

ANNEX D6 - YORK CENTRAL REPORTS - SUMMARY OF DECISIONS

Date of Executive	Decisions	Reason
11 July 2006	That the revised timetable for the preparation of the York Central Area Action Plan be noted.	The appointment of a planning consultant to carry out this work is needed to deliver the shortened AAP programme.
	That the appointment of Nathaniel Lichfield & Partners to produce the Issues and Options document, and carry out public consultation related to this, be approved.	
	That the preparation of Interim Planning Guidance (IPG) be discontinued.	The need for IPG has been superseded by the production of the Issues and Options document.
12 September 2006	That the Executive's commitment to the development of the York Central site as quickly as practical and planning	N/A
	That the willingness of British Sugar to participate in a partnership arrangement which could lead to the complementary development of both their site and the York Central site be noted;	
	That, consequently, officers be instructed to move with all speed to prepare a joint area action plan covering both sites.	
	That the programme set out in the report for the preparation of the Area Action Plan and for its inclusion in the revised Local Development Scheme, having regard to the recommendations and amendments of the LDF Working Group, be noted.	

27 February 2007	That Officers be instructed to revise the programme, with the objective of bringing forward the milestone target for the completion of public consultation on the Aims and Options paper before the end of September 2007.	In order to produce a timely plan that is likely to be implemented, and thus ensure that the development of these important sites is not jeopardised by internal milestones.
	That Officers be requested to report back on how other parts of the timetable can be compressed.	
	That the Community Consultation Strategy for York Central, which will be taken into account in undertaking the public consultation relating to the York Northwest Area Action Plan, having regard to the recommendations and amendments of the LDF Working Group, be noted.	
30 March 2010	That the progress with York Northwest be noted and that the programme of work and indicative SPD process outlined in Annexes 1 and 2 to the report be approved (Option 2).	To ensure that the work being undertaken for York Northwest is progressed.
	That the planning framework for York Northwest be provided within the Core Strategy, with York Northwest identified as a zone of change and York Central and the former British Sugar sites identified as strategic sites (Option 2).	To ensure that the regeneration of both major development sites is delivered within an overarching framework and within anticipated time frames.
	That the preparation of supporting Supplementary Planning Documents for York Central and the former British Sugar site, and the preparation of a development framework for York Central, be agreed (Option 2).	To ensure that the regeneration of both major development sites is delivered within an overarching framework and within anticipated time frames.
03 April 2012	That the current and proposed work streams outlined in the report annex together with the overall programme to date be received and noted.	To continue to facilitate and deliver the development of the strategically important York Central site.
03 December 2013	That Cabinet approve the sale of Site A and purchase of Site C, as shown at Annex A of the report for the capital receipt as set out in Confidential Annex B.	To support corporate priorities with respect to jobs and economic growth, to enable the York Central project to progress and to provide capital receipts to fund the Council's capital programme.

15 December 2015	To instruct officers to take all necessary preparatory steps to proceed with Compulsory Purchase Orders (CPO) for all third party land on York Central, to be undertaken in parallel with a negotiated acquisition.	To complete the land assembly of the York Central site to ensure that a development scheme can be delivered.
	To delegate to the Leader the authority to agree the final purchase price, following a negotiated acquisition of land off Leeman Road, in advance of the potential initiation of CPO's, to be funded from the £10m set aside to support the delivery of York Central.	To complete the land assembly of the York Central site to ensure that the land required for key infrastructure is available and so a development scheme can be delivered.
	To agree an emerging York Central Planning Policy as part of the development of the Local Plan.	To inform the site allocation within the developing Local Plan.
	To agree to initiate an informal public consultation on the future development of the York Central site in order to inform the development of a formal Planning Framework.	To ensure public engagement in the ongoing development of plans for York Central.
	To endorse officers to negotiate a detailed partnership agreement with land owners and investors to jointly deliver the York Central Scheme and to bring this back to Executive for agreement.	To put in place effective partnership arrangements to ensure York Central is developed.
	To bring back to Members a funding strategy to deliver upfront infrastructure to facilitate development of the York Central site, setting out how any investment will be repaid from future retained business rates arising from the award of Enterprise Zone status and from development values from the York Central site.	To secure any investment made by the City of York Council.
	To undertake due diligence on the most appropriate corporate instruments for City of York Council to use to engage in developing a York Central Partnership and to bring this back to Executive as part of the proposal for a legally binding partnership.	To create robust delivery arrangements for the York Central project.

	To delegate the Chief Executive, in consultation with the Leader and Deputy Leader the agreement of the procurement of advisors for the partnership.	To provide the partnership with a range of professional advice specifically focussed in the long term benefit interests of the partnership
14 July 2016	That the responses to the informal consultation on "Seeking your views to guide development" be noted.	To ensure issues raised from the consultation are taken account of in developing the Planning Framework SPD.
	That the approach to establish a York Central Community Forum as an integral part of the consultation process for the site be noted.	To ensure the views of the local community are represented
	That the progress over the past six months to inform the emerging York Central Planning Policy and deliver the York Central site be noted.	To ensure that a development scheme for the York Central site can be delivered.
	That a loan of £2.55m from Leeds City Region (LCR) Local Growth Fund as an element of the funding proposals for York Central be agreed in principle.	To enable timely progress on the York Central project.
	That the Director of Customer and Business Support Services, in liaison with the Leader, be delegated to agree the terms for a Funding Agreement with Leeds City Region (LCR) Local Enterprise Partnership (LEP).	
That a further draw down from the £10m allocation of £0.55m be agreed in order to fund the immediate site preparation works outlined in the report.		
24 November 2016	To take up the West Yorkshire Transport Fund (WYTF) funding allocated for York Central and to confirm that the York Central access route will be part funded by CYC	To ensure the delivery of York Central
	To undertake further consultation on the access route for York Central as part of a future York Central planning strategy, with high level, ongoing engagement across the City in relation to the access route, with particular regard being given to residents most directly affected	To ensure that a range of access options have been considered

	Subject to the council agreeing to join the West Yorkshire Transport Fund, to agree to fund the access route definition and design outlined in the report from the £2.15 WYTF Gateway 1 allocation	To enable timely progress on the York Central project
	To note the appointment of Development and Technical Advisors to develop a detailed planning strategy for the York Central Partners	To ensure that a development scheme for the York Central site can be delivered
18 May 2017	The new policy at Annex A of the report for discretionary rate relief for those businesses hardest hit by the business rate revaluation as set out in the Government Spring Budget 2017	To provide a transparent process for awarding discretionary rate relief and supporting local businesses
	The new policy at Annex B for business rate relief in respect of the York Central Enterprise Zone	To provide a transparent process to encourage businesses to relocate to the Enterprise Zone and grow the York economy
	That minor changes can be made (Paragraph 22 of the report) to either policy (Annex A & B) by the Director of Customer & Corporate Services in consultation with the Executive Member for Finance & Performance	To provide flexibility to amend either scheme quickly if required without fundamentally altering the purpose of the policies
13 July 2017	Notes the plan for the York Central Partnership to undertake public consultation on access options and the master plan which will lead to the submission of outline and detailed planning applications	To ensure the delivery of York Central and to ensure that a range of access options have been considered
	Agrees to receive a further report in October setting out the York Central Partnership proposed master plan including a recommended access option and presenting the formal YCP partnership agreement for Executive to consider	
	Recommends to Council that a budget of £37.4m be approved for the York Central Transport improvements funded from the West Yorkshire Plus Transport Fund grant	

<p>That the recommendation of the York Central Partnership (YCP) - to develop a Western access option for inclusion in the York Central Masterplan and to undertake further design and legal work to ensure that the final alignment will seek to mitigate the effects of such a route on the Millennium Green and control costs to ensure deliverability – be agreed</p>	<p>To ensure the delivery of York Central and to ensure that the preferred access option has been taken into account as a matter of consideration</p>
<p>That a change request be submitted to West Yorkshire Combined Authority (WYCA) to re-allocate funding to the revised access schem</p>	
<p>That land within YCP's control that could be used for a Southern Option be safeguarded, in order to protect against any risk to the York Central development caused by circumstances preventing successful delivery of a Western Optio</p>	
<p>That the plan for the YCP to undertake public consultation on a masterplan which will lead to the submission of planning applications be noted</p>	
<p>That the allocation of £1.997m from the previously agreed York Central budget of £10m to meet project costs to planning submission be agreed, with these costs to be considered as a project cost for reimbursement from a future YCP development account</p>	

15 November 2017

That, in taking the project forward;

a) Council Officers be directed to:

- Focus on community engagement as an integral part of the process for the detailed design of the preferred access option, and the development of the York Central Masterplan (YCM), in accordance with the YCP principles;
- Consider how the development can become an exemplar of sustainable development through the detailed design of the preferred access option and the development of the YCM, in accordance with the YCP principles;
- Consider the potential for sustainable energy use and renewable energy generation as part of the development of the detailed design of the YCM, in accordance with the YCP principles;
- Consider affordable housing delivery as an integral part of the YCM;

b) The Partnership be requested to maintain the current provision of information to ensure that the council and the public are able to understand the background to proposals, in order that the scheme will progress over the forthcoming decades.

That the National Railway Museum (NRM) be supported in the development of the NRM masterplan and bids for funding, including Heritage Lottery funding, to support their expansion plans

That a contribution of £200k be provided to the NRM towards the further development of their masterplanning and fundraising bids from the £10m York Central budget

taken into account a range of considerations.

To support the future enhancement and expansion of the NRM as an important cultural anchor to the York Central development.

15 March 2018	That a contract be procured and awarded to a construction partner to deliver the key site infrastructure outlined in the report, including the access bridge, the spine road, and the NRM rail link, with the potential to novate the contract over to the York Central Partnership, a single partner or a successor body for development of the site	To ensure that the concerns around this proposal are properly considered
	That a report on the proposal to dispose of the freehold of the Fermatol site and the Carlisle St private car park to Homes England for the best consideration, and to use this capital receipt to fund the York Central project costs, be brought to a joint Decision Session of the Leader and the Deputy Leader for a decision to be made	
	That authority be delegated to the Deputy Chief Executive, in consultation with the Council Leader, to: <ul style="list-style-type: none"> a) consider responses to the public consultation on the disposal of open space land and; b) subject to that consideration, confirm the sale price of the land and agree the disposal of the Fermatol site and the Carlisle St private car park to Homes England 	To ensure the early delivery of a new access route to York Central within the timescale of available grant funding
	That a further £907k from the £10m EIF be committed to take the project through to planning determination	
That a further report be received in June 2018 setting out: <ul style="list-style-type: none"> a) a preferred masterplan prior to submission of an outline planning application and a detailed bridge and spine road planning application; b) a partnership agreement with the York Central Partnership to formalise the relationship and the financial agreement between the partners; c) a detailed financial plan for the delivery of York Central, including analysis of potential council borrowing, and funding from the Enterprise Zone 		
	That the York Central Partnership (YCP) master plan, which it is noted will inform and regulate future planning application submissions, be supported	
	That the draft parameter plans and development schedules for York Central be endorsed, to enable the completion of the Environmental and Transport Impact	

21 June 2018	That the final sign off of the York Central Design Guidelines be delegated to the Leader and Deputy Leader prior to the submission by the YCP of an outline planning application	To ensure the delivery of the York Central scheme
	That the Memorandum of Understanding with the YCP be agreed	
	That approval of the layout and the submission of a detailed planning application for the first phase infrastructure of the York Central scheme be delegated to the Executive Member for Transport and Planning	
	That further reports be received from Autumn 2018 setting out: a) a partnership agreement and; b) funding arrangement	
	That Officers be instructed to undertake further work to bring forward proposals to support and enhance the delivery of affordable housing on York Central	To ensure that the York Central scheme delivers the economic and social benefits described
	That officers be instructed to bring back a detailed business case for the early investment in office accommodation on York Central as part of the council's commercial portfolio	
	That officers continue to work with city partners and community groups to identify early community facilities to be developed on York Central	
	That the council work with YCP to support the delivery of high sustainability standards on the site	
	That YCP be encouraged to continue their community engagement approach throughout delivery of the scheme	
	That officers work with YCP to develop proposals for the detailed design of public spaces on York Central	
That further engagement be undertaken with businesses to focus the occupier strategy and integrate the commercial spaces within the broader area		

<p>30 August 2018</p>	<p>That the route of the York Central Access road, bridge and spine road be agreed as set out in Annex 3, and that detailed planning applications for these be submitted in the autumn</p>	<p>To ensure the early delivery of a new access route to York Central within the timescale of available grant funding and the long term maintenance of the Millennium Green</p>
	<p>That approval be given to repossess the land reserved in the Millennium Green lease, to facilitate the access road onto York Central</p>	
	<p>That a long lease be granted of a plot of replacement land on the other side of the Holgate Beck, to provide long term replacement for the reserved land and to undertake minor improvement works to this land as agreed with the Millennium Green Trust (MGT)</p>	
	<p>That a licence be obtained from the MGT permitting use of the area of land required to facilitate the construction of the bridge and that this land be landscaped prior to returning it to the MGT on completion of the works</p>	
	<p>That approval be given to offer MGT temporary use of alternative City of York Council owned land adjacent to the Millennium Green during the period of the licence</p>	
	<p>That a compensatory payment of £375k be made to the MGT, to reflect the disturbance to the Millennium Green and enable the trustees to provide for the long term maintenance to the Millennium Green, of which £300k will be conditional upon planning permission</p>	
	<p>That further support to a maximum of £25k be provided to the MGT for their legal and technical support costs</p>	
	<p>That embankment land to the west of Severus Bridge be appropriated for the use of the Highway, in order to provide an additional pedestrian and cycle deck across the railway</p>	

	<p>That approval be given to undertake detailed design work for the key site infrastructure outlined in the report, including the access bridge and the spine road, and the National Railway Museum (NRM) rail link</p>	
	<p>That further funding be sought from the West Yorkshire Combined Authority (WYCA) and York, North Yorkshire & East Riding (YNYER) Local Enterprise Partnerships (LEPs) to fund the detailed design of the first phase infrastructure through to construction commencement</p>	
	<p>That a further £2,390k funding from the Economic Infrastructure Fund (EIF) be committed to fund the project through to March 2019</p>	
	<p>That, in the eventuality that WCYA or YNYER grant funding is forthcoming, the grant be used to reduce the level of EIF support required</p>	
	<p>That a further report be received in November with a detailed financial plan for the delivery of York Central, including analysis of potential Enterprise Zone backed council borrowing, in order to establish a budget for delivery of York Central infrastructure</p>	
	<p>That a further report be received in January 2019 which will:</p> <ul style="list-style-type: none"> a) set out a partnership agreement with the York Central Partnership to formalise the relationship and the financial agreement between the partners and; b) seek approval to draw down funds and commence construction of the access road and bridge 	
<p>29 November 2018</p>	<p>That £1m of additional business rates income from the 2018/19 business rates pilot be allocated to the Venture Fund</p> <p>That approval be given to use up to £3m of the Venture Fund to finance early years deficits on the revenue costs of borrowing related to the £35m City of York Council contribution, to be repaid from future Enterprise Zone receipts</p>	<p>To ensure the delivery of York Central and to provide funding for enabling infrastructure, including a new access route to York Central, within the timescale of available grant funding</p>

	<p>That prudential borrowing of £35m be agreed, financed from future retained business rates as part of the York Central Enterprise Zone, plus in early years the use of Venture Fund</p>	
<p>17 January 2019</p>	<p>That the Heads of Terms for the York Central Partnership (YCP) legal agreement be approved and that authority be delegated to the Director of Economy & Place and the Director of Corporate & Customer Services to take such steps as are necessary to enter into the legal agreement</p>	<p>To ensure the delivery of York Central and to provide funding for enabling infrastructure, including a new access route to York Central, within the timescale of available grant funding</p>
	<p>That £1.2m of the £155m York Central capital budget, to be funded initially from City of York Council's capital budget, be committed to undertake pre-construction site preparations, including telecommunications mast and rail line relocation and site segregation from the operational railway and bridge agreements with Network Rail, as set out in paragraph 40 of the report</p>	
	<p>That a further £5m of the £155m York Central capital budget, to be funded from the Housing Infrastructure Fund, be committed, subject to planning and external awards, to commence the enabling works, including site clearance, utility diversions and Millennium Green preparation, as set out in paragraphs 42-43</p>	
	<p>That it be acknowledged that a further report will be brought back to Executive to agree the submission of the reserved matters planning application and to commit the capital budget for delivery of the Phase 1 infrastructure, including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Bridge access onto the site <input type="checkbox"/> A new spine road <input type="checkbox"/> Drainage <input type="checkbox"/> Construction of an additional pedestrian and cycle deck onto Severus Bridge <input type="checkbox"/> Construction of a new rail connection between the NRM and the East Coast Main Line <p>subject to the award of outline planning permission for the scheme and the final agreement of the external grant funding from both the West Yorkshire Transport Fund and the Housing Infrastructure Fund</p>	

	<p>That a further report be received, setting out proposals for economic development on York Central</p>	<p>To ensure that the social, environmental and economic benefits of York Central are delivered and are strongly influenced by community engagement</p>
	<p>That a business case be prepared for the council to acquire affordable housing on the York Central site as part of the first phase of residential development</p>	
	<p>That proposals be developed for the next phase of community engagement and a report be brought to Executive to seek financial support for community groups to develop capacity to engage effectively with YCP, with a view to active engagement to deliver social and economic benefits</p>	
<p>18-Jul-19</p>	<p>That Option 2 be approved, and £750k be allocated to fund Early Contract Involvement (ECI), further design work and finalisation of a Reserved Matters Application (RMA) for the first phase of infrastructure, including the primary access into the site, new bridge / spine road, drainage, construction of an additional pedestrian and cycle deck onto Severus Bridge and construction of a new rail connection between the NRM and the East Coast Main Line (ECML), to be funded partly from the allocated York Central CYC capital budget (£451k) and Homes England funding (£335k).</p>	<p>To ensure the delivery of York Central and to provide funding to enable the progression of the detailed design and planning for a new access route to York Central within the timescale of available funding</p>
	<p>That the £1.25m budget provision previously agreed specifically for early site works be cancelled, with this funding now returned to the remaining unallocated funding for York Central.</p>	
	<p>That approval be given to seek financial contributions towards the budget for up front design work from York, North Yorkshire and East Riding (YNYER) Local Economic Partnership (LEP), Leeds City Region (LCR) LEP and YCP ahead of the agreement for HIF funding.</p>	
	<p>That the decision to undertake the further design works outlined in Option 3, over and above those set out in Option 2, be delegated to the Deputy Chief Executive in consultation with the Executive Leader, subject to the agreement of additional funds from YNYER LEP, LCR LEP, YCP or the award of HIF funding.</p>	
	<p>That the final sign-off of the RMA for the delivery of the Phase 1 infrastructure be delegated to the Director of Economy and Place in consultation with the Executive Leader and Deputy Leader.</p>	

<p>That a further report be brought back to Executive setting out options and proposals to include York Central in the bus Clean Air Zone</p>	<p>To ensure that the social, environmental and economic benefits of York Central are delivered and are strongly influenced by community engagement</p>
<p>That, at the earliest point, the council work to delivery a new Bus Lane to become an integral part of the ph1 Infrastructure, ahead of the timescale required by S.106 conditions; this could be build at the same time as the spine road is constructed, improving bus journey times from day 1.</p>	
<p>That further consultation be carried out with local communities, residents and visitors to the site, via a 'MyYorkCentral' style of consultation.</p>	
<p>That the current Occupier Strategy be reviewed to ensure that commercial spaces encourage clean growth and help contribute to carbon reduction in the city.</p>	
<p>That all the areas of opportunity to secure greater social economic and environmental benefits to the city indicated under paragraph 36 of the report be endorsed, and that these areas be explored in greater detail in order to secure those improvements.</p>	

08-May-18

That the scope for the regeneration of the Guildhall, as set out in the 'Future Options' section of the report, be confirmed.

To minimise delay and ensure that the value of the Early Contractor Involvement (ECI) phase work is realised for the project in re-tendering the delivery of the works in the most effective way, at less cost to the council than the other options and without committing the future

That approval be given to procure a construction contractor for the Guildhall project, based upon Option 2 in paragraphs 29 to 31 of the report.

To ensure the future viability and effective re-use of the Guildhall, as one of the city's most significant buildings.

That, in view of the complexity of the project, a further report with proposals for the appointment of a contractor and determination of the final budget be brought to Executive in the Autumn; that report to include an updated business case, a risk assessment, and details of how the preferred supplier will promote economic growth.

That the council enter into further discussions with Leeds City Region Local Enterprise Partnership, to seek to increase the level of grant funding to deliver the Guildhall scheme.

1. In the interests of securing improved public access for residents and visitors, for the future, and maximising the civic and community value of the Guildhall through improved understanding and appreciation of its historic significance, aligning with the Mansion House Opening Doors project.

2. To ensure that the optimum beneficial re-use of the complex is properly investigated and that project delivery does not suffer unnecessary delay.

2. To ensure that the optimum beneficial re-use of the complex is properly investigated and that project delivery does not suffer unnecessary delay.

3. In the interests of optimising the value and long term sustainability of a publicly accessible riverside with an attractive commercial offer to complement the inherent historic interest of

4. In the interests of securing the optimum future value for the council from one of its most significant property assets and minimising delay to the project delivery.