

Report of Cabinet Member for Environmental Services, Planning & Sustainability

1 October 2014

Introduction

My current top priority is ensuring that the Local Plan is submitted for inspection as soon as possible with the maximum chance of successfully getting through the public examination and delivering the future development land sites to meet York's business, housing needs and associated infrastructure and community facilities, along with a durable fully defined green belt and a good set of development management policies that will protect and enhance our magnificent historic and green environment.

My main secondary priorities within the ECDOSC remit are to:

- continue to provide a high quality development management service that helps deliver the new homes for York residents, across the demographic and income range, that are so urgently required, and the employment sites and facilities that business requires to ensure their success and deliver good employment opportunities for York (and our neighbouring areas) residents.
- continue to move forward the sustainability and air quality improvement agendas
- meet this year's challenging savings targets and plan how best to adjust services and ambitions with the further planned massive Conservative / Lib Dem governments cuts in grant to this (and other) Councils.

In terms of progress, I gave an extremely comprehensive report to the last Council on work in my portfolio area – see <http://democracy.york.gov.uk/documents/s90611/Council%20CM%20report%20July%2014%20V%201.pdf> – which largely still applies.

However I can add a few updates:

Local Plan

The submission draft of the Plan - see <http://democracy.york.gov.uk/ieListDocuments.aspx?CId=128&MId=8554&Ver=4> - is going to this week's Local Plan Working Group and special cabinet meetings for approval to go out for final consultation in October / November prior to submission via Council to the Planning Inspector.

Heritage and Design

Linked to the draft Local Plan consultation last year we also consulted on a draft "Streetscape Strategy and Guidance" document to ensure the quality of future streetworks in York and their impact on our tremendous heritage. The revised version, following consideration by the Local Plan working group, has now been published and is available on the Council website here -

http://www.york.gov.uk/downloads/file/14150/streetscape_strategy_and_guidance_full_documentpdf

Additionally in terms of monitoring heritage at risk, in September we were successful in securing funding from English Heritage to undertake a "National Heritage at Risk Grade II Project: Testing the National Framework" project. This involves a CYC project management fee (approx £12K) and recruitment of volunteers to undertake survey work.

Development management and Major Sites

We now have the 13/14 year end figures which show

- A 46% increase in developments granted planning consent
- A 326% increase in the number of homes granted planning consent
- A 89% increase in developments starting on site
- A 497% increase in the number of homes starting on site

Following on from the rise in starts on site, with Terry's, Derwenthorpe and Hungate continuing to build out and others such as Germany Beck, British Sugar, the Barbican and Nestle South looking to move forward, forecast completions for 2014/15 are 500+, with significant increases

expected on this figure in 2015/16, reversing the current downturn (directly linked to the reduction in planning consents from 2008/09 and starts on site from 2010/11). When considering affordable housing completions, forecast completions are approximately 150 in 2014/15 and over 190 in 2015/16 compared with 50 in 2013/14.

York Central

A master plan-led viability study, jointly commissioned by Network Rail and CYC, has been completed, and Memorandum of Understanding for commercial engagement (and land swap arrangements) with Network Rail in site delivery is being finalised. It is anticipated that a development framework will be prepared in conjunction with NR to guide future development of the site, with commencement of residential quarter at Leeman Yard from 2015.

£10m EIF is earmarked for the site, as well as £1.7m LGF (with spend profiled from 2015 on flood measures). £27m of WYT+ transport funding is also mandated, with gateway 1 approval scheduled for December, this split into two phases of funding, the first associated

Former Terry's Site

A detailed application is under preparation for the conversion of the former Multi-Storey Factory, the Clock Tower, the Liquor Store and the Memorial Garden on the southern half of the site. On the northern half, construction of phase 1 by David Wilson Homes is well underway. The detailed application for Phase 2 of the housing site (240 homes) has been submitted.

Hungate

The Hiscox Insurance building is now in the construction stage.

Phase 2 of the main development (195 new apartments, including 31 affordable) has commenced construction.

Discussions on a revised master plan and detailed proposals for phases 3 and 4 leading to applications in the next few months) are at an advanced stage.

Nestle South

We continue to work with interested parties in order to bring a viable scheme forward, based on the planning application scheme previously considered.

Germany Beck

Archaeological works as required by condition are underway on site prior to commencement, and details as required by other conditions are expected to be submitted in the coming months. A community liaison forum is still proposed to provide the vehicle for dialogue between the developer and the community during the construction phase.

British Sugar

Following the informal presentation to Planning Committee in August, Negotiation on the Heads of Terms and Master Plan for the site are continuing, and an application for around 1000 homes is anticipated very shortly.

White Swan Hotel

Works are nearing completion on the scheme for 14 apartments and food retail on the ground floor as approved December 2012.

Castle Piccadilly

Discussion with parties interested in taking over the Centros holding following their placement in administration has been taking place.

Barbican

Detailed negotiation regarding affordable housing are in progress and expected to be resolved in the next month, with the application for 195 apartments and 12 houses then to be presented to Planning Committee.

Sustainability Agenda

As I indicated in my previous report, the three last reports from the Intergovernmental Panel on Climate Change are a stark reminder of the serious medium to long term threats human kind faces if we continue along a carbon based path. Since then figures have been published showing that the CO2 emissions in 2013/4 were the highest ever and if current trends continue we will hit the 2 degree temperature limit - beyond which unpredictable additionally climate change effects are expected to kick in - in only thirty years time. Let's hope our heads of Government can at least agree at this weekend's event that we must work to stay within that 2 degree increase, and work to put the necessary practical agreements to deliver that for agreement at next year's international climate change conference in Paris.

Further progress locally is being made with the Leeds City Region (LCR) Green deal scheme, now under the West Yorks combined Authority, and a preferred bidder is now in place. The purpose of the procurement was to establish a long-term partnership with a Provider to generate 'green' investment in the LCR, comprising of energy saving technologies in residential properties (focussed on the private sector), jobs and skills, and reduction in fuel poverty and carbon emissions. Its scope is wide enough for social housing and non-domestic opportunities to be included also. As a conservative estimate, this LCR programme is likely to ensure the council can continue to increase the energy efficiency of private homes by calling off this contract, at no cost to authority, and supporting the new Green Deal Provider to deliver 2475 green deal measures to approx. 1980 properties in the City, albeit less than originally anticipated due to recent adverse Government funding changes. It is also expected to create/safeguard local jobs, help alleviate fuel poverty, financial exclusion and contribute to city-wide carbon emissions. A final tender will still be required from the bidder, and this will be subject to scrutiny through the combined authority.

An internship post to resource refreshing the Climate Change Action Plan commenced in August.

Improving Our Air Quality Agenda

We are now very close to having the completed third Air Quality Plan ready to go out for consultation. With concerted action with the bus companies, taxi trade, logistics businesses over the next 5 years, plus a level of the support of the public in switching to electric and other ultra low emission vehicles, we could make some really significant progress in the next 5 years to tackle our current air quality black spots. Mike Southcombe and his team have been working very hard on producing this plan, but I'll leave him to cover air quality in more detail under your next item.

Dave Merrett

Cabinet Member for Environment, Planning and Sustainability