
Meeting of Executive Members for City Strategy and Advisory Panel

30 October 2006

Report of the Director of City Strategy

York Central Steering Board Update

Summary

1. The report updates Members on the meeting of the York Central Steering Board on 22 September 2006 and on progress with the York Central project since the previous update in June this year.

Background

2. A meeting of the York Central Steering Board was held on Friday 22 September 2006. The meeting was chaired by Sir Graham Hall and attended by Councillor Steve Galloway, City of York Council; Christopher Garnett, representing Great North Eastern Railway (GNER); Stephen Brimfield, Network Rail; Jan Anderson, Yorkshire Forward; Sir William Wells, National Museum of Science and Industry (NMSI) and Brian Greenwood, Independent.
3. Work to prepare an Area Action Plan for the York Central area started in July this year. The availability of the British Sugar site for development means that the implications for a joint planning approach for the two sites are currently being assessed.

Progress and Programme

4. Consultants, King Sturge and Edaw, are carrying out further financial modelling work, on behalf of Yorkshire Forward and the York Central landowners, Network Rail and NMSI, as part of the ongoing development appraisal. Further work to look at operational rail issues, is also being carried out in parallel with this, by Network Rail. It is anticipated that this work will be completed by the end of December this year. The implications of this on the timescales for appointing a developer is currently being assessed.

Planning

5. Preparation of the first stage of the York Central Area Action Plan (AAP) work started in July this year. Consultants, Nathaniel Lichfield & Partners were appointed by the Council to produce the Issues and Options document and sub consultants, Social Regeneration Consultants (SRC), were appointed to carry out the public consultation relating to this. The availability of funding from

Yorkshire Forward for this work, meant that it could start earlier than had previously been anticipated.

6. The Council are now looking at the best planning approach for both the York Central and British Sugar sites, following the announcement this summer by British Sugar to close their operation in York next year. Together, the York Central and British Sugar sites will provide approximately 189 acres of brownfield land for development. The proximity of the sites means that each site will have a significant effect on the other site, particularly in terms of transport infrastructure requirements. A co-ordinated planning approach is needed in order to ensure that wider objectives and key timescales can be achieved to support the proper development of both sites.
7. The availability of the British Sugar site presents a significant opportunity to enhance the development potential for York Central and enable an integrated transport approach for both sites.
8. The Council are currently considering the implications of assimilating the British Sugar site into the planning process for York Central. This will build on the work which has been carried out by Nathaniel Lichfield & Partners.

York Central Steering Board

9. In view of ongoing development appraisal work and work to assess the implications of extending the York Central AAP to include the British Sugar site, the current partnership arrangements for the Steering Board will continue. Ad hoc meetings between partner organisations will now be arranged as required, in place of the current York Central Task Group.
10. A further meeting of the York Central Steering Board is to be arranged to take place early in the New Year.

Consultation

11. Consultation is currently being carried out with key officers on the implications of assimilating the British Sugar site into the planning process for York Central.

Options

12. A further report setting out the key issues and options arising from a joint planning approach for both the York Central and British Sugar sites will be brought for consideration by Members to a future meeting of the Executive.

Analysis

13. An appraisal of the key issues and options arising from a joint planning approach for both the York Central and British Sugar sites will be brought for consideration by Members to a future meeting of the Executive.

Corporate Priorities

14. York Central provides a large brownfield development opportunity adjacent to the city centre. It will be an important area for future employment and housing needs within the City. Regeneration of the area will attract investment, helping to strengthen the city's high growth sectors and generate quality jobs. Development of the York Central area will help to protect and enhance York's existing built and green environment and provides an opportunity for a flagship sustainable development.
15. The emergence of the British Sugar site for redevelopment will need to be assessed in terms of its strategic contribution in terms of future employment and housing needs in the City.

Implications

16. Implications are as listed below:
 - **Financial:** There are no financial implications
 - **Human Resources (HR):** There are no HR implications
 - **Equalities:** There are no Equalities implications
 - **Legal:** There are no legal implications
 - **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:** There are no other known implications

Risk Management

17. There are no known risks.

Recommendations

18. That the Advisory Panel advise the Executive Member for City Strategy that Members may wish to comment on the recent progress with York Central.

Contact Details

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Wards Affected: Holgate, Micklegate

All

For further information please contact the author of the report

Background Papers:

City Strategy EMAP, 7 June 2006
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