

## Annex 1: Bootham Crescent/Duncombe Barracks Appraisal Proforma

**SITE 4: Bootham Crescent / Duncombe Barracks:** Split site development 1) Bootham Crescent and Duncombe Barracks Site 2) Comprehensive development of Monks Cross South as enabling development

Development Proposal: Stadium / small scale development on site 1). Enabling development at Monks Cross South (site 2).

### Strengths

- The football club own the largest part of the site and are motivated to drive project forward.
- It would be a favourite with the football fans retaining sports uses at Bootham Crescent.
- This is the only true brownfield site. All associated development would be on already developed sites.
- Most sequential desirable site in planning terms.
- Potential to use enabling funding from uplift from the commercial redevelopment of Monks Cross South.
- This site has the best potential to offer a green transport plan.

### Risks

#### High

- Two separate planning applications are needed leading to higher planning risk and more open to challenge.
- Weakest capital position.
- As a split site development it relies on funds from Monks Cross South. These would need to be higher in value than the composite scheme on the same site, increasing the risks.
- Delivery relies on use of the MOD land. CPO powers cannot be used on Crown land, thus there is no certainty over land assembly.
- The equity in the site would not be realised and the club's debts would need to be met from another funding source.
- Strict planning tests for enabling development must be met.

#### Medium

- Restrictive covenant on use of Huntington Stadium if redeveloped may impact funding available.
- Limited scope to maximise non-match day income due to site constraints (car parking and access).
- Limited revenue generation could mean operating losses fall to the council.

### Timescale

- Two separate planning applications required. The application for the stadium and associated uses could be determined in advance of the Monks Cross application).
- The development would be reliant on enabling funds from Monks Cross thus there is a critical dependency on the other application.
- Planning: A comprehensive scheme for the Monks Cross development would take between 6 -24 months (allowing for a call-in Planning Inquiry).
- The development at Bootham Crescent would need to be EU procurement. This would take between 8 - 18 months.
- Off-site athletics facilities could be delivered in advance c. 12-18 months

Total project delivery time: c. 64months min.

Earliest competition date : 2015.

Complications with land assembly, procurement, planning and other legal challenge may add significant delay.

### Implications to the Council

- Unless alternative funding source can be found, the project would be c. £4.5M more than at Monks Cross South with a higher delivery risks.
- This option has the least opportunity for non-match-day income generation. (The council could be exposed to the risk presented by any operating deficit associated with this option)
- If split site option chosen, the restrictive covenant on future use of Huntington stadium may limit the disposal value of the asset.
- Care must be taken to ensure that a state aid situation does not arise.
- If this option is to be considered, more detailed external legal advice is required regarding strength of planning case relating to enabling development (split site and the quantum of development required) with relation to the CILR and recent Supreme Court ruling.