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## Local Development Framework Working Group

10<sup>th</sup> July 2007

Report of the Director of City Strategy

### Employment Land Review – Evidence Base

#### Summary

1. This report advises Member's of the production of Stage One of the Employment Land Review (ELR) we have commissioned as a key part of the Evidence base to support our Local Development Framework. It has been prepared by economic development consultants, SQW. The Stage One study is attached as Annex A to this report. The detailed Annexes that accompany the Stage One study will be available to view ahead of the meeting in the Members Library, in Guildhall Reception and from the author of this report. Members are asked to approve this document for publication as part of the LDF evidence base.

#### Background

2. PPS12 (Local Development Frameworks) advises that policies prepared by local planning authorities should be founded on a thorough understanding of the needs of their area and the opportunities and constraints which operate within that area. Understanding the economy of York in this context is a key part of developing a robust LDF. The Employment Land Review will form an important part of the evidence base for the Core Strategy, Allocations DPD and the Area Action Plans for York Northwest and the City Centre.
3. The Regional Spatial Strategy places significant importance on local Employment Land Reviews as a way of determining the level of employment land that should be allocated in Local development Frameworks. The Regional Assembly also have a key role in ensuring that emerging LDF's are in "general conformity" with the RSS. The Panel Report following the public Examination of the draft RSS also identified the critical role of the Assembly in "reality checking" employment allocations in LDF's. We will therefore be liaising closely with Assembly officers as we conclude this key part of the evidence base.
4. The Study is being reported in two stages:
  - Stage one - (which is the subject of this report) provides an analysis of the regional and local context, existing land supply and employment land demand.

- Stage two - will make recommendations on the level of future land supply to support economic development and will recommend an employment land sites portfolio to meet these recommendations. The second phase will also make recommendations on suitable policy approaches for the LDF.
5. Stage One of the study has been completed in line with national guidance and is put forward for Member's approval in this report. Stage 2 will follow after it is finalized and consultation takes place with regional assembly officers on its "fit" with emerging RSS policies for the economy. This further work will feed into the Core Strategy and York North West Area Action Plan at the Preferred Options stage, and the Allocations DPD and City Centre Area Action Plan at the Issues and Option stages.

## **Options**

6. Members have two options relating to the Stage 1 Report of the Employment Land Review:

**Option 1:** To approve the Stage 1 Report, attached as Annex A, for publication as part of the Local Development Framework evidence base;

**Option 2:** To seek amendments to the Stage 1 Report through recommendations of the LDF Working Group, or request further work from SQW and/or officers. This would be over and above the budget allocated for SQW's commission.

## **Analysis of Options**

7. The Stage 1 Study forms an important part of the evidence base for the LDF. It will be primary evidence used to guide the policy issues regarding employment land provision in the City. Given the significance of this Study it is important that it is approved as part of the evidence base to support the progress of the Local Development Framework, both at the Core Strategy Issues and Options 2 stage and also within subsequent detailed policy documents.
8. Delaying the approval of the Stage 1 study could delay the Core Strategy Issues and Options 2 consultation, which is due to take place during July and August. Consequently, there would be a significant risk that this would delay further stages of the LDF, since the Core Strategy will provide the overall planning policy framework to inform the other Development Plan Documents.
9. Members are therefore asked to approve Stage 1 study of the Employment Land Review as part of the evidence base for the Local Development Framework. It is important to note that in adopting this report Members are not being asked to endorse any particular sites or a particular policy approach. Instead, we are asking members to agree that the information provided will be used to inform our consideration of Issues and Options for the Core Strategy.

Site allocations would only be taken forward following detailed consideration as part of the Allocations DPD or through the Area Action Plans for York Northwest and the City Centre.

## **Key Findings from the Study**

### Regional and local context

10. The study notes that in recent years, it has been increasingly recognised that, despite its relatively small size, the City of York plays a key role in the Yorkshire & Humber region as an important centre for business, higher education, the visitor economy and public services, including health, education and government.
11. It notes that York continues to play on its traditional strengths, based on its location as a service centre, rail engineering and food production, but the SCY initiative has helped the continuing shift away from manufacturing industries to new service and administrative activities and growing knowledge based industries. Indeed, Science City York (SCY) has been driving further change in the local, the sub regional and also the regional economies.
12. It concludes that these structural changes in the city economy are reflected in complex shifts and adjustments in market demand for employment space and the supply of employment land.
13. It notes that the regional forecasts for full time equivalent (FTE) employment in the Draft RSS anticipated employment change in York from 88,253 jobs in 2005/06 to between 87,300–93,700 in 2016. It notes that the projected employment growth of 5,447 for the higher growth scenario is substantially lower than the revised employment forecasts provided to the RSS Examination by Yorkshire Forward, which indicated employment growing in York of 12,620 over the same period. This higher figure is much closer to the “customised” econometric forecasts prepared for this ELR study by SQW, which foresaw employment in York rising by 10,400 FTE jobs by 2016 (including 5% per year growth in Science City York activities).
14. The study notes that the Draft RSS places the York sub area at the “centre of the region” and recognises the significant growth in the size and diversity of its economy in the last 20 years.
15. The study quotes the draft RSS employment land ‘commentary’ for York which states that:

“A full range of sites, including a significant supply of (high) quality land suitable for B1 uses, over forecast trend will be required. The (local Employment Land) Reviews need to support the needs of developing initiatives such as York Science City and the role of York as a key component of both the York and Leeds City Region Subarea approaches.”
16. It notes the general support for York’s predictions and comments on employment growth at the RSS Examination and the general alignment

between the new employment projections produced by Yorkshire forward for the Examination with the employment projections produced for York as part of this Employment Land Review.

### Existing Employment Land Supply

17. A key part of the study was to review the existing employment areas within York and existing and potential employment allocations to take a view on their suitability in meeting York current and future employment land needs. The study refers to some key findings from previous SCY-focused employment land studies carried out by SQW for York. These previous studies identified a requirement for around 75 hectares of high quality land to be made available between 2006 and 2021. This requirement will be re-evaluated as part of their study following the consideration of employment land “need” based on economic forecasts, an assessment of market needs and taking into account the importance of providing choice and flexibility to acknowledge the implementation issues on some of the larger employment allocations.
18. The study sets out the findings of the survey they undertook of existing employment areas and 36 currently allocated and sites previously identified through the York Local Plan process. They supplemented this survey with available information from the Council and from other published sources. They also took a local property market perspective on these areas and sites from Savills who are a firm of property agents and chartered surveyors with offices in York and Leeds.
19. The consultants assessed the sites against 10 site selection criteria (which can be found in Annex A), based on a combination of the ODPM Employment Land Review Guidance and the ODPM Sustainability Appraisal Guidance. The site selection criteria extended the property based assessment of employment sites in SQW’s previous SCY-focused studies to include both the physical and economic potential for development and the sustainable development potential of the sites.
20. The consultants employment site survey and scoring framework ranked the 36 currently allocated and potential employment sites according to their suitability for development for employment generating uses. The top ten ranked sites in this assessment were as follows:
  - 1 Holgate Park (next to York Central) (*city centre*)
  - 2 Accent Optical Technologies (*urban brownfield*)
  - 3 Heslington East (University Expansion) (*urban extension*)
  - 4 Former Terry’s site (*urban brownfield*)
  - 5 = York Central (*city centre*)
  - 5 = London Bridge (close to York College) (*urban extension*)

- 6 = Vangarde site (Monks Cross South) (*urban extension*)
  - 6= The Grainstores (Clifton Moor) (*urban brownfield*)
  - 7= Grimston Bar (near University expansion) (*greenfield*)
  - 7= Land south of Millfield Lane (near former British Sugar site) (*urban extension*)
  - 8 Monks Cross North (*urban extension*)
  - 9= Annamine Nurseries (Monks Cross) (*urban brownfield*)
  - 9= York Business Park (*urban brownfield*)
  - 10 Land adjacent to McArthur Glen (near Naburn) (*greenfield*).
21. As part of stage 1, these sites have not been differentiated in terms of employment type. Their suitability and need (or otherwise) for particular categories of employment will be considered as part of the Stage 2 study. The environmental aspects of sustainable development were included in the assessment of site suitability, but Green Belt designation was not taken into account at this stage in the study. The reason for this was to enable the consultants to take an overview of potential employment land allocations from an economic development perspective that could then be considered in the wider context of the York LDF. Full details of the results of the employment sites survey and the scorings for the various site selection criteria for each employment site are provided in Annex D of the Review which will be available to view in the Members library, Guildhall Reception or on request from the author .
22. The consultants reassessed the scoring for the former British Sugar site later in the study when ideas for a sustainable development corridor in the north western sector of the city arose from the preliminary Area Action Plan work for York Northwest. However, the consultants concluded that the score for the former British Sugar site would only be increased marginally in this changing context and that its rank order (13) in the overall assessment remained unchanged.
23. The consultants also noted that a number of *existing* employment areas that were originally included in the survey were not taken forward for possible future allocation because it was considered that they could only be redeveloped for a similar use on a like-for-like basis and would not therefore contribute to meeting the estimated need for additional employment land in the York area. On this basis, they concluded that they would expect the like-for-like sites to continue in their existing employment use and that any proposals for redevelopment for employment use would be considered favourably within policies that will need to be included in the forthcoming York Local Development Framework.

24. They concluded that the existing and potential supply of employment land in the York area is substantial even if various existing like-for-like employment sites and various other sites are not included. They state that the existing land portfolio identified here presents some exciting opportunities for the future development of the York local economy including its existing and potential role at regional level and beyond as a significant driver of high technology and knowledge-based development and in attracting national and regional head office functions.

#### Employment Land Demand

25. The current features and future prospects for the employment land and property market in the City of York including industrial and warehousing uses, as well as office and high technology uses, were reviewed by SQW working in conjunction with Savills. The review of the York property market also included discussions with local property agents, developers active in the York area and leading players in economic development such as the Inward Investment agency [york-england.com](http://york-england.com)
26. The study looked at two key elements to identify what could be the demand for employment land in the future:
- Property market demand
  - Employment projections
27. The key conclusions from both these elements of the study are summarised below.

#### **Property Market Demand**

##### *Office Market*

28. The study makes a wide range of points on the York office market. Some of the key points are highlighted below. However members should refer to paragraphs 4.5 to 4.11 of the stage 1 Study (which can be found in Annex A) to see the full picture. Some key findings:
- There were 306,000 sq.m of offices in York in 2003
  - of this 153,000 sq.m (around 50%) was within the city walls
  - only 60% of that within the walls is of a reasonable marketable high quality and most of this was occupied by established organisations (such as Defra, Norwich Union)
  - therefore very little high quality space is actually available within the city centre
  - outside of the city centre office space is predominately located on the city edge but much of it is secondary

- the average demand for office space in York is 12,000-15,000 sq.m per annum but office demand could rise if more high quality sites were available particularly in the city centre
  - the highest demand is for high quality space but secondary space is taken up as a second choice due to lack of supply of high quality premises
  - most of the demand for office space is local and regional rather than national
  - there is limited demand from SCY firms apart from the IT cluster
  - there is good demand for high quality office space in the city centre from rail related companies, professional firms, institutions and government offices
29. On York Central the Study concludes that the proposals for around 100,000 sq metres of office space (as set out in the Planning Brief) will have a significant impact on the York office market over a development period of several years. They notes that If it were built out on the scale currently envisaged, York Central would add a further two-thirds to the existing supply of office space in the city centre, complementing the office space available within the walled city centre and forming a new and distinct Central Business District.
30. On the out of centre office market the Study concludes that there is moderate demand for both high quality and standard quality office space. Local property agents report that the only high quality office site available is the Vanguard site at Monks Cross South but it is restricted by Science City York planning conditions. Office space at Clifton Moor does not usually meet the quality required by the market, and lettings are slow on this secondary office space. The pipeline of supply of high quality sites and office space is therefore thin at present but the high quality office space proposed at the former Terry's site could significantly alter the position in the future.

#### *Industry and Warehousing*

31. The study makes a number of key points on the industry and warehousing market in York (full conclusions are at paras 4.12 to 4.14 of the Study - see Annex A):
- There were 739,000 square metres of factories and 306,000 sq metres of warehousing in York in 2003.
  - There is a pent-up demand for new premises essentially because there is very limited supply.

- Overall demand for industrial space could be 10,000 sq metres per year but it is difficult to know how long this might continue because of the general forecasted decline of the industrial sector.
- The demand is for a specific type of property - small industrial units - for which no suitable sites are currently being brought forward.
- There is no demand for large high bay warehouses in the York area.
- Demand arises mainly from local companies for units between 100 and 1,000 sq metres mostly at the lower end of the size range.
- The reported acute shortage of industrial and warehouse land and premises in the York area has arisen because several former employment sites have been redeveloped for housing and because developers have found it more profitable to develop employment land for office rather than industrial and warehousing uses.
- In summary, local property agents report a pent up demand for industrial and warehousing space in York and some strong demand for small workspace units. In the short term, there is an acute shortage of sites and industrial space.

## Economic Forecasts

32. As part of the York ELR study, SQW commissioned Cambridge Econometrics to prepare “baseline” and “customised” econometric forecasts for the York local economy from 2006 to 2021. The “baseline” forecasts were essentially trend-based and reflected national econometric projections adjusted to the specific profile of the local economy. The “customised” forecasts were adjusted from the baseline forecasts to reflect the potential for further growth in the Science City York (SCY) knowledge based activities in the local economy. This assumes that the SCY growth sectors will grow at 5% per annum, in line with past growth trends since the initiative started.

### *The “Baseline” forecast*

33. The results of the baseline forecast are set out below:

Table 0-1: Cambridge Econometric Baseline Forecast : FTE employment ('000s)

	1986	1991	1996	2001	2006	2011	2016	2021
Manufacturing	18.810	18.814	15.522	12.763	9.368	8.974	8.454	7.965
Distribution, hotels and catering	17.530	18.697	19.089	19.387	20.808	22.169	23.298	24.376
Finance and Business Services	7.766	10.812	14.608	15.323	13.310	14.123	15.249	16.460
Other services	18.223	20.942	23.302	24.357	29.222	30.951	32.155	33.185
Construction, Transport and Other Sectors	14.655	13.876	14.301	19.142	17.710	18.246	18.884	19.614



	1986	1991	1996	2001	2006	2011	2016	2021
Total	76.984	83.142	86.821	90.973	90.418	94.463	98.039	101.600

34. The overall job growth for the period 2006-21 is from 90,418 Full Time Equivalent jobs in 2006 to 101,600 jobs in 2021, an increase of 11,182 jobs.

*The “Customised” forecast*

35. The results of the customised forecast are set out below:

Table 0-2: Cambridge Econometric “Customised” Forecast : FTE employment (‘000s) including SCY growth assumptions

	1986	1991	1996	2001	2006	2011	2016	2021
Manufacturing	18.810	18.814	15.522	12.763	9.368	9.096	8.715	8.405
Distribution, hotels and catering	17.530	18.697	19.089	19.387	20.808	22.168	23.296	24.373
Other services	18.223	20.942	23.302	24.357	29.222	31.454	33.399	35.433
Finance and Business Services	7.766	10.812	14.608	15.323	13.310	14.625	16.236	18.071
Construction, Transport and Other Sectors	14.655	13.876	14.301	19.142	17.710	18.378	19.189	20.141
Total	76.984	83.142	86.821	90.973	90.418	95.721	100.835	106.424

36. The overall job growth for the period 2006-21 is from 90,418 Full Time Equivalent jobs in 2006 to 106,424 jobs in 2021, an increase of 16,006 jobs.

37. Within both forecasts there are marked sectoral changes in the economy with the key changes being:

- A decline in Manufacturing (albeit at a reduced level if the customised forecast is achieved)
- A growth in Distribution, Hotels and Catering (reflecting the importance of tourism industry to York)
- A growth in Financial and Business Services (and at a higher level if the customised forecast is achieved) reflecting York’s growing importance as a centre for these services and the spin off benefits of SCY growth
- Growth in Other Services and in the Construction Transport and Other Sectors

38. The “customised” econometric forecasts reflect the potential for further growth in knowledge based activities in York. They closely correspond with the employment forecasts for York which Yorkshire Forward presented at the Examination in Public of the Draft Regional Spatial Strategy and as referred to in paragraph 13 of this report.

## Employment Land needs

39. A key part of the Employment Land Review is to translate projected growth in the economy, and the change in different sectors, into an employment land “need”. This has been carried out as part of Stage 1 of the ELR. It will be necessary to allocate a range of different employment sites over and above this “need” to allow for flexibility, choice and implementation problems. This will be a key output for Stage 2 of the Study. A ratio of greater than 2 will typically be necessary to provide this flexibility and choice.
40. The employment (job growth) figures from the “customised” econometric forecasts were translated into estimates of employment land need for the York area using a series of assumptions about the property requirements and employment densities of different economic activities which drew on other research and assumptions used in other studies.
41. The consultants prepared these estimates within a framework of five employment land categories which they devised. The estimates also provided a cross-dimensional analysis to indicate the SCY components of the total employment land requirements for the York area.

### *Key Findings*

42. The headline result of these assumptions and calculations is that total net employment land requirements will increase in the York area by **22.5 hectares** from a stock of about 204 hectares in 2006 to about 226 hectares in 2021 with a relatively fast rate of increase between 2006 and 2016 before stabilising to 2021.
43. The consultants note that this relatively small net change in overall employment land requirements disguises the expectation for significant shifts in the various employment land categories as substantial changes continue in the sectoral structure of the local economy.
44. They conclude that about **37 hectares** of high quality employment land will be required for office and high technology uses within and out of the city centre (two thirds of it out of centre) while there will be a net reduction in the need for standard quality sites within the city centre and an increase of about 3 hectares out of centre (for high-tech uses).
45. A net **reduction of about 9 hectares** in industrial and warehousing land on standard quality sites is expected with a steady rate of decrease to 2021.
46. The estimated needs are set out in the table below.

Table 0-3: Estimated employment land needs, 2006-2021 (hectares)

	2006	2011	2016	2021	2006-21
<b>A</b> : B1(a) / (b) high quality, city centre	5.6	7.5	11.6	15.9	10.3
<b>B</b> : B1(a) / (b) high quality, out of centre	23.0	32.1	45.0	49.8	26.8

	2006	2011	2016	2021	2006-21
<b>C</b> : B1(a) / (b) standard quality, city centre	32.0	29.9	27.0	23.8	- 8.2
<b>D</b> : B1(a) / (b) standard quality, out of centre	18.8	21.4	24.2	21.3	2.5
<b>E</b> : B1(c) / B2 / B8 standard quality, in / out of centre	124.3	122.7	119.0	115.4	- 8.9
<b>Total employment land needs</b>	<b>203.7</b>	<b>213.6</b>	<b>226.8</b>	<b>226.2</b>	<b>22.5</b>

*Note: B1(a) is Offices; B1(b) is Research and Development, B1(c) is Light Industry, B2 is General Industry and B8 is Storage and Distribution*

47. These estimates of overall net land requirements are aggregate calculations that are based on translating forecasts of employment growth through standard density assumptions into the required development land 'take'. They do not explicitly take into account property market imperfections, such as the perceived shortage of small industrial and warehouse units, which was picked up in the property market review. Similar discontinuities of particular types of property coming onto the market can be expected in the future. They also do not show the "churn" in adjustments between declining and growing sectors in the local economy. The need to "allocate" over "need" is vital to be able to accommodate different types of businesses looking for different property solutions in the local market, to allow the property market to offer developer and occupier choice and also because of the need to take account of implementation problems in realising development on specific sites.

#### *Science City York*

48. We asked the consultants to identify the land requirements to support the growth of SCY, as a component of the overall growth outlined above in the table, in accordance with the customised forecasts for growth. Their conclusions are set out in the Table below:

**Table 0-4: Science City York components of employment land needs, 2006-2021 (hectares)**

	2006	2011	2016	2021	2006-21	SCY % of total needs 2006-01
<b>A</b> : B1(a) / (b) high quality, city centre	3.4	4.4	5.6	7.2	3.8	36.9
<b>B</b> : B1(a) / (b) high quality, out of centre	8.2	11.0	13.4	17.0	8.8	32.8
<b>C</b> : B1(a) / (b) standard quality, city centre	3.2	3.8	5.2	6.7	3.5	n/a
<b>D</b> : B1(a) / (b) standard quality, out of centre	7.9	10.4	13.0	16.4	8.5	340.0
<b>E</b> : B1(c) / B2 / B8 standard quality, in / out of centre	1.7	2.1	2.3	3.4	1.7	n/a

	2006	2011	2016	2021	2006-21	SCY % of total needs 2006-01
<b>SCY total land needs</b>	24.4	31.7	39.5	50.7	26.3	116.9
<b>SCY % of total needs</b>	12.0%	14.8%	17.4%	22.4%	-	-

*Notes : SCY % of total needs 2006-01 is not applicable where there is a negative total need (n/a) and the overall SCY % of total needs 2006-01 indicates additional churn within SCY activities*

49. The implication of the consultants estimates for Science City York activities is an average “additional land take” of about 0.8 hectares per year of high quality sites and premises within the overall requirement of about 1.8 hectares per year for SCY uses. This is less than the 2 hectares per year for SCY uses put forward in previous SQW reports for high quality sites for SCY uses. It reflects the higher density assumptions used in this study, the differences in definition (i.e. previous estimates included provision for developer and occupier choice), revised employment estimates (based on the “customised” econometric forecasts) and the more detailed calculations to disaggregate the employment sector estimates in business use class and business property types.

### **Overall Study Conclusions**

50. The Stage 1 study of the Employment Land Review has shown:
- that there is currently a strong demand for industrial and warehousing space, although it is not clear how long this will continue,
  - and a particularly significant market need for small workspace units.
  - only limited demand for “pure” Science City York activities
  - a clear demand for “generic” high quality office space particularly in the city centre.
  - that there will be significant sectoral shifts in the economy to 2021
  - that the “customised” employment growth projections for York closely align with those carried out by Yorkshire Forward for the Examination into the draft RSS
  - that the “need” for employment land varies between different sectors of the economy
  - that in translating this “need” into an employment land portfolio (in Stage 2 of the ELR) that consideration also needs to be given to offering choice and flexibility to the market and take account of potential implementation problems on our more complex brownfield sites.

## **Implications for the Local Development Framework**

51. The Stage 1 study of the Employment Land Review will provide an important part of the evidence base for the emerging LDF. It gives strong guidance on the likely levels of employment growth under “baseline” and “customised” forecasts and identifies the sectoral changes that will take place over the period of the LDF.
52. It identifies the key employment land and premises types to meet need with detailed conclusions on the existing property issues facing the office and industrial sectors within the city, including the difficult demands for city centre and out of centre space.

### **Core Strategy**

53. A key objective of the LDF Core Strategy will be to ensure York has a prosperous economy and that key policies in the plan support this. The broad spatial implications of supporting economic growth will be clearer once the Stage 2 Study is complete as this will set out, from an economic development perspective the sites needed to support this economic growth. This will allow us to draw out the key spatial planning implications of these issues to inform the work on our Preferred Options stage of the Core Strategy which will commence later this year.

### **Allocations DPD**

54. The list of sites identified in Stage 2 of the Study will need to be appraised as part of a transparent process to ensure all relevant spatial planning factors are taken into account. The methodology we develop will be informed by a number of factors including: the response to our Issues and Options 2 Consultation on the Core Strategy, which is due to commence in mid summer; by pre-production work we carry out for the Issues and Options stage of the Allocations DPD; and by the methodology we have developed for carrying out Sustainability Appraisals of our key DPD's.

### **Area Action Plans**

55. The findings of the ELR will inform work on the City Centre and York Northwest AAP's. Consultation on the Issues and Options for York Northwest is due to start later this summer and the headline conclusions of the ELR will be taken into account in drafting relevant papers. Consultation on the Issues and Options report for the City Centre AAP is not due to commence until Spring 2008 and can take into account the headline findings of this Stage 1 study of the ELR and also the Stage 2 study, which will make recommendations on a sites strategy and portfolio to meet the city's economic development needs.

## **Corporate Priorities**

56. The option outlined above accords with the following Corporate Strategy Priorities:

- Improve contribution that Science City York makes to economic prosperity

## **Implications**

57. The following implications have been assessed.

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

## **Risk Management**

58. There are no identified risks in this proposal

## **Recommendations**

59. That Members:

- (i) approve, subject to the recommendations of this Working Group, the proposed Stage 1 Study of the Employment Land Review, included as Annex A to this report, for publication as part of the Local Development Framework evidence base.

Reason: So that the Stage 1 Study of the Employment Land Review can be used as part of the Local Development Framework evidence base.

- (ii) delegate to the Director of City Strategy, in consultation with the Executive Member for City Strategy, the making of any other necessary changes arising from the recommendation of the LDF Working Group, prior to its publication as part of the Local Development Framework evidence base.

Reason: So that any recommended changes can be incorporated into the Stage 1 Study of the Employment Land Review.

## Contact Details

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### Chief Officer Responsible for the report:

#### **Chief Officer's name**

*Bill Woolley  
Director of City Strategy*

Report Approved

Date 02/07/07

Report Approved

Date Insert Date

### Specialist Implications Officer(s) *List information for all*

*Implication ie Financial*

*Name*

*Title*

*Tel No.*

*Implication ie Legal*

*Name*

*Title*

*Tel No.*

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

### Background Papers:

**Annex A: City of York Employment land Review Stage 1.**