

Meeting of the Local Development Framework
Working Group

25th October 2010

Report of the Director of City Strategy

YORK NORTHWEST PLANNING FRAMEWORK

Update on progress and draft Supplementary Planning Document for the former British Sugar site

Summary

1. In March this year Members agreed that the planning framework for York Northwest would be provided by policies within the Core Strategy and Supplementary Planning Documents (SPD's) for each of the two strategic sites within the area, York Central and the former British Sugar site. This report outlines the strategic policy direction and evidence work on overarching York Northwest (YNW) issues in relation to the Core Strategy. It also outlines the process and justification behind the development of the Core Strategy policy approach, which will be used to support the Development Plan Document at Examination. The draft YNW Section of the submission draft Core Strategy is also attached (see Appendix 1). A short update on the position with the proposed York Northwest Urban Eco Settlement and York Central is also provided.
2. Transport and Open Space Topic Papers have been produced as evidence base work for York Northwest and can be found at Appendix 2 and Appendix 3. This report summarises the scope and headline findings of the work undertaken for each of these studies. The report also outlines work to establish a transport Reference Case for YNW and assessment of the likely implications of a given quantum and mix of development on the highway network. The need for a sustainable transport approach together with proposed overarching aims and key guidelines to help promote this are also outlined.
3. Audit and capacity analysis work to look at existing open space typologies within the catchment areas for the former British Sugar and York Central sites is outlined. A number of proposed guidelines to help develop green infrastructure in relation to new development are also set out. Members are asked to note the transport and open space evidence base work and proposed emerging key guidelines for transport and open space provision at YNW.

4. Members are also asked to note and comment on the draft YNW Section of the emerging submission draft of the Core Strategy attached at Appendix 1. This identifies the proposed boundary of the area covered by the draft Core Strategy policies, which is referred to as the 'York Northwest Corridor'. Site specific policies for each of the two strategic sites, the former British Sugar site and York Central, are set within the context of the overarching vision and strategic objectives for YNW. The draft Core Strategy policies identify proposed uses for each site and establish a number of key principles to guide the type of development envisaged within each area.
5. A draft Supplementary Planning Document (SPD) for the former British Sugar site has been prepared and is attached at Appendix 4. The draft SPD is structured around three interrelated themes. The draft SPD further develops city wide guidance and expands on the ten development principles outlined in the Core Strategy policies in relation to the specific area of the former British Sugar site. The draft SPD has been subject to a Sustainability Appraisal, which is attached in the SA Report at Appendix 5.
6. A draft Consultation Plan which outlines the proposed scope, information and methods of consultation for the draft SPD for the former British Sugar site is attached at Appendix 6. It is anticipated that a further report will be brought to a meeting of the council's Executive on 16th November 2010 seeking Members agreement to undertake public consultation on the draft SPD. If agreed by Members it is anticipated that public consultation on the draft SPD will commence in December this year. This report seeks Members views on the draft SPD and the draft Consultation Plan for the former British Sugar site.

Background

7. In March this year Members agreed that the planning framework for York Northwest would be taken forward within the Core Strategy as a 'zone of change', with York Central and the former British Sugar sites identified as strategic sites for which SPD's would be prepared. The inclusion of eco town standards within the Core Strategy policies was also agreed.
8. The headline findings of a review of York Central were reported to Members at the meeting in March. Whilst the economic circumstances and consequential impact of this on the timing of masterplanning were noted, Members confirmed their commitment to bringing forward the site for redevelopment. It was agreed that a Development Framework would be prepared which would inform the preparation of a Supplementary Planning Document for the area. A proactive approach to alternative delivery mechanisms for the site was agreed.

Approach

9. The planning approach for York Northwest agreed by Members in March this year, comprises four key areas of work. These are:
 - a. York Northwest Evidence Base work.
 - b. YNW Section of the submission draft Core Strategy.
 - c. The British Sugar Draft Supplementary Planning Document (SPD).
 - d. Supplementary Planning Document (SPD) for York Central.

10. This report outlines the work undertaken to progress each of these four areas of work. This has been informed by the work undertaken for the Issues and Options (YNW AAP) and subsequently progressed as part of work for the Preferred Options (YNW AAP). It is also informed by the consultation feedback on the Issues and Options. As part of the work on Preferred Options an Option Appraisal (see Appendix 7) was undertaken to refine the number of options to be examined in more detail. A copy of this report is provided in the Members Library and 9 St Leonard's Place and is also available on request. The work undertaken in progressing towards Preferred Options in the AAP work has been used as background for the guidance being developed in the planning approach for the Core Strategy and the Supplementary Planning Documents.
11. The city wide evidence base on particular issues such as, retail, affordable housing and employment, will be used to inform the content of the draft policy for York Northwest. Specific issues, however, in relation to transport and open space have been considered in a more area based context for York Northwest and more detailed evidence base documents have been produced for these topics. The topic papers summarise work on assessing the existing position and likely implications of new development at the former British Sugar and York Central sites on transport and open space. The content of these topic papers and the emerging strategic direction is outlined below in section 'a) York Northwest Evidence Base'.
12. The Core Strategy will provide the policy context for York Northwest as a whole and identify the two strategic development sites within the York Northwest Corridor as strategic allocations. The policy approach for the YNW Section of the submission draft Core Strategy is outlined below in section 'b) Core Strategy'. The evidence base for York Northwest will be used to support the Core Strategy at Examination.
13. Supplementary Planning Documents will provide more detailed site specific planning guidance for the former British Sugar and York Central sites respectively. Should other sites within the boundary of the York Northwest Corridor come forward for development they will also need to be considered within the overall policy framework for York Northwest and further SPD's could be produced for individual sites if appropriate.
14. The content of the draft SPD for the former British Sugar site is outlined below in section 'c) British Sugar Draft Supplementary Planning Document. A report will be brought to Members of the Planning Committee to advise them of the content of the draft SPD. Following public consultation it is anticipated that a report will be brought to Members of the Planning Committee in Spring 2011 seeking agreement to adopt the draft SPD for development control purposes in advance of formal adoption of the document following the adoption of the Core Strategy.
15. The outline scope of the draft SPD for York Central is outlined below in section 'd) draft SPD for York Central'. It is anticipated that this document will be produced in the form of a 'development framework' to reflect the specific site characteristics and complexities of the area.

a) York Northwest Evidence Base

16. Due the scale of development anticipated to come forward from the two strategic sites within York Northwest it will be important to ensure that a comprehensive and planned approach to transport and open space is taken. For transport this has involved strategic modelling of the estimated impact of a given level of development on the highway network to inform the need for local and city wide transport interventions. For open space work it will be important to demonstrate the need for new open space to be provided for each new development in the context of the surrounding areas. This background analysis will also be used should any further sites be identified for development within the York Northwest area.

Transport Work

17. A substantial amount of transport work has been undertaken by the council and transport consultants Halcrow between 2008 and 2009 to begin to establish a transport framework for the York Northwest area. A Transport Topic Paper, which summarises this work has been produced (see Appendix 2). This builds on transport work undertaken for the York Northwest Area Action Plan (YNW AAP) Issues and Options Report, and subsequent work undertaken as part of the Preferred Options. It will provide the basis of an overarching Transport Masterplan for the YNW area which is currently being produced and will inform the preparation of the SPD's for the York Central and former British Sugar sites.
18. A copy of the Transport Topic paper is available on request and is in the Members Library and in Reception at 9 St Leonard's Place. The transport impacts of development on the York Central and British Sugar development sites are considered both individually and collectively. The work has been strategic in scope, allowing assessment of the high level, headline implications of different development and access scenarios.

Transport Reference Case

19. A transport Reference Case has been established to assess the likely impacts of a given mix and quantum of land uses on the highway network and the likely transport measures required as a result of that development. The work sets out a suggested site access approach given the development and transport modelling assumptions, and outlines an indicative package of on-site and off-site transport management measures specific to the individual development sites. The work has been multi-modal in scope, involving appraisal of pedestrian, cycling, public transport and vehicular movement, and being informed by locally specific, person-trip focused baseline data.
20. The headline findings of the transport Reference Case are that:
 - 1) The predicted impact on the transport network in terms of congestion and delay was significant.
 - 2) The reference case would result in a 24% increase in network delay and result in a significant number of junctions operating over capacity.
 - 3) Impacts on the strategic network, principally the A59 and A1237, were particularly significant and would require mitigation works.
 - 4) Fundamentally, a 'standard' approach did not deliver the objective of reducing the impact of travel on the environment.

Sustainable transport approach

21. It is clear that the transport impacts of the reference case need to be managed and a more sustainable approach developed. The transport approach to be taken will be informed by an overriding strategy of facilitating development whilst minimising the impacts of travel on the environment. These impacts include: carbon dioxide emissions; nitrogen and particulate emission; noise pollution; detriment to visual and general amenity; and impact on the city's built fabric and historic character.
22. In managing the transport impacts of development at YNW it will be essential, that a more sustainable approach to transport is undertaken. This will promote more sustainable patterns of travel by future residents, employees and users of the development sites. A combination of measures to encourage a high non-car modal split and network mitigation measures will be required to manage impact. A transport Sustainable Case is, therefore, being developed as part of the Transport Masterplan for YNW. This will identify how a more sustainable mode split could be achieved through incentivising sustainable modes of transport through, for example, fast, reliable public transport services and safe, attractive walking and cycling facilities.
23. The overarching sustainable transport approach will aim to:
 - 1) Establish a sustainable transport system based around people not cars;
 - 2) Maximise opportunities for public transport, walking and cycling;
 - 3) Minimise vehicle trips to the site;
 - 4) Minimise car parking on the site;
 - 5) Providing good connections to the city centre for sustainable travel modes;
 - 6) Minimise the impact on the surrounding highway network;
 - 7) Increase capacity on the network at appropriate locations; and
 - 8) Ensure no through route for vehicular movements is provided into the city centre (other than public transport).
24. In identifying the appropriate access for each site the approach will be to:
 - 1) Retain maximum flexibility;
 - 2) Reduce direct vehicular trips to the city centre;
 - 3) Maximise connections to the surrounding pedestrian and cycle network;
 - 4) Provide for future access for Tram Train connections; and
 - 5) Provide a link between the sites for pedestrians and cyclists.
25. A number of proposed overarching key transport guidelines, which will help to promote a sustainable transport approach for York Northwest are outlined in the Transport Topic Paper.
26. A Transport Masterplan for the YNW area, which will include the sustainable approach and transport requirements outlined above, is currently being produced. The Transport Masterplan is anticipated to be taken forward within an overall Infrastructure Plan as part of the Core Strategy. It will provide a more detailed package of on-site and off-site transport measures needed to facilitate development of the York Northwest area. It will also outline the apportionment mechanism to be used in assessing the level of transport contributions by developers.

Open Space work

27. Open Space work has been undertaken by the council and consultants PMP Genesis to look at existing open space typologies within the York Northwest corridor and set out an emerging approach to open space provision for new development. An Open Space Topic Paper which summarises this work has been produced (see Appendix 3). A copy of this is available on request and is in the Members Library and in Reception at 9 St Leonard's Place. This also incorporates public and stakeholder consultation responses in relation to the Issues and Options (AAP) report.
28. A York Northwest Open Space, Sport and Recreation Audit was undertaken by consultants, PMP (now PMP Genesis) in 2009. This built on the earlier York Open Space Study produced by PMP for the Council as evidence base for the Core Strategy. The Audit covers existing provision of open space typologies within the York Central and former British Sugar sites and within a 1km catchment area. This Audit provides the context for potentially accessible open space provision to York Northwest.
29. The Open Space Topic Paper outlines the findings of the Audit and uses a staged methodology to produce a capacity analysis of existing open space within the York Northwest area. The headline findings from this analysis are that of the original 133 Open Space sites included within the 1km accessibility buffer in the YNW open space audit, there are 10 sites across 5 typologies which are both potentially accessible from the development and have some residual capacity to meet needs. However, accessibility improvements would need to be provided for some of these sites to be usable by future residents of the area. It should also be noted that due to the location of the open space and the scale of the two strategic sites the accessibility of some of these open space sites will mean that only some of the York Northwest area will have the ability to be served by existing open space sites.
30. An emerging strategic direction and proposed guidelines for open space provision within the York Northwest area is included within the Open Space Topic paper. From this work a number of key principles have been developed which are outlined in the Core Strategy draft policy and expanded upon in Supplementary Planning Documents for York Northwest.

b) Core Strategy

York Northwest Policies

31. Draft policies for York Northwest will be outlined in YNW Section of the submission draft of the Core Strategy. This will be the subject of a separate report to be brought to Members at a future meeting of the LDF Working Group. A draft of YNW Section is attached at Appendix 1 for information and comment. The Core Strategy policies provide the context for the overarching vision and strategic objectives for York Northwest. Site specific policies have been developed for each of the two strategic sites, the former British Sugar and York Central sites. These cover the types of use anticipated in each development area and establish principles for development.

Boundary

32. The Issues and Options report (YNW AAP) did not include a boundary for the York Northwest area. This approach was taken to allow all relevant issues to be taken

into account before a decision on the boundary is made. This included emerging work on transport links and access into the area and to allow input from public consultation. Various sites were put forward as part of the consultation and were referred to in the reports to Members in May and July 2008. Further work on refining the access options into the area has now been undertaken (see Transport Topic Paper and Option Analysis Report).

33. As work has progressed the importance of giving an overall context to the development sites has been reaffirmed, due to the scale and impact of the development likely to come forward. The boundary of the area to be covered by the draft Core Strategy policies has therefore been drawn wider than the two development sites. It is recognised however it is a broad area covering significant areas of existing development that are unlikely to change. Thus, whilst the intention in March was to refer to this area as a zone of change it is considered more appropriate to refer to the area as the York Northwest corridor.

Vision and Objectives

34. The vision, strategic and spatial objectives for York Northwest (YNW AAP) were all agreed by Members in July 2008. The vision and strategic objectives as agreed, will be taken forward within the draft Core Strategy policies for York Northwest. The spatial objectives for York Northwest are being taken forward and further refined in the documents being produced. The land uses previously outlined in these spatial objectives are included and expanded upon in the policies for each development site to guide the type of development envisaged. This will ensure that the development opportunities specific to each site are reflected in the individual SPD's.

Land uses

35. The key land uses outlined in the policies for the former British Sugar site as appropriate uses to be taken forward in the regeneration of the area include housing centred around a new local centre with shopping and community facilities. The key land uses outlined in the policies for the York Central site as appropriate uses to be taken forward in the regeneration of the area include housing/community uses with a new urban quarter incorporating offices, retail and expanded leisure facilities.
36. In establishing these uses regard has been given to the emerging Core Strategy and evidence base studies produced in support of this, consultation responses received in relation to the Issues and Options for York Northwest (AAP) and for the Core Strategy Preferred Options. The York Northwest Option Appraisal has also given direction for the assessment of options being taken forward. Further detail on these uses is attached in the summary of land uses attached at Appendix 8.

Principles for development

37. The policies for York Central and the former British Sugar site reflect the specific site characteristics and location of each site. In each policy a number of key principles are outlined to guide the type of development envisaged within each area. These principles are based on the spatial objectives agreed by Members in July 2008, consultation feedback and subsequent evidence base work. These will be used as the basis for developing more detailed planning guidance within each respective Supplementary Planning Document.

Targets

38. The delivery of each site will be measured against a number of targets for the provision of the key land uses by anticipated timescales. The targets given are informed by information currently available in terms of rates of build out per year, the quantum of land uses to be delivered and the timescale for the plan period. These targets will also be informed by the masterplanning to be undertaken for each site and the phasing strategy to be developed.

Infrastructure and Delivery

39. The strategic direction for the delivery of key infrastructure is established through evidence base work. This has indicated that a sustainable approach to infrastructure provision across all areas will be required. Delivery of development on each site will be taken forward within the overall infrastructure plan within the Core Strategy. It will also be guided by eco town principles given the status of York Northwest as an Urban Eco Settlement within the Leeds City Region. Transport work to date has established a limited range of options and a strategy to access the sites. This will be further refined through the preparation of a Transport Masterplan for the area. The principles in the draft policy outline the need for supporting community and social infrastructure to be provided. The detail of this provision will be outlined in the SPD for each site.
40. Deliverability analysis work to date for the former British Sugar site has revealed no significant barriers to delivery in the short to medium term. However, work has shown that York Central is a medium to longer term project and is likely to need public sector funding for provision of enabling infrastructure. Consequently the approach outlined within the Core Strategy will allow the preparation of separate Supplementary Planning Documents for the sites to be produced. It will also allow the timeframes for delivery to reflect market circumstances and the availability of funding streams.

c) British Sugar Draft SPD

41. In March this year Members were advised that the planning context and masterplanning needed to be undertaken for the former British Sugar site as soon as possible in order to deliver Urban Eco Settlement proposals. Since this time the landowner, Associated British Foods (ABF) has appointed a full consultant team and commenced masterplanning for the site. ABF have advised the council of their intention to submit a planning application in Spring 2011. It is important, therefore, that the planning framework for the site is sufficiently advanced, and if possible agreed, by Members when the planning application is considered in due course.
42. An internal development team approach to the project is being undertaken within the council. In addition, a core working group has been established with key council officers and the consultant team for ABF meeting on a regular basis. A higher level steering group incorporating representatives from the both the council and ABF also meets as required.
43. The council have been successful in securing the advice and support of ATLAS, who are funded by the Homes and Communities Agency, who will provide an enabling and facilitating role to the local planning authority across a range of areas

including planning, transport and sustainable development. The overall mission statement which underpins the operation of the ATLAS service is *“To secure the timely delivery of high quality sustainable development through effective planning processes, collaborative working and the promotion of good practice”*. ATLAS representatives will be attending working group meetings with the council and ABF. They have also agreed to facilitate consultation workshops for the council as part of the consultation process on the draft SPD.

44. A draft SPD for the former British Sugar site has been prepared and is attached in Appendix 4. This develops the strategic city wide guidance outlined in the Core Strategy policies and interprets this within more detailed guidance in relation to the specific area of the former British Sugar site. The document is structured around 3 main inter-related themes:

Theme 1: Sustainable, interactive and inclusive communities

Theme 2: Quality place/environment and

Theme 3: Sustainable movement and connections.

The ten development principles outlined in the Core Strategy policy are expanded upon within these themes.

45. Detailed direction is given as to the reasoning and justification for each principle, including reference to consultation with stakeholders and evidence of need. Within each development principle statements are provided setting out specific planning requirements.
46. The final SPD, which will be produced following public consultation, will be brought to Members of the Planning Committee for adoption as a document to be used for development control purposes. This will then form a material consideration in determining any planning applications which come forward.

Consultation on the draft SPD

47. The preparation of the planning framework within the draft SPD for the former British Sugar site and masterplanning (which is being prepared by landowner of the former British Sugar site, Associated British Foods) are currently being carried out alongside each other. A draft Consultation Plan for the SPD has been prepared and is attached in Appendix 6.
48. Consultation consultants Beattie, working on behalf of ABF, are also currently preparing a consultation plan for emerging masterplanning work. Officers will liaise with Beattie to ensure that the processes are aligned to help to simplify the consultation process for the public and reduce ‘consultation overload’.
49. Subject to Members agreement on the Consultation Plan, consultation on the draft SPD for the former British Sugar site will start in December 2010 and finish in January 2011.

Sustainability Appraisal Report

50. A Sustainability Appraisal (SA) Report has been prepared for the draft SPD for the former British Sugar site (see Appendix 5). The SA Report is available on-line or

by request and a copy is available in the Member's library and in reception at 9 St Leonard's Place.

d) Draft SPD for York Central

51. Officers have been working with the York Renaissance team and Yorkshire Forward to look at how best an appropriate planning framework for York Central can be prepared to provide a comprehensive framework for development of the area and establish parameters for the phased delivery of development in a planned way. Best practice examples of other complex, large scale development sites have been investigated and used to inform the preparation of a suggested approach for York Central.
52. It is proposed that the SPD for York Central is produced as a 'Development Framework' comprising four key interdependent elements: a planning framework; an infrastructure framework; a spatial (or urban design) framework and a delivery and funding framework. It is anticipated that the document will be jointly prepared by the York Northwest team and the York Renaissance team with additional support in the short term from Yorkshire Forward. It is intended that a further report is brought to Members in Spring 2011 to outline progress on the Development Framework together with a project plan for the preparation of the document.

Urban Eco Settlement Funding

53. On 30 March this year Members were advised that the council had been successful in securing funding from a national Eco Development Fund to support the preparation of evidence base studies and the inclusion of eco policies within the emerging Core Strategy. The funding has subsequently been reviewed following the election of the coalition government. The council's share of this funding will comprise £130,000 revenue funding for masterplanning and feasibility study work. In addition it is anticipated that flood risk work for York will be carried out as part of joint LCR Flood Risk study.
54. Funding is also being pursued for the York Northwest Urban Eco Settlement through the Leeds City Region Investment Plan (LCRIP). An economic impact assessment has been undertaken by consultants on behalf of Leeds City Region to prioritise the projects within the draft LCRIP. The council have reviewed earlier draft funding work for the project and completed an economic assessment for this which now extends over the life of the project. The funding for the Eco Showhome is now to be considered within the projects identified in the LCRIP. The Chief Executive of the HCA, Sir Bob Kerslake recently met council officers to discuss potential funding for projects in York, including York Northwest.
55. Leeds City Region have recently been advised that they have been successful in securing funding from DCLG as part of a national initiative to pilot low carbon areas across the region. Officers have submitted a bid for funding for a Renewable Energy Study for YNW to help promote and assess opportunities for alternative sustainable energy sources within the area.

Options

56. There are three options available in respect of this report:

Either:

Option 1: To proceed with the British Sugar draft SPD as attached at Appendix 6 and carry out public consultation between January and February 2011;

Or:

Option 2: To request changes are made to the British Sugar draft SPD and the amended document brought back to a future meeting of the LDF Working Group prior to consultation.

Either:

Option 3: To agree the draft Consultation Plan as attached in Appendix 6

Or:

Option 4: To suggest changes to the consultation activities set out in the draft Consultation Plan.

Corporate Priorities

57. The York Northwest area provides large brownfield development opportunities adjacent to the city centre. Development of this area will help to protect and enhance York's existing built and green environment and provides an opportunity for a flagship sustainable development. The regeneration of this area will support the following corporate priorities:

- Increase the use of public and other environmentally friendly modes of transport
- Improve the quality and availability of decent affordable homes in the City
- Improve the contribution that Science City York makes to economic prosperity

Implications

58. Implications are as listed below:

- **Financial** None.
- **Human Resources (HR)** None
- **Equalities** None
- **Legal** None
- **Crime and Disorder** None
- **Information Technology (IT)** None
- **Property** None
- **Other** None

Risk Management

59. The production of the draft British Sugar SPD documents and proposed consultation are scheduled to align with the timeframes set out by ABF for the submission of a planning application on the former British Sugar site. There is a major risk that significant amendments to the draft SPD document would delay the period for public consultation. It is important that a planning framework is place and agreed by Members for development control purposes prior to any planning application for the site being considered.

Recommendations

60. Members are asked to:

- 1) Note and comment on the draft YNW Section of the emerging submission draft of the Core Strategy attached in Appendix 1.

Reason: To give the context of York Northwest within the emerging Core Strategy document and for the British Sugar draft SPD.

- 2) Note the York Northwest evidence base work on Transport and Open Space Topic Papers as at Appendix 2 and Appendix 3 and comment on the key guidelines emerging from these documents.

Reason: To provide the necessary evidence base for the submission Core Strategy document.

- 3) To note the content and make comment on the British Sugar draft SPD attached in Appendix 4.

Reason: To give Members an understanding of the content of the document and to suggest any changes to this.

- 4) To note the preparation of the Sustainability Appraisal Report for the British Sugar Draft SPD as at Appendix 5.

Reason: To give Members an understanding of the content of the document.

- 5) To note the content and make comment on the draft Consultation Plan for consultation on the British Sugar Draft SPD outlined in Appendix 6.

Reason: To ensure Members comments are included in the documents for public consultation.

- 6) To note and comment on the process and rationale outlined for the policy approach for York Northwest within the emerging Core Strategy, including the Option Appraisal attached in Appendix 7 and the Summary of Land Uses for York Northwest attached in Appendix 8.

Reason: To ensure a robust evidence base for Examination of the DPD.

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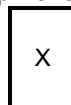
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Chief Officer Responsible for the report:

Bill Woolley
Director of City Strategy

David Caulfield
Head of City Development

Report Approved



Date 15.10.10

Specialist Implications Officer(s): None

All

Wards Affected: Acomb and Rural West York

For further information please contact the author of the report

Background Papers

Report to Executive 30 March 2010

Report to LDF Working Group 4 January 2010

Report to Executive 21 July 2009

Appendices

- Appendix 1 Draft York Northwest Section of submission draft Core Strategy
- Appendix 2 York Northwest Transport Topic Paper (*main Topic Paper available online, on request and in Member's Library & at 9 St Leonard's Place; Appendices available on request and in Member's Library & at 9 St Leonard's Place*)
- Appendix 3 York Northwest Open Space Topic Paper (main Topic Paper available online, on request and in Member's Library & at 9 St Leonard's Place; Appendices available on request and in Member's Library & at 9 St Leonard's Place)
- Appendix 4 British Sugar Draft Supplementary Planning Document (Consultation Draft)
- Appendix 5 Sustainability Appraisal Report (for British Sugar draft SPD)
- Appendix 6 Draft Consultation Plan (for British Sugar draft SPD)
- Appendix 7 Option Appraisal: YNW Area Action Plan Issues and Options (*available on request and in Member's Library & at 9 St Leonard's Place*)
- Appendix 8 Summary of Land Uses for York Northwest