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York City Council: Core Strategy Submission Document September 2011

I understand that at a Housing Session last week, reference was made to York's intended housing provision and that Mr Heselton indicated he had been in contact with CYC Planning Officers who confirmed that it is not York's intention that any part of the City's housing requirement should be met in adjoining Districts.

On Wednesday 21st September, York's Submission Core Strategy was published for consultation.

The housing provision in the document is based on delivery of 800 units per year over a 20 year period. This is 50 units per year (total 1,000 units) less than the RSS requirement.

Latest ONS projections indicate a higher requirement than the RSS figure.

York's housing delivery rests heavily on proposals in an area described as York Northwest. This area comprises 2 large strategic sites:

1. York Central (see extract from CS pages 46-48), and
2. Former British Sugar/Manor School (see extract from CS pages 50-53)

together with 3,108 units on *currently unidentified windfall sites*.

As to delivery, in an earlier version of the current (un-adopted) Local Plan, it was anticipated that York Central would provide housing and employment development from 2007 onwards. The imminent closure of the former British Sugar Factory was announced during a Call-in Inquiry in 2006 when the Council advised the Inspector that there were no significant constraints to the development of that site – particularly no contamination – and that redevelopment for housing and other uses could be expected in the short term.

No development has yet started or is in prospect on either site, both of which are in multi-ownership with significant constraints to their development in the short term.

It is likely that York's current position, if maintained, will place pressures for residential and employment development on areas close to but outside the city boundary.

Jennifer Hubbard

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City of York

LDF | Local
Development
Framework

**Core Strategy
Submission
(Publication)**
September 2011

outline a package of transport infrastructure measures and interventions. This approach will be taken forward in accordance with Policy CS25 'Infrastructure and Developer Contributions'.

York Central Strategic Allocation

Targets

Progress towards achieving the strategic objectives for York Northwest will be measured against the following targets for York Central:

- Provision of 87,000 to 100,000 sq m offices (B1) by 2031;
- Provision of 20,000 to 25,000 sq m net of comparison retail post 2020, following the development of Castle Piccadilly, subject to detailed impact testing; and
- Provision of around 1,165 dwellings and associated social infrastructure to meet the needs of the development, including sports, leisure, health, education and community facilities and open space, by 2031.

Policy CS3: York Central Strategic Allocation

The LDF will provide a new piece of City with exemplar mixed development including a world class urban quarter forming part of the City Centre with a new central business district, expanded and new cultural and visitor facilities, retail and residential uses and a new vibrant residential community.

The York Central Strategic Allocation will provide:

- i. Offices (B1): 87,000 to 100,000 sq m;
- ii. Retail (comparison): 20,000 to 25,000 sq m net post 2020 and following the development of Castle Piccadilly, subject to detailed impact testing showing no significant impact on City Centre retail, that traffic and air quality implications are acceptable and that effective pedestrian linkages and other measures to integrate it effectively with the City Centre can be achieved;
- iii. Residential: around 1,165 dwellings;
- iv. Culture, leisure and tourism facilities: to be determined through masterplanning; and
- v. Open space, high quality public realm and supporting social infrastructure.

The site is being promoted within the Leeds City Region as an Urban Eco-Settlement, with sustainable living as the core concept in the creation of the new development. Development will seek to deliver PPS1 standards for Eco Towns within the context of its brownfield location.

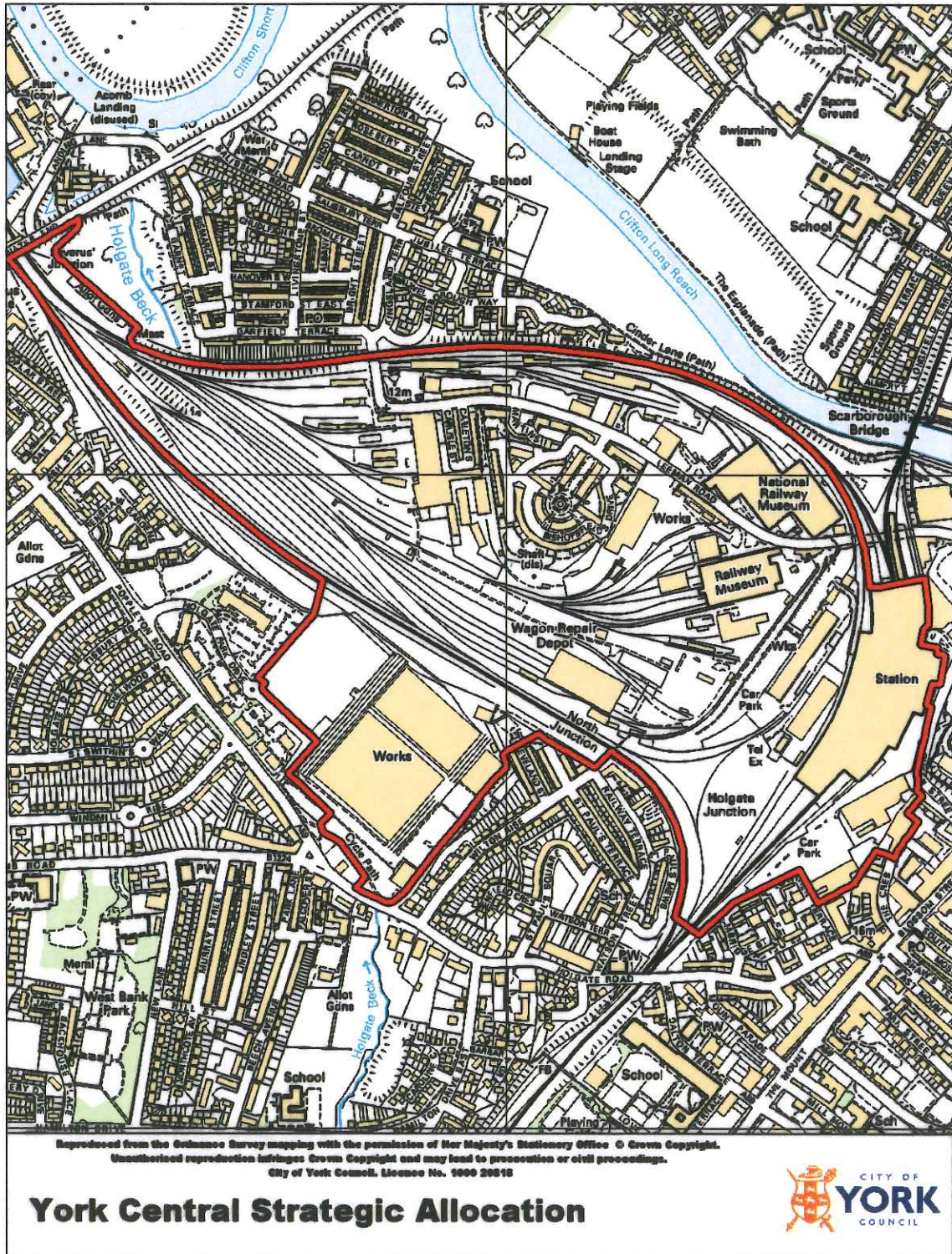
Development within the York Central site will be permitted in accordance with the principles of development set out below, to be defined further through the preparation of a Supplementary Planning Document (SPD) produced with the involvement of stakeholders and the community.

The principles of development are:

- i. to create a new mixed-use urban quarter for York including a range of commercial, residential and leisure uses together with new retail provision which helps to meet identified future capacity in the city;
- ii. to provide a new central business district with exemplar high quality new offices;
- iii. to enhance the cultural area around the NRM within high quality public realm and improving connectivity of the area to the rest of the City Centre;
- iv. to create a distinctive new place of outstanding quality and design which complements and enhances the existing historic urban fabric of the city;
- v. to maximise the benefits of sustainable economic growth;
- vi. to create a sustainable new community with a range of housing types and tenures;
- vii. to ensure provision of social infrastructure which meets the needs of the new community including sports, leisure, health, education and community facilities and open space;
- viii. to maximise integration, connection and accessibility, including addressing issues at York Station;
- ix. to ensure as many trips as possible are taken by sustainable travel modes and to promote and facilitate modal shift from the car;
- x. to minimise the environmental impact of vehicular trips;
- xi. to deliver development within a Green Infrastructure framework which maximises linkages with the wider green infrastructure network and integrates with wider public realm in the city; and
- xii. to ensure sustainability principles are embedded at all stages of the development.

The SPD will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the planning framework, outlining the principles for development with associated statements, which will set out the requirements to be sought. It will also outline infrastructure, facilities and services to meet the needs of the new development.

Figure 6.2: York Central Strategic Allocation



- 6.12 York Central offers a central, sustainable location for this development which can complement the existing City Centre. Due to the site's scale and location there is the potential to provide innovative highly sustainable development which can build on York's reputation as a high quality city with world class status. The area provides an excellent opportunity to provide an exemplar new sustainable community with mixed use development which minimises the need to travel and acts as a catalyst for sustainable living. Reflecting the opportunities for highly sustainable development the site is being promoted within York Northwest as an Urban Eco Settlement.
- 6.13 The Council will prepare an SPD for the area, which will establish a co-ordinated development framework to ensure delivery of a sustainable development of outstanding quality in a complementary manner. The York Central development will be delivered in a phased approach within a comprehensive framework, which identifies new infrastructure requirements within the context of the whole of the YNW Corridor. New road infrastructure will be required, with a minimum of two new bridges likely to be needed to access the site across railway lines and deliver full development of the area. Sustainable modes, taking full advantage of the opportunities associated with the development's location will need to be maximised in order to limit impacts on the wider road network, congestion and air quality. Opportunities will be explored around pedestrian and cycle linkages, Park & Ride, tram train and rail and bus service improvements, as well as the long term aspiration to provide a transport interchange at the station. Tram-train could offer an important public transport link between the site, the City and the wider region. Given the long term nature of this project, appropriately located land should be reserved as part of the development and incorporated into the wider phased approach to sustainable transport. The SPD will outline a package of infrastructure requirements.
- 6.14 The development framework will outline broad land parcels which can be brought forward in a phased manner. A mix of land uses and the essential infrastructure required to deliver each parcel will be set out. Detailed masterplanning of land parcels will be undertaken by developers.

Former British Sugar/Manor School Strategic Allocation

Targets

Progress towards achieving the strategic objectives for York Northwest, will be measured against the following targets for the Former British Sugar/Manor School Strategic Allocation:

- Provision of around 1,295 dwellings and associated social infrastructure to meet the needs of the development, including sports, leisure, health, education and community facilities and open space, by 2031.
- Provision of a local centre incorporating community facilities and between 1,000 and 1,500 sq m gross floorspace for retail, services and food and drink uses, including local convenience retail of between 200 and 600 sq m gross, subject to retail impact assessment and masterplanning.

Policy CS4: Former British Sugar/Manor School Strategic Allocation

The LDF will bring forward the redevelopment of the Former British Sugar and Manor School sites to provide a new sustainable and inclusive residential community centred around a new neighbourhood local centre, which will cater for arising local needs and provide a community focus.

The Former British Sugar/Manor School Strategic Allocation will provide:

- i. residential development of around 1,295 units;
- ii. open space; and
- iii. a local centre/community hub incorporating health, education, leisure and community facilities to meet local needs and 1,000 to 1,500 sq m gross floorspace for retail, services and food and drink uses, including local convenience retail of between 200 and 600 sq m gross, subject to a retail impact assessment.

The site is being promoted within the Leeds City Region as an Urban Eco-Settlement, with sustainable living as the core concept in the creation of the new development. Development will seek to deliver PPS1 standards for Eco Towns within the context of its brownfield location.

Development within the Former British Sugar/Manor School Strategic Allocation will be permitted in accordance with the principles of development set out below, to be defined further through the preparation of an SPD prepared with the involvement of stakeholders and the community.

The principles of development are:

- i. to create a sustainable, balanced community through provision of an appropriate range of housing;
- ii. to ensure that social infrastructure requirements of the new community are met through provision of facilities and services in a planned and phased manner which complements and integrates with existing facilities;
- iii. to maximise the benefits of sustainable economic growth for the local community;
- iv. to ensure the highest standards of sustainability are embedded at all stages of the development;
- v. to create a high quality, locally distinctive place which relates well to the surrounding area;
- vi. to create a people friendly environment which promotes opportunities for social and community interaction;
- vii. to deliver new development within a framework of linked multifunctional green infrastructure incorporating existing landscape areas and biodiversity value, and maximising linkages with the wider green infrastructure network;
- viii. to maximise integration, connectivity and accessibility to and from the site giving priority to sustainable travel in line with the hierarchy of users set out in LTP2 and the emerging LTP3;
- ix. to ensure as many trips as possible are able to be taken by sustainable travel modes and to promote and facilitate modal shift from the car to sustainable forms

- of travel by maximising opportunities for walking, cycling and public transport;
and
- x to minimise the environmental impact of vehicle trips to and from the development and mitigate the impact of residual car trips on the highway network where possible.

The Council will prepare an SPD which will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the planning framework, outlining the principles for development with associated policy statements, which will set out the requirements to be sought. It will also identify infrastructure, facilities and services to meet needs associated with the new development.

Figure 6.3: Former British Sugar/Manor School Strategic Allocation

