

Annex A

Key sites general details and “Other” sites early indication from Local Plan

Nestle South: 6.8ha site with hybrid consent for 12,000m² commercial and **375 resi units**, currently being promoted by Nestle. Public investment will deal with market, scheme and site viability issues.

Hungate: 4.1ha Brownfield site with hybrid consent for **720 homes** and 18,400m² commercial development. Currently in re-negotiations on s106. Public investment in enabling infrastructure will ease viability.

Castle Piccadilly: 2.3ha city centre site being master-planned for 28,000m² retail led scheme in line with adopted planning brief. Public investment in site infrastructure will assist with site viability and asset revaluation process

Terry’s: 10.1ha former factory with hybrid consent minded to approve for **344 resi units** and 35,700m² commercial. Currently being remarketed following developer acquisition in 2008. Public investment will deal with market, scheme and site viability issues.

York Central: Reducing funding gap, was £150m pre resolution of infrastructure operational rail issues, falling to approx £80m and given link incremental development approach and link to “5-Acre” site interest viewed as a £35m max gap for initial phase at present. Gap funding will make development viable and allow institutional investment to be attracted as well as dealing with market issues

British Sugar: 35ha brownfield site wholly owned by Associated British Foods and CYC, currently being master planned as up to **1,300 unit residential** development. Public investment in site access and service infrastructure would accelerate the site to market

Germany Beck: Ongoing now but build out restricted by investment in other ancillary works such as infrastructure issues around A19, opportunity to address this and enhance the solution, provides around 650 residential units.

General via Local Plan Call for Sites: Initially a combination of the current call achieving 292 applications and filtering against 2008 call, giving a total of 688 sites and approx 2700 hectares of requests for development. Noting that the current call for site split this approx 50%

was for residential 20% employment, 20% open space/leisure and 10% retail. Entering consultation stage (June onwards for 8 weeks) on a filtered scope of 61 housing sites and 21 employment sites.

General - York owned assets: Much of this is addressed in the local plan in terms of Asset management and HRA sites. So this is not detailed separately.

Site 10: General Transportation infrastructure improvements: This is about impact mitigation beyond that which can reasonably assumed/required within the immediate hinterland of each major development via a S106 or similar (CIL) type agreement. This is to address the need to manage congestion created by growth whether it be residential commercial or retail or a combination. The mitigation solutions are about “sweating the asset” – improving the flow of all traffic modes via enhance network management solutions, introducing and improving access to green/sustainable travel and travel planning and undertaking localised improvements to the road network and junctions/ junction priorities.