

Annex 2: Hull Road/Heslington East University Campus Appraisal Proforma

SITE 2: Land at Hull Road / Heslington East Campus: Composite single site redevelopment of land potentially including: safeguarded land to south of Hull Road, land to the south of Grimston Bar Park & Ride.

Development Proposal: Core Stadium and Budget hotel close to road frontage, Athletics and 3G pitches as part of University sports village, enabling development on 'safeguarded land'.

Strengths

- Can be delivered as a composite single site development.
- Excellent links with university's sports village developing council's partnership for sports provision.
- Would strengthen business case for community pool at university campus.
- Good market interest in potential for associated commercial development .
- Council has been approached by another developer regarding an alternative option for delivery on this site.
- Potential for inclusion of pre-let health / community uses as part of stadium from a number of public sector stakeholders.
- Good access and transport links, adjacent to Park & Ride site.
- Good access from A64 and Hull Road
- Second strongest capital position.
- Best option for the delivery of the outdoor sports uses for all site options as part of the University's sports village.
- Extant Outline Planning permission for outdoor sports uses.

Risks

High

- The enabling development, core stadium and additional development potentially required by the university would add planning risk.
- The site is in the Green Belt. There is a significant risk this would result in a call-in inquiry.
- The scheme would require significant commercial enabling development to provide the necessary uplift in value.
- The quantum of development required would put pressure on the junction with the A64 and require significant mitigation.
- There are considerable land assembly issues, with potentially 4 separate land interests.
- The recent Heslington East Call-In inquiry made clear judgement regarding the open nature of the site, the low density development and importance of the green travel plan.
- Strict planning tests fro enabling development most be met.

Other

- There was strong opposition to the previous Heslington East application, from a well organised protest group.

Timescale (see timeline plan attached)

- One planning application would required.
- A comprehensive scheme for the Hull Road development would take between 6 -24 months (allowing for a call-in Planning Inquiry) for OPP.
- Procurement could be between 6 – 18 months depending on route taken.
- University sports village (without stadium) could be delivered in advance c. 12-18 months (outline permission exists at Uni site) i.e. before Olympics.

Total project delivery time c.. 48months min.

Earliest competition date: 2014.

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

Implications to the Council

- The proposal would add robustness to the joint venture for the provision of a swimming pool at the university campus and develop the potential for a community sports village at the university.
- Providing terms can be agreed with the university the option to separate the core stadium from the outdoor sports uses and deliver them at as part of the Heslington east Sports village should be considered for all options.
- Use of CPO powers would add time, cost and complexity to the project, though must be considered as a fall back option if project is to be delivered.