

## Annex 4: Monks Cross Appraisal Proforma

**SITE 1: Monks Cross South:** Composite single site development of Huntington Stadium (9 acres), the Vanguard site (30 acres)

**Development Proposal:** Core Stadium and budget hotel at Huntington Stadium site, enabling development on Vanguard site, Athletics and 3G pitches as part of University sports village.

### Strengths

- Composite single site development, strengthens planning case.
- Strong planning case for enabling development as application site can include existing stadium.
- Vanguard site has extant planning permission for business use and is not in the Green Belt.
- CYC has land interest (Huntington Stadium).
- Principal land owner is motivated to make project move forward.
- Good market interest in potential for associated commercial development.
- Strong option for community offering – it may assist in securing future of swimming and Health & Fitness at Monks Cross.
- Options for on-site and off-site community sports provisions. Scope to deliver acquire additional land if necessary for on-site option.
- Scope for alternative community uses including Explore library and health uses on pre-let basis.
- Restrictive covenant on use of Huntington stadium, no issue under this scenario.
- A strong case for CPO of land if required.
- Adjacent to existing park & ride facility.
- Good accessibility
- Scope for development of green travel plans.
- Transport improvements / mitigation measures have already been implemented for this site.
- Strongest capital position for all options.
- Fall back options exist for the delivery of open sports uses on nearby sites.

### Risks

#### High

- The quantum of development required to deliver the options may weaken planning case
- Difficult to demonstrate best value for development agreement if a negotiated solution with the land owner / developer is preferred.
- Strict planning tests for enabling development must be met.

#### Other

- The scheme would require significant commercial enabling development to address funding gap
- Principal land owners expectations for land values may be unrealistic and threaten delivery. The uplift in value must be 'proportionate'.
- A call-in inquiry would add considerable cost and time to the delivery of the project. It is essential the planning risks are carefully assessed.

### Timescales

- One planning application would be required.
- A comprehensive scheme for the Monks Cross development would take between 6 -24 months (allowing for a call-in Planning Inquiry).
- Procurement could be between 6 – 18 months depending on route taken.
- Off-site community sport facilities 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 to

Earliest competition date Open Date: 2014.

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

### Implications to the Council

- Restrictive covenant on future use of Huntington stadium, not an issue under this scenario, it would remain in leisure use.
- Providing terms can be agreed with the university the option to deliver outdoor sports facilities off-site as part of the Heslington East Sports village would add strength to the business case.
- 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.
- Huntington stadium would remain a council asset.
- Opportunity for CYC to secure future of swimming and health and fitness at Monks Cross.