

Annex 3: Mille Crux/North Nestle Appraisal Proforma

SITE 3: Mille Crux / Nestle North: Split site development for Site 1) the land to the east of Haxby Road (Mille Crux and Bio-Rad sites) and the land to the north of the Nestle site (west of Haxby Road) and Site 2) Comprehensive development of Monks Cross South as enabling development.

Development Proposal: Core Stadium / Budget hotel + open air sports to east of Haxby Road. Replacement sports pitches and allotments on west of Haxby Road.

Strengths

- It is well located for all modes of transport and offers good scope for the development of a green transport plan.
- The site is equi-distanced between the two existing stadiums
- This is the preferred site of the hospital trust for the provision of some of its potential services.
- The majority of the site is not in the green belt
- There is an established industrial / business use on the site
- Opportunity for on-site outdoor sports provision
- There are other commercial opportunities. As part of the market testing exercise hotel operators expressed an interest in the site.
- Opportunity for some on-site enabling development

Risks

High

- Two separate planning applications are needed leading to higher planning risk and more open to challenge.
- Weak capital position.
- As a split site development 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.
- There is some scope for enabling on-site. However, this would be dependent on the land swap arrangements with the bio-rad site.
- Complex land assembly issues.
- Strict planning tests for enabling development must be met.

Other

- Part of the site is used for allotments and sports pitches, these would need to be re-provided.
- CPO unlikely to be option on Monks Cross land assembly.
- Restrictive covenant on use of Huntington Stadium if redeveloped.

Timescales

- 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 Mille Crux 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. £4M more than at Monks Cross South with a higher delivery risks.
- If split site option chosen, the restrictive covenant on future use of Huntington stadium may limit the disposal value of the asset.
- 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.