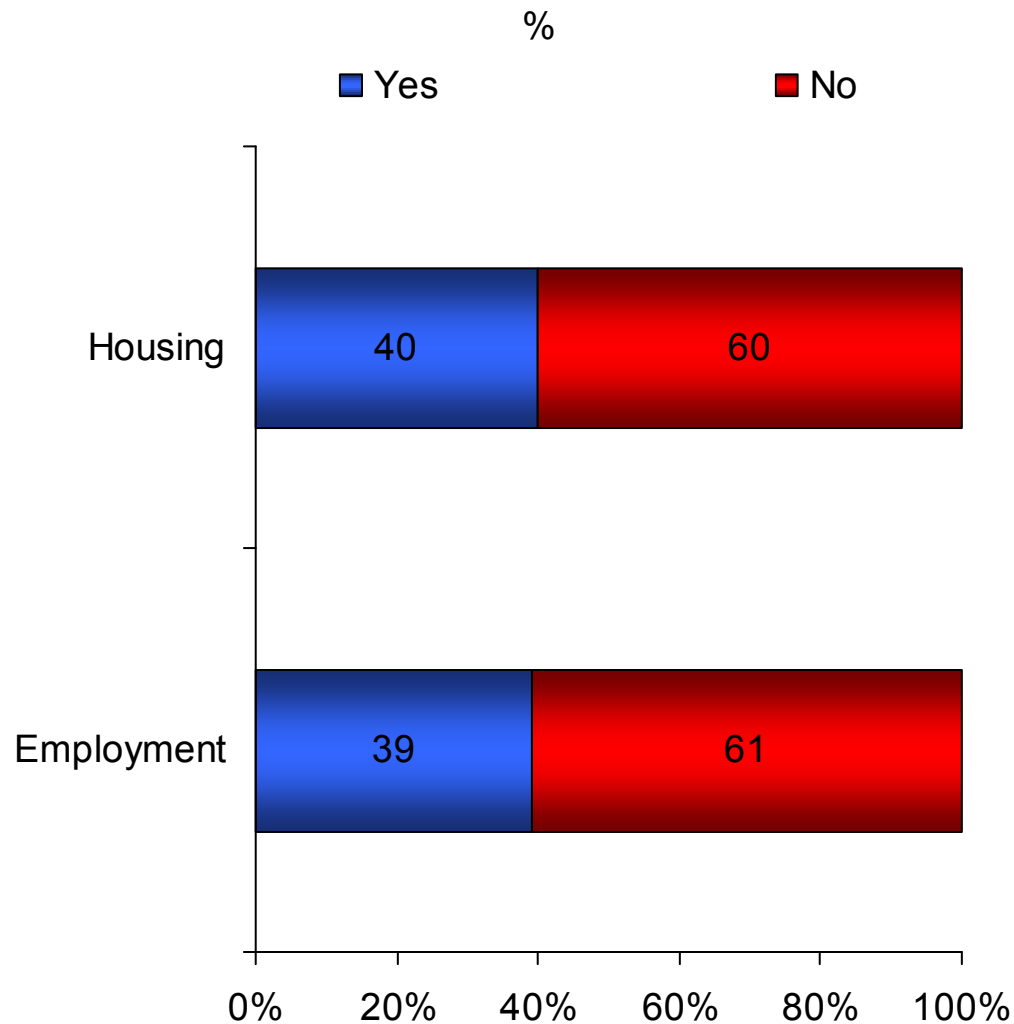
When the areas for 1. Preserving York's historic character and setting, 2. Protecting York's Green Infrastructure, 3. Minimising flood risk, are brought together, this leads to nine potential areas currently in draft Green Belt (A-I on map) where development could be accommodated should additional land be needed. We then looked further at the transport network, landscape character, agricultural land quality and open space levels. This leads to areas A, B, C and I as the preferred options, with A and B for suitable housing and C and I most suitable for employment.



Identifying land for development

Q7: Do you think it is appropriate to identify land for development on the draft Green Belt...for a) housing and b) employment?

Base: all respondents who answered the question



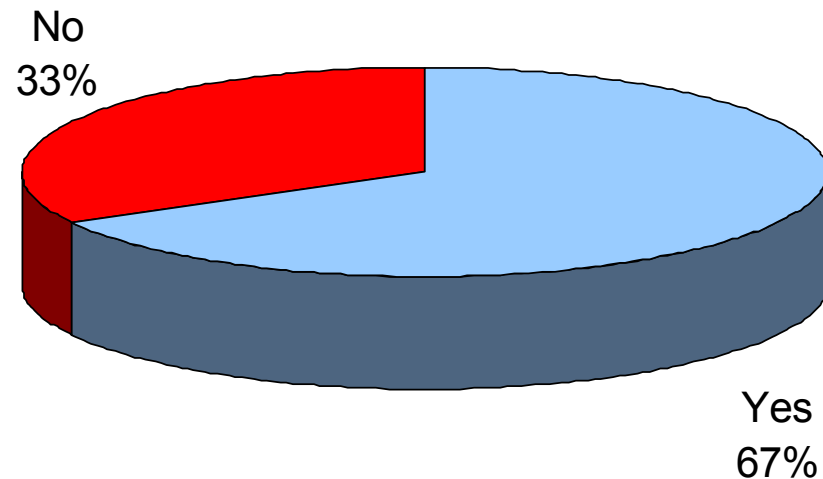
In terms of identifying land on the draft Green Belt for housing, two-fifths (40%) of respondents agreed with this. However three-fifths (60%) disagreed.

39% of the sample agreed with identifying land for employment on the draft Green Belt, whilst 61% did not.

Building new homes

Q8: If we need to identify land for new homes do you think that areas A and B, currently in the draft Green Belt, are the most suitable locations?

Base: all respondents who answered the question



Two-thirds (67%) of respondents agree that areas A and B are suitable locations for building new homes. The remaining third (33%) do not agree.

If no, which other areas would be more suitable? (please mark on the map)

The 33% of respondents who did not agree with the areas identified for building new homes were asked to suggest areas they think would be more suitable.

Half of respondents did not suggest an alternative, of those that did the main areas identified were:

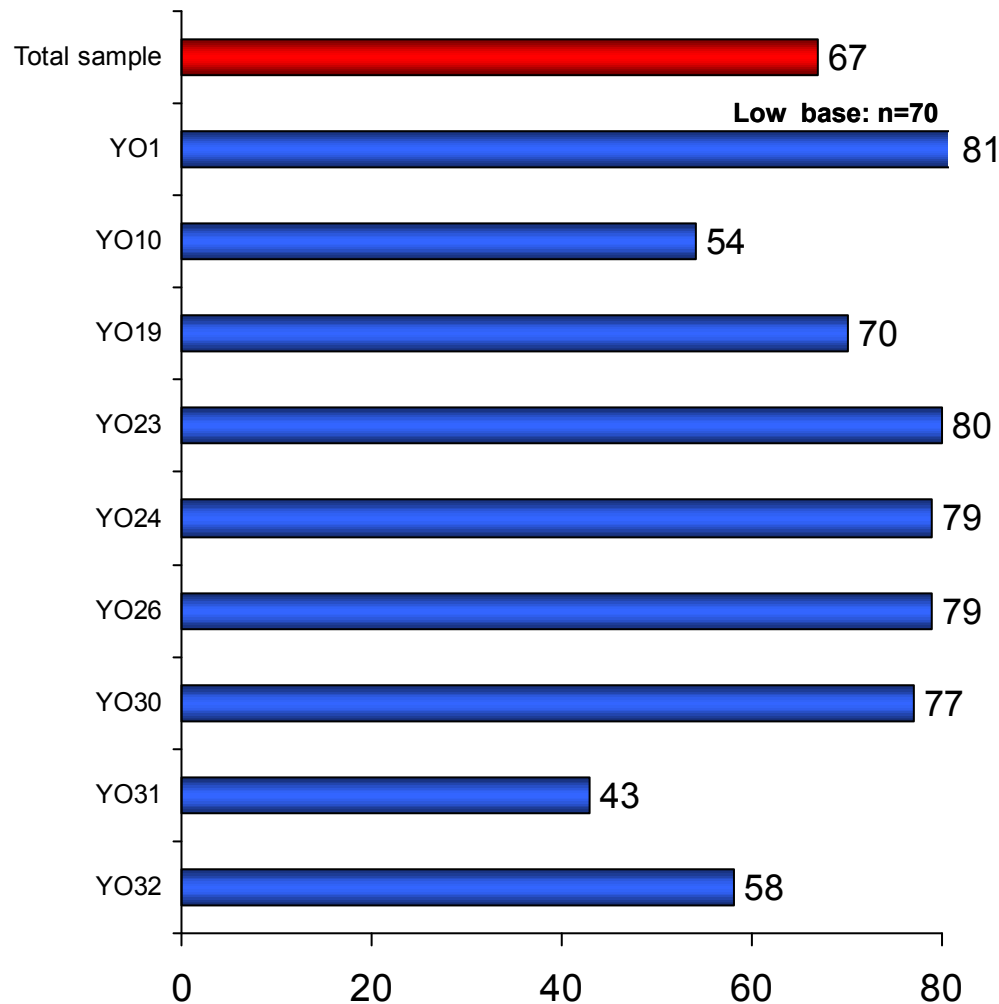
- Area E
- Area F
- Area D
- Brownfield sites only

Building new homes – postcode analysis

Q8: If we need to identify land for new homes do you think that areas A and B, currently in the draft Green Belt, are the most suitable locations?

Base: all respondents who answered the question

Yes, areas A and B are most suitable locations %



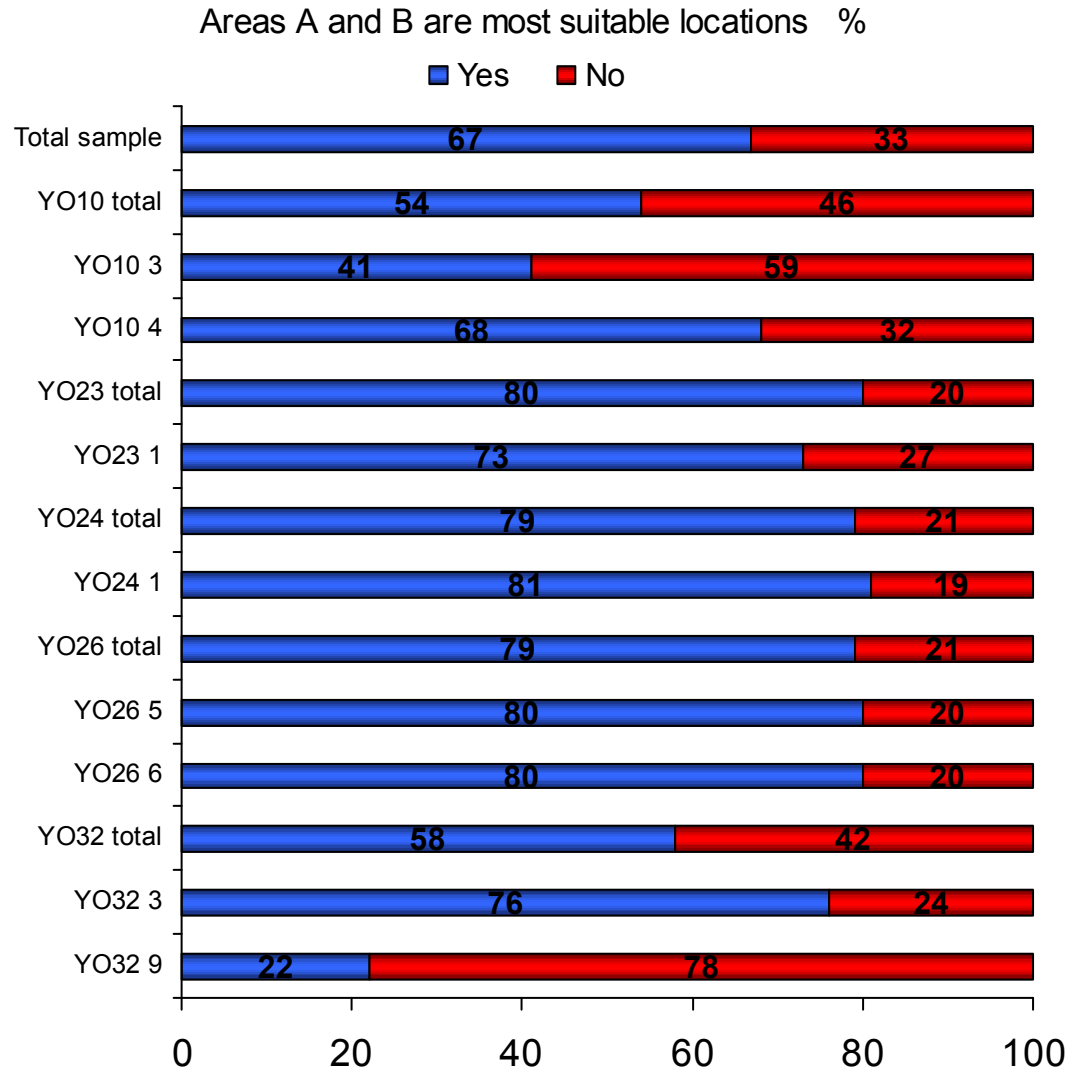
*Results for YO41 have been excluded from postcode analysis due to a very low overall sample number (n=12)

Respondents living in postcode areas close to area A (YO31) and area B (YO10), were less likely to agree that these areas are suitable locations for building new homes (43% for YO31 and 54% for YO10).

Building new homes – lower level postcode analysis

Q8: If we need to identify land for new homes do you think that areas A and B, currently in the draft Green Belt, are the most suitable locations?

Base: all respondents who answered the question



*Only postcode areas with a sample base of 75 or above have been charted due to the reliability of data.

Respondents living in postcode areas YO10 3 and YO32 9 were less likely to agree that areas A and B are suitable locations for building new homes (41% for YO10 3 and 22% for YO32 9).

Wards within postcode areas:

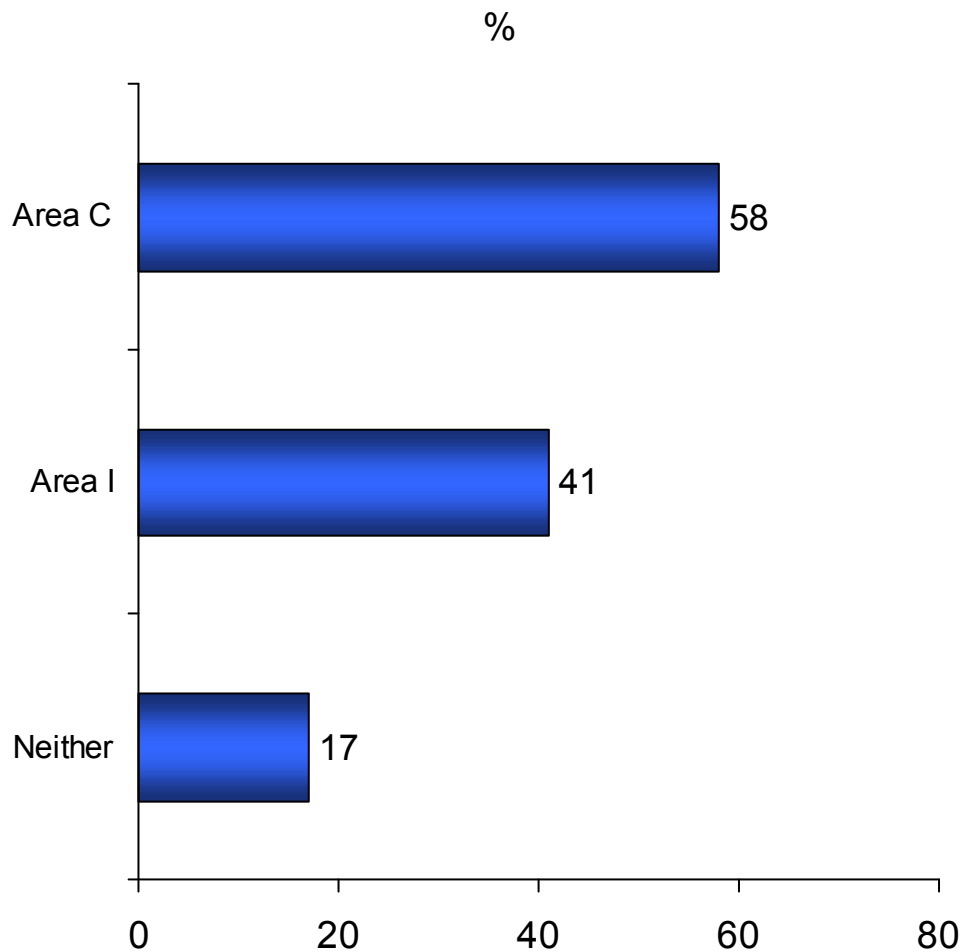
YO10 3 – Fishergate, Osbaldwick, Hull Road, Guildhall.

YO32 9 – Strensall, Huntington and New Earswick, Heworth, Heworth without.

Land for employment

Q9: If we need to identify land for employment do you think that areas C and/or I are suitable locations for industrial and distribution employment areas?

Base: all respondents who answered the question



Over half (58%) of all respondents believe area C is suitable for industrial and distribution employment, whilst 41% agree with area I. The remaining 17% of the sample said that neither area C or I are suitable locations.

Which other areas would be suitable?

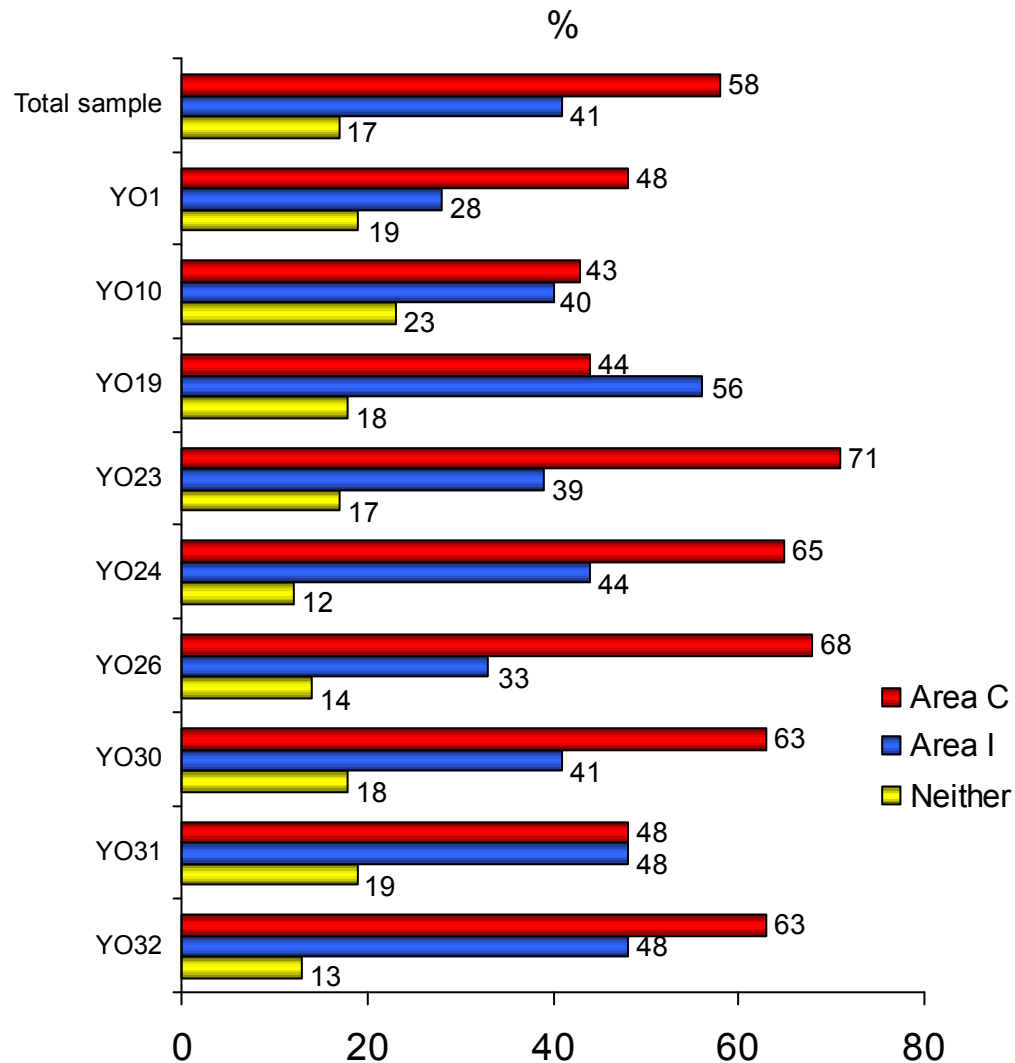
Respondents were given the option of suggesting alternative areas for industrial and distribution employment, with the main areas identified as:

- 3% Area A
- 2% Area E
- 2% Area F
- 1% Area H and D

Land for employment

Q9: If we need to identify land for employment do you think that areas C and/or I are suitable locations for industrial and distribution employment areas?

Base: all respondents who answered the question



*Results for YO41 have been excluded from postcode analysis due to a very low overall sample number (n=12)

Respondents living in postcode areas close to area C (YO10 and YO19) were less likely to agree that this is a suitable location for industrial and distribution employment (YO10, 43% and YO19, 44%).

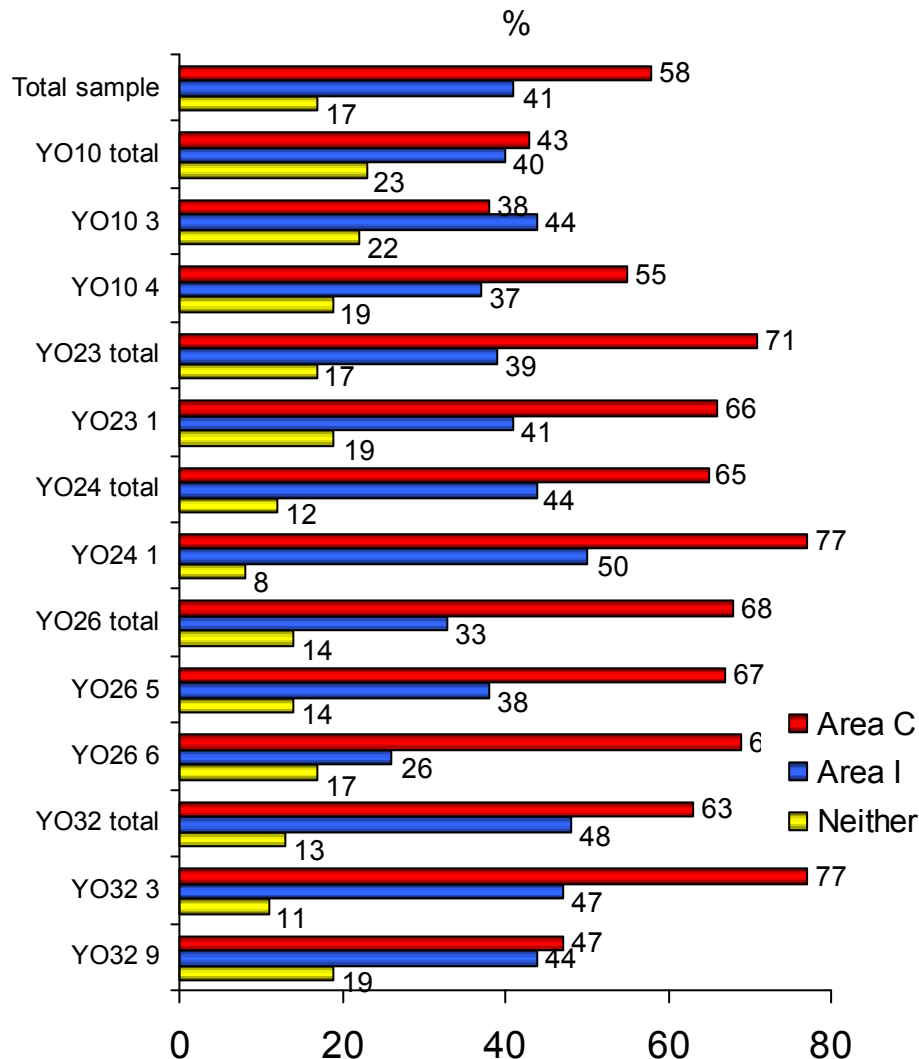
In terms of area I, again it is those respondents who live in postcode areas close to area I (YO26 and YO23) that are less likely to agree this is a suitable location (YO26, 33% and YO23, 39%).

Land for employment

Q9: If we need to identify land for employment do you think that areas C and/or I are suitable locations for industrial and distribution employment areas?

Base: all respondents who answered the question

*Only postcode areas with a sample base of 75 or above have been charted due to the reliability of data.



In terms of area C, respondents living in YO24 1 and YO32 3 (both 77%) were more likely to agree that this is a suitable location for industrial and distribution employment.

Respondents living in postcode areas YO10 3 and YO32 9 were least likely to agree that area C is a suitable location (38% for YO10 3 and 47% for YO32 9).

For area I, respondents living in area YO24 1 were more likely to agree that this is a suitable location (50%), whilst those living in area YO26 6 were least likely to agree (26%).

Wards within postcode areas:

YO10 3 – Fishergate, Osbaldwick, Hull Road, Guildhall.

YO24 1 – Micklegate, Dringhouses and Woodthorpe.

YO26 6 – Rural West York, Acomb, Mickelgate.

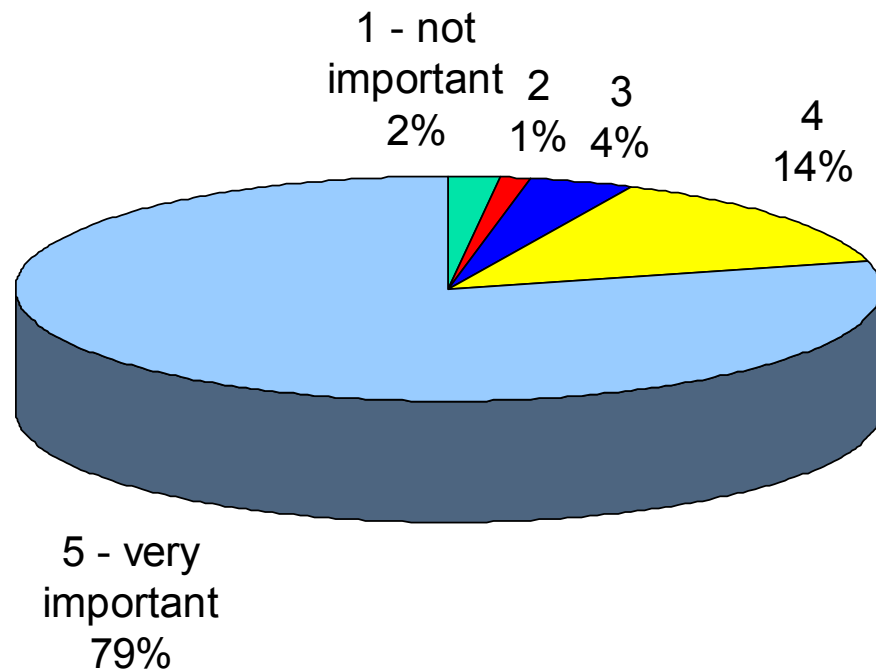
YO32 3 – Haxby and Wigginton, Huntington and New Earswick.

YO32 9 – Strensall, Huntington and New Earswick, Heworth, Heworth without.

York's special Historic and Built Environment

Q10: How important is fully understanding the special character of York in informing high quality new design?

Base: all respondents who answered the question



Around four-fifths (79%) of respondents believe that fully understanding the special character of York in informing high quality new design is 'very important'. A further 14% think it is fairly important, whilst 2% said it is 'not important'.



Building confident, creative and inclusive communities

Base: all respondents who answered the question

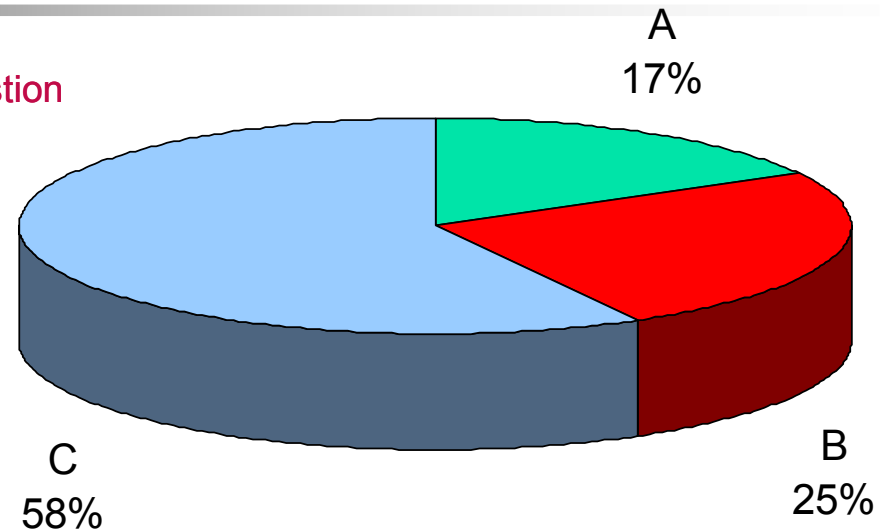
Q11. York is in a high demand area for affordable housing and need each year is higher than the total number of houses built. The council currently negotiates with developers to provide up to 50% affordable housing on medium to large sites in the main built up area and on small to large sites in the villages. Developers say this is too high. The 50% target can be reduced if evidence is provided to show that development is not viable at this level. Should we:

- a. continue to negotiate for up to 50% only on medium to large sites in the main built up area and on small sites in villages. On site provision would be prioritised;
 - b. require a level of affordable housing on all sites in the city, increasing from 20% (on small sites) to 50% (on large sites). In villages, continue the target of 50% on sites of two or more homes. On site provision would be prioritised;
 - c. require a level of affordable housing or equivalent financial contribution (which could, for example, be used to buy existing empty properties) in both the city and villages increasing from 10% (on small sites) to at least 40% (on large sites). Developers have an option to supply properties off site from their main development.
-

Building confident, creative and inclusive communities

Base: all respondents who answered the question

- a. continue to negotiate for up to 50% only on medium to large sites in the main built up area and on small sites in villages. On site provision would be prioritised;
- b. require a level of affordable housing on all sites in the city, increasing from 20% (on small sites) to 50% (on large sites). In villages, continue the target of 50% on sites of two or more homes. On site provision would be prioritised;
- c. require a level of affordable housing or equivalent financial contribution (which could, for example, be used to buy existing empty properties) in both the city and villages increasing from 10% (on small sites) to at least 40% (on large sites). Developers have an option to supply properties off site from their main development.



Over half (58%) of respondents think we should require a level of affordable housing or equivalent financial contribution in both the city and villages from 10% (on small sites) to at least 40% (on large sites) and that developers should have an option to supply properties off site from their main development (option c).

A quarter (25%) of the sample agree with option B, to require a level of affordable housing on all sites in the city, increasing from 20% to 50%.

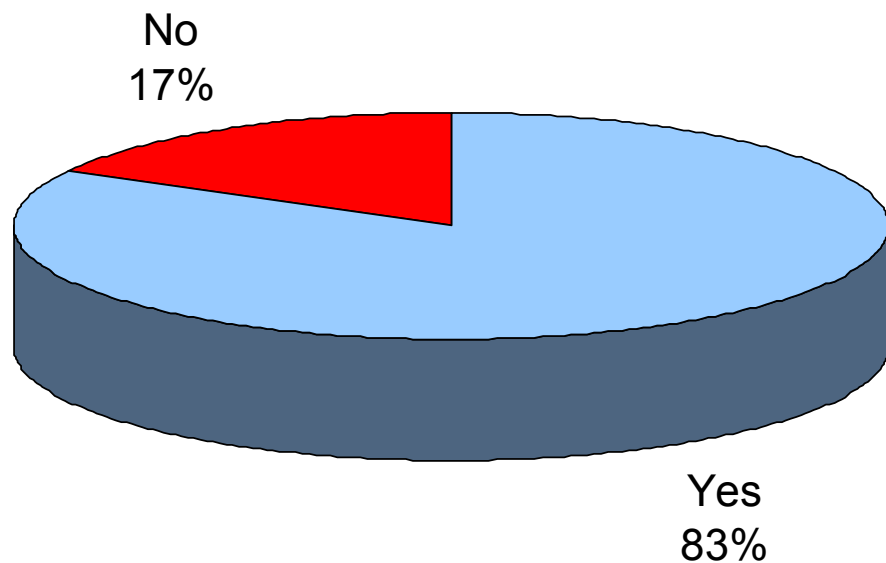
Respondents were less likely to choose option A (17%), which specifies that we should continue to negotiate for up to 50% only on medium to large sites in the main built up areas and on small sites in villages.



Building confident, creative and inclusive communities

Base: all respondents who answered the question

Q12a A recent housing study shows that in the past we have built too many flats and not enough family houses, and that the longer term need is for two thirds houses and one third flats. The LDF is planning for a 20 year time period and demand for smaller properties may increase during this time, given the trend towards smaller family groups. Smaller properties, such as flats, would mean more homes could be accommodated within the main built up area, reducing pressure on the draft Green Belt. Do you agree that we should build more houses (around two thirds) than flats (around one third)?



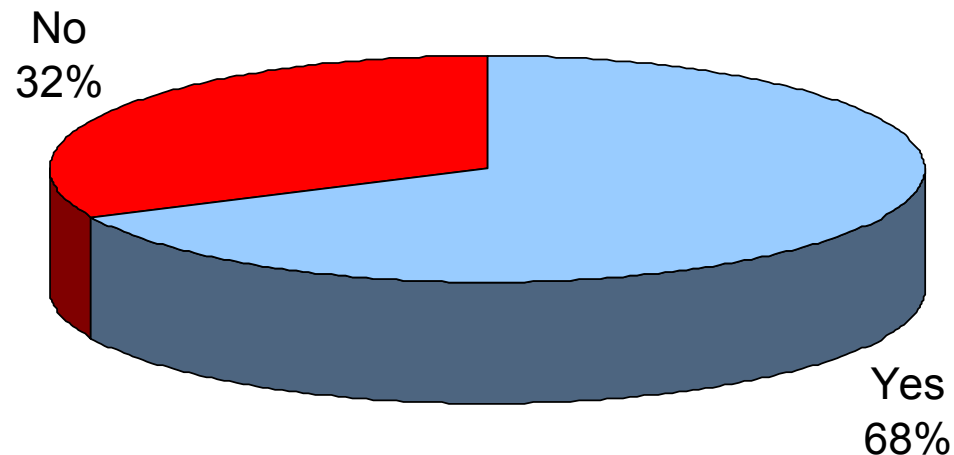
Over four-fifths (83%) of the sample agree that we should build more houses (around two thirds) than flats (around a third). 17% of respondents disagree that we should build houses rather than flats.

Building confident, creative and inclusive communities

Q12b: Do you think that this should increase to a greater number of smaller properties, such as flats, towards the end of the plan period if this reflects the changing needs of York?

Base: all respondents who answered the question

Q12b A recent housing study shows that in the past we have built too many flats and not enough family houses, and that the longer term need is for two thirds houses and one third flats. The LDF is planning for a 20 year time period and demand for smaller properties may increase during this time, given the trend towards smaller family groups. Smaller properties, such as flats, would mean more homes could be accommodated within the main built up area, reducing pressure on the draft Green Belt. Do you think that this should increase to a greater number of smaller properties, such as flats, towards the end of the plan period if this reflects the changing needs of York?

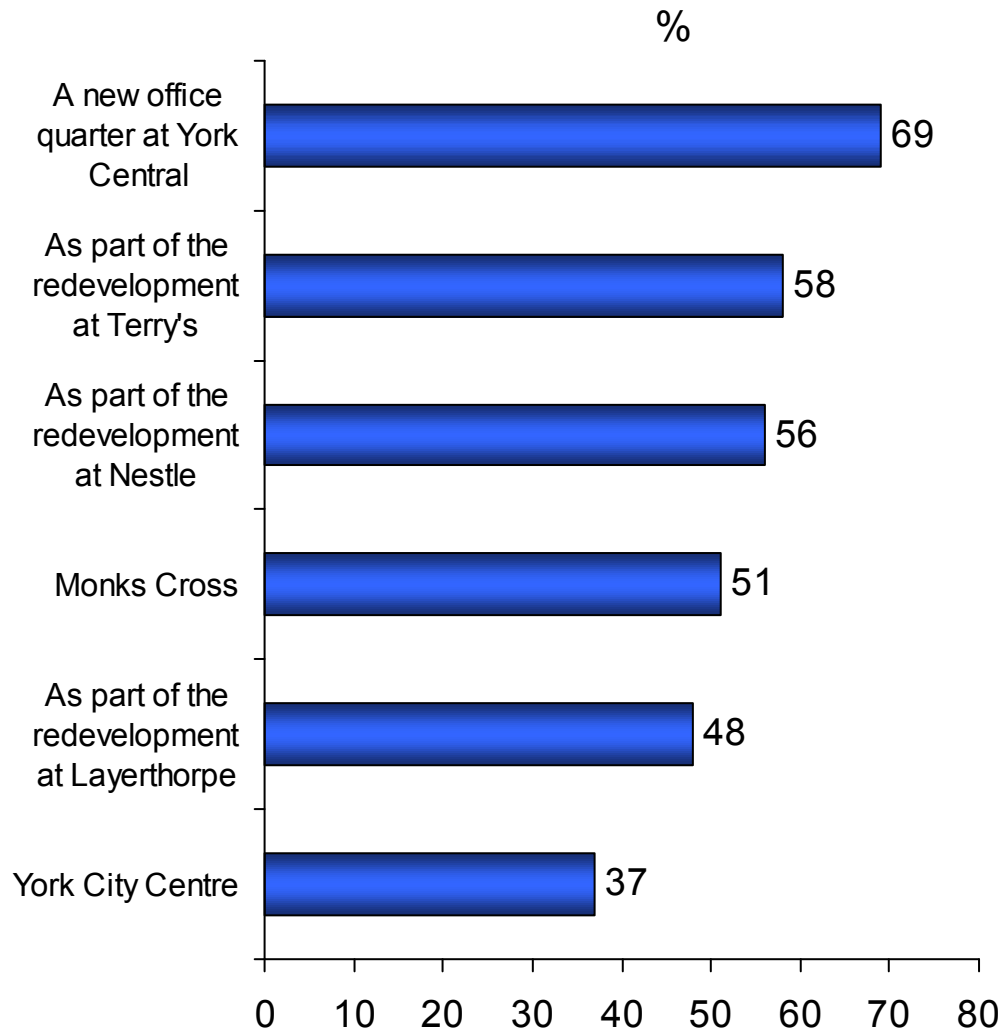


Around two-thirds (68%) of the sample agree that towards the end of the plan period there should be an increase to a greater number of smaller properties if this reflects the changing needs of York. The remaining third (32%) did not agree.

A Prosperous and Thriving Economy

Q13: Following a recent employment study, we have identified the following areas for new office development. Please tick those that you feel are appropriate.

Base: all respondents who answered the question



Over two-thirds (69%) of respondents agree with a new office quarter at York Central. 58% of the sample agree with office development as part of the redevelopment at Terry's, whilst 56% said as part of the redevelopment at Nestle.

Just over half (51%) of respondents think office development should be at Monks Cross, whilst 48% said as part of the redevelopment of Layerthorpe.

Respondents were least likely to agree that office development should be in York city centre (37%).

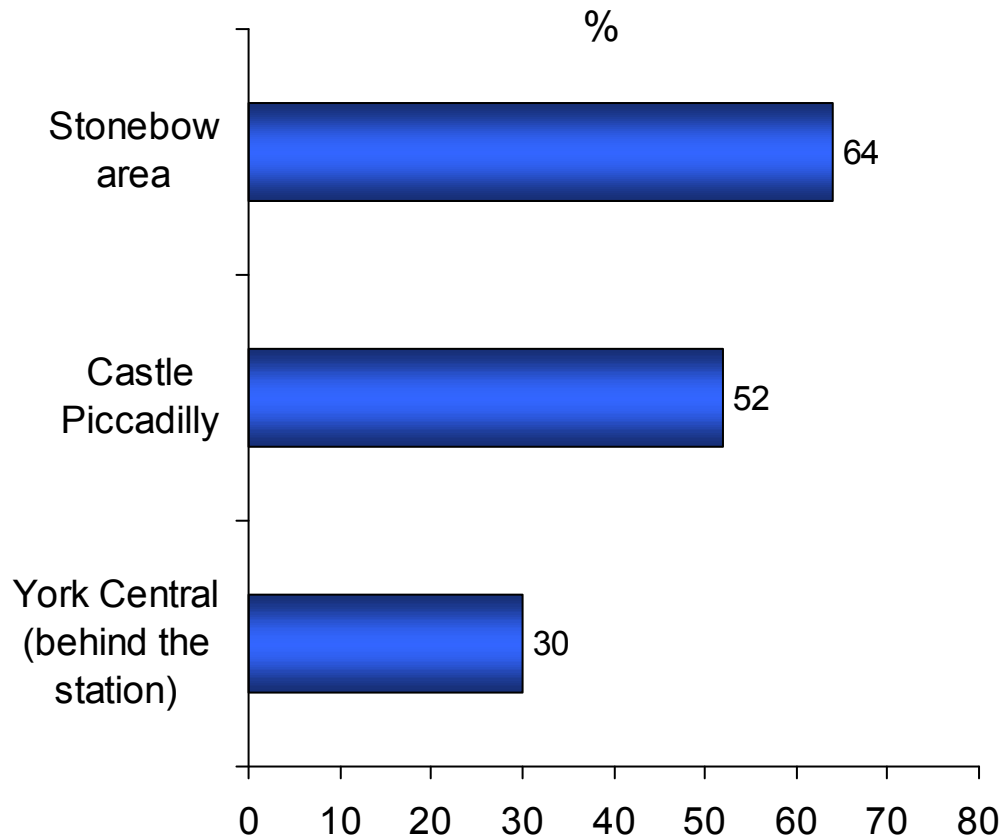
Respondents were given the opportunity to add any further comments about office development. The main comments were

- Ensure that there is a good public transport infrastructure.**
- There are enough sites which should be used or redeveloped.**
- Ensure they have car parking spaces.**

Locations for new shops

Base: all respondents who answered the question

Q14 Whilst York city centre will remain the main focus for shopping development, there are limited opportunities to increase the number of shops. This is important in maintaining York's role as a key shopping location allowing for competition with other key shopping locations. We think that the following locations may be suitable for new shops. Which do you feel are suitable?



Nearly two-thirds (64%) of respondents think that new shops should be developed in the Stonebow area, whilst 52% said Castle Piccadilly.

Respondents were less likely to agree that new shops should be built at York Central (30%).

Respondents were also given the opportunity to suggest alternative locations, to which the main comments were:

- **Brownfield sites**
- **Hungate**
- **Monks Cross**
- **There are enough empty shops in York which should be filled first.**



District shopping centres

Q15: Do you think that there are any other district centres in York?

Base: all respondents who answered the question

Q15 After the city centre, two district shopping centres are currently identified at Acomb and Haxby. District centres generally serve a local neighbourhood and contain a range of shops and services such as banks, building societies and restaurants as well as local public facilities such as a library. Do you think that there are any other district centres in York?

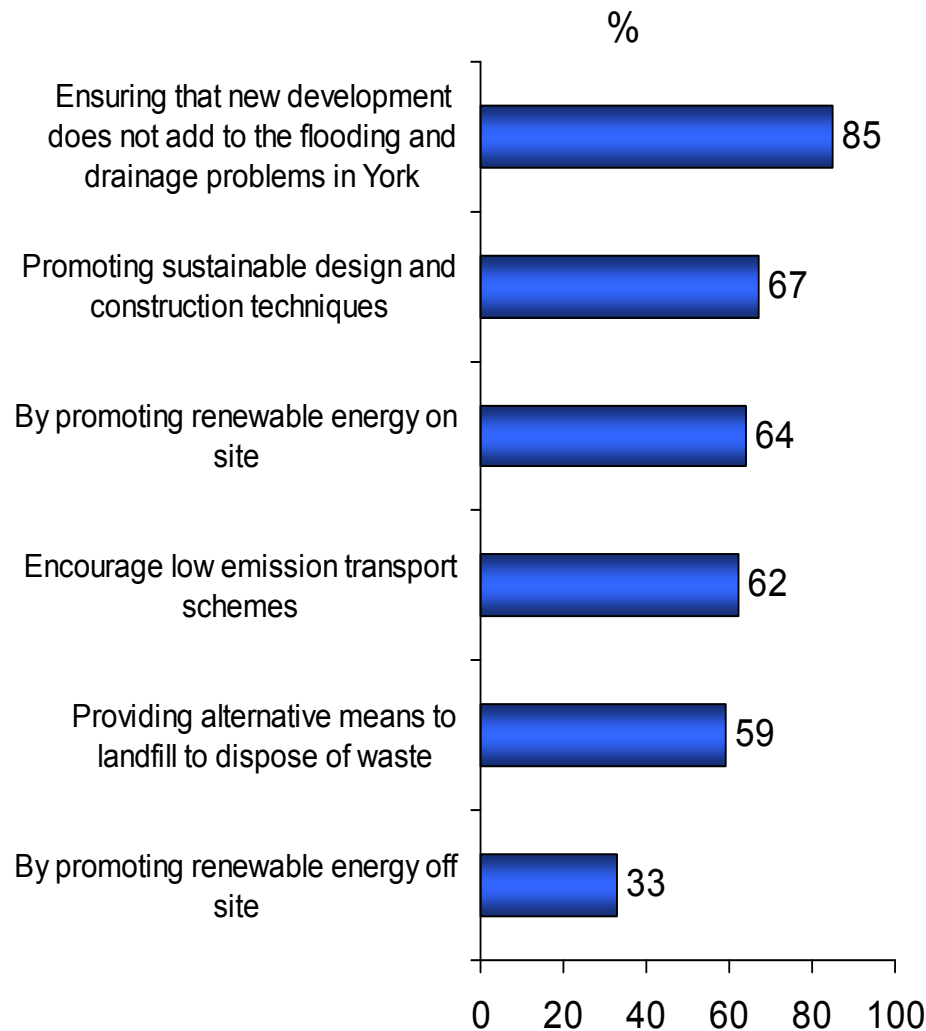
78% of respondents did not suggest any other district shopping centres in York. Of those that did the main areas were:

- **6% (n=142) Bishopthorpe Road**
 - **4% (n=88) Fulford**
 - **3% (n=59) Heslington**
 - **2% (n=55) Heworth**
 - **2% (n=44) Clifton**
 - **1% (n=30) Huntington**
 - **1% (n=25) Strensall**
 - **1% (n=23) Copmanthorpe**
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A Leading Environmentally Friendly City

Q16: A key role of the plan (LDF) is to promote sustainable development, this includes addressing the issues of climate change. Which of the methods below, do you think will be most effective in York?

Base: all respondents who answered the question



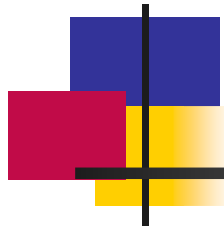
Over four-fifths (85%) of respondents think that ensuring new development does not add to the flooding and drainage problems in York will be most effective for sustainable development.

Two-thirds (67%) of the sample agree with promoting sustainable design and construction techniques, whilst 64% agree with promoting renewable energy on site.

Respondents were least likely to agree that promoting renewable energy off site will be most effective for York (33%).

‘Other’ suggestions included:

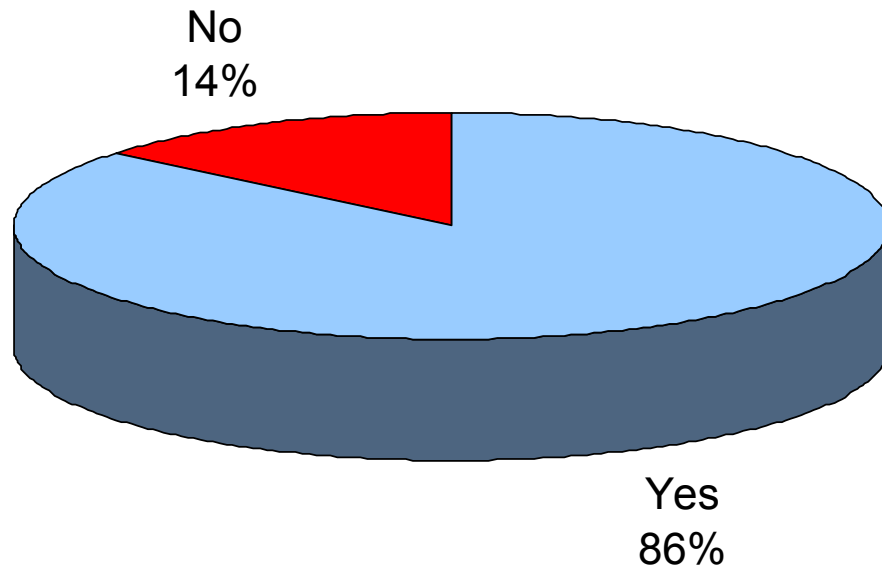
- **Ensure that there is a good provision of public transport or encourage people to use public transport.**
- **Promote recycling more and make it easier.**
- **Provide more cycle paths and cycling facilities.**
- **Reduce the use of cars.**
- **Encourage additional methods of renewable energy.**



Transport

Base: all respondents who answered the question

Q17 The approach to transport set out in the plan (LDF) aims to minimise the need to travel thereby reducing congestion and reliance on the private car. It will help achieve this through encouraging walking and cycling and the use of public transport in addition to improving access to services. Do you agree with the above approach for transport?



Over four-fifths (86%) agree with the approach for transport, which aims to encourage walking and cycling and the use of public transport as well as improving access to services.

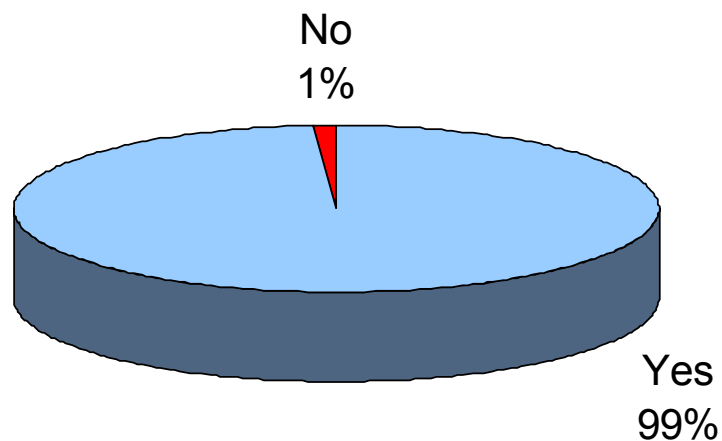
The remaining 14% of the sample did not agree with the proposed approach.



Green infrastructure

Base: all respondents who answered the question

Q18 York's parks, open spaces, nature conservation sites, river corridors are part of the city's green infrastructure. We intend to protect and improve these existing green assets whilst also addressing 'gaps' in provision. Do you agree with this approach?



Almost all respondents (99%) who completed the survey agree with the approach to green infrastructure, which intends to protect current infrastructure whilst looking at any 'gaps' in provision.

Which parks and open spaces do you think need to be improved and where do you think new ones are needed?

Respondents were given the opportunity to suggest parks and open spaces that need improving and areas for new ones. 67% of the sample did not provide any suggestions, of those that did the main ideas were:

- Improve Rowntree Park, mainly by removing the geese.
- Improve the riverside or create more riverside paths.
- Improve Museum Gardens.
- Improve Acomb Green.
- Improve West Bank Park.
- Need a park at Castle Museum/Cliffords Tower area.
- Need more parks and open spaces in the Huntington area.



General comments

Respondents were given the opportunity to make any other comments, to which 86% did not. Of the individuals who did the main comments were:

- Don't build on the Green Belt land.**
 - York is big enough already or don't allow more development in York.**
 - Further development should be carefully controlled to ensure it's in keeping with the character of York.**
 - Reduce the volume of traffic or sort out the traffic congestion problems.**
 - Public transport needs to be improved or made cheaper to encourage greater use.**
 - Provide more affordable housing.**
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