
Meeting of Executive Members for City Strategy and Advisory Panel

7 June 2006

Report of the Director of City Strategy

York Central Steering Board Update

Summary

1. Good progress on the project has been made since the previous update to Members in March 2006, with the programme on course to appoint a developer in Spring 2007.

Background

2. A meeting of the York Central Steering Board was held on Friday 19 May 2006. The meeting was chaired by Sir Graham Hall and was attended by Councillor Steve Galloway, City of York Council; Jonathan Metcalfe, representing Great North Eastern Railway (GNER); John Pike, Network Rail; Jan Anderson, Yorkshire Forward; Sir William Wells, National Museum of Science and Industry (NMSI) and Brian Greenwood, Independent.
3. The purpose of this report is to update Members on the meeting of the Board on 19 May and on progress with the York Central project since the previous update in March.

Progress and Programme

4. Site investigation and survey work by environmental consultants, Carl Bro, and the operational/rail study have been completed. Further work to look at the issues identified in the rail study, is now being carried out by railway consultants, Arup.
5. King Sturge Financial Services Ltd have been appointed by Yorkshire Forward, in partnership with Network Rail and NMSI, (the 'Landowner Group') to lead the process to select and appoint a developer partner. The Landowner Group have also appointed master plan consultants, EDAW, and transport consultants, Halcrow, to work with King Sturge to analyse and assess the implications of the various surveys and studies.
6. The programme is on course for appointing a developer in Spring 2007, who will carry out master planning for the site. The next step in the process will be for the Landowner Group to place an OJEU (Official Journal of the European Union) notice to seek out initial expressions of interest from potential developers. It is anticipated that the notice will be placed this

summer. Stage 2 of the tender process is anticipated to take place later this autumn.

7. York Central was showcased to a key audience of developers and investors, at a major property event in March this year. The Renaissance Conference, which was held at Harrogate, was hosted by Yorkshire Forward to promote key development opportunities within the region.

York Central Steering Board

8. The project will have reached a major milestone once a developer has been appointed next spring. Following the appointment of the developer, it is expected that a joint formal arrangement will be put in place between the major landowners, Network Rail and NMSI, Yorkshire Forward and the developer. York Central Steering Board will need to be considered.
9. There will still be a need, however, for interested parties to meet to enable discussion on wider issues, whether on a formal or informal basis. Possible options for new partnership arrangements to replace the existing Board will be considered at the next meeting of the Board in September. Until such time as new partnership arrangements have been agreed, the current membership and operation of the Steering Board will continue.
10. The next meeting of the York Central Steering Board is due to take place on Friday 22 September 2006.

Planning

14. A planning appeal for a development of 24 flats on the garage site at 75, Leeman Road, has been dismissed by a planning inspector. The Council refused an initial planning application by the company in November 2004, on the grounds that the York Central site should be developed as a whole, and not on a piecemeal basis. Following a public inquiry, which was held in March this year, the inspector supported the need to follow a comprehensive approach for the redevelopment of the site.
15. The Council has started work to review and update the content of the existing planning brief for York Central. The planning brief was agreed by Planning Committee in April 2003, with a subsequent boundary amendment approved in March 2004. It is intended to prepare Interim Planning Guidance for agreement by Planning Committee in September this year. This will enable updated policy guidance to be provided to potential developers this autumn.
16. The next step for the Council will be to prepare an Area Action Plan for the York Central site, which will replace the Interim Planning Guidance. The Area Action Plan will be produced in several stages and will provide long term planning guidance for development of the area over the next 10 to 20 years.

Consultation

17. There will be opportunities for involvement by residents and stakeholders as the Area Action Plan is brought forward. A programme for consultation is currently being prepared. An update on what is happening with York Central is being placed in the July edition of ward newsletters for wards within the immediate vicinity of the York Central site ie. Acomb, Clifton, Guildhall, Holgate and Micklegate.

Options

18. Options will be brought forward for consideration as part of the Area Action Plan process.

Analysis

19. An appraisal of advantages and disadvantages will be carried out as issues and options for the Area Action Plan are brought forward.

Corporate Objectives

20. York Central contributes to the following corporate objectives:
 - 1.2 Protect and enhance the built and green environment that makes York unique.
 - 1.8 Ensure that maximum use is made of brownfield land to accommodate planned development.
 - 3.2 Attract investment to strengthen the city's high growth sectors and generate quality jobs.
 - 3.6 Collaborate with regional and sub-regional partners in providing a complementary approach to infrastructure provision, including new and improved transport/communication links, to generate new business activity and jobs.
 - 3.7 Support residents into learning and work, and improve skill levels in key areas of the economy.

Implications

21. Implications are as listed below:
 - **Financial:** There will be some minor costs (not exceeding £1,000) attributable to the continuation of the Steering Board. This cost will be found from within the existing York Central budget.
 - **Human Resources (HR):** There are no HR implications
 - **Equalities:** There are no Equalities implications
 - **Legal:** There are no legal implications at this stage.
 - **Crime and Disorder:** There are no crime and disorder implications.
 - **Information Technology (IT) :** There are no IT implications

- **Property Implications :** There are no property implications.
- **Other Implications:** There are no other implications.

Risk Management

22. There are no known risks.

Recommendations

23. That the Executive Member be advised to:

- Note the contents of the report.
- Comment on the report.

Contact Details

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Report Approved **Date** *Insert Date*

David Atkinson
Chief Executive

Report Approved **Date** 31-05-06

Specialist Implications Officer

Financial Implications
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Wards Affected:

Clifton, Guildhall, Holgate, Micklegate

All

For further information please contact the author of the report

Background Papers:

Leader EMAP, 20 March 2006
Leader EMAP, 17 January 2006
Leader EMAP, 19 September 2005
Leader EMAP, 26 April 2005
Leader EMAP, 17 January 2005
Leader EMAP, 29 September 2004
Leader EMAP, 22 June 2004
Executive, 3 February 2004