

YORK NORTHWEST AREA ACTION PLAN

Progress Report and Next Steps

Summary

1. A substantial amount of work has been carried out over the past eighteen months in developing the Preferred Option(s) for the York Northwest Area Action Plan (the AAP). In parallel with this a proposal for a demonstration exemplar Urban Eco Settlement (UES) at the former British Sugar site has been developed in collaboration with the landowner, Associated British Foods (ABF).
2. Since the end of September the council has been proactively leading work with the York Central Consortium (YC Consortium) following the suspension of the York Central developer selection process. All parties have reaffirmed their commitment to bringing forward York Central, which is a key project both for York and the region. The focus of work since then is to ensure that a clear delivery route is identified and the momentum of the project maintained.
3. The following paper briefly outlines the position with York Northwest and sets out a programme of work to move the York Central project forward. Members are asked to note progress with York Northwest and to endorse the approach outlined.

Background

4. Work to progress the AAP has been ongoing with key strands of evidence base work produced. Extensive consultation on the Issues and Options report has taken place with the outcomes reported back to the LDF Working Group. A revised vision, objectives and emerging spatial relationship and spatial themes for the area have also been produced.
5. The York Central landowners, Network Rail, the National Museum of Science and Industry and the Regional Development Agency, Yorkshire Forward, (collectively known as the York Central Consortium) commenced the process to select a developer for the York Central site in July 2008. The original intention was to have a developer in place to engage in consultation on the emerging AAP. At the end of September this year, however, the developer selection process was suspended by the York Central Consortium due to the current market conditions.

6. As part of the Leeds City Region (LCR) Urban Eco Settlement (UES) Programme, York Northwest is being promoted as one of four areas within the region for designation and funding. The UES programme is a key component of LCR Forerunner proposals to deliver growth and regeneration in the region and is the city region's response to the national Eco Towns Programme. In collaboration with ABF, the council have developed an 'early deliverable' proposal for a demonstration exemplar UES at the former British Sugar site. The proposal was agreed at a meeting of the Executive in July this year.

Progress

7. Over the past eighteen months considerable progress has been made in developing the Preferred Option(s) for the York Northwest AAP. Evidence Base documents produced include Option Appraisal, Financial Appraisal and Land Use Model. Background papers on Transport and Open Space have also been produced. It is intended that a report is brought to Members within the next few weeks outlining the key findings of transport work undertaken to date together with a suggested approach to transport for the area. A summary of progress on the AAP is attached at Appendix 1.
8. Deliverability is an essential element in ensuring the soundness of a Development Plan Document (DPD). As part of the Preferred Options work for York Northwest the deliverability of various land use scenarios has been tested by applying council standards for provision of open space, education, affordable housing, S106 contributions etc. The implications of this for the city can now be more clearly identified and understood. This work forms a foundation for dialogue with the YC Consortium, ABF and other key stakeholders.
9. In light of issues arising from market testing of York Central by the YC Consortium, further more detailed work is being undertaken to look at deliverability, including phasing, of the AAP. This work was originally programmed to be carried out as part of submission stage work for the AAP but has now been brought forward and started with immediate effect. This means that the Preferred Option(s) taken forward for consultation will have been considered at high level in terms of deliverability.
10. The council are working jointly with the YC Consortium to explore alternative opportunities to deliver key aspirations for the City in the short, medium and long term. Evidence Base work produced for the Preferred Options is being used to inform this work. Significant upfront public sector funding has been identified as one of ways of supporting delivery of York Central. The council have, therefore, prepared and submitted a bid to the Government for York Central to be considered as an Accelerated Development Zone, where upfront funding can be secured on the basis of projected future business revenues.
11. Since September, the council has held a number of meetings with the YC Consortium and other parties. The council have prepared a joint programme of work which is attached at Appendix 2. A shared understanding of the issues and implications arising from both the developer selection and work on the AAP is key to this process.

12. Three themed workshops between the council and the YC Consortium have taken place to look at issues in relation to retail, social infrastructure (including affordable housing, education, open space) and transport infrastructure. Further joint workshops are being arranged to take place before Christmas to review the lessons learned from the market testing and to explore the way forward including the possibility of alternative approaches for delivery.
13. In parallel with work on the AAP, the council has also been working in collaboration with ABF and the Leeds City Region Partnership to develop a proposal to deliver a first phase 60 unit demonstration exemplar UES at the former British Sugar site. The final master plan and specific land uses will be determined following further public/stakeholder consultation and evidence base gathering as part of the ongoing AAP and master planning process.
14. The proposal will move towards delivering zero carbon development, with homes achieving Code for Sustainable Homes Level 4 as standard, and seeking to achieve Level 5 and Level 6 performance in water use and energy generation and efficiency. Other sustainability initiatives include, for example: developing an approach to manage water cycle impacts; constructing a show-home community advice and information 'eco hub'; providing a car club with an element of zero private parking; exploring the opportunity for cycle hire and providing good cycle space within homes; and installing Real Time information panels in all residential units.
15. The proposal was incorporated in the LCR UES Delivery Programme and was submitted to the Government at the end of October for consideration. In addition to the UES Delivery programme, LCR also submitted a separate expression of interest to the government for revenue funding to support the development of the UES proposals.

Way Forward

16. The key focus of work over the next three months will be to work with the York Central Consortium to undertake a joint approach to identify a clear way forward for all parties with key actions set against timescales. A joint review of the outcomes of the recent developer procurement process and work on the Preferred Options produced for the AAP will be carried out. The implications of the emerging joint work and timescales for delivery of York Central and former British Sugar site on the AAP, will be considered by the council as part of this review. The aim is to bring a report back on the outcome of joint work in early spring.
17. The council will also be working with ABF and the LCR Partnership to progress delivery of the demonstration exemplar UES at the former British Sugar site. The next step will be to prepare more detailed information for discussion with the Leeds City Region partnership and the government over the next few weeks.

Options

18. No options have been put forward.

Corporate Priorities

19. The York Northwest area provides large brownfield development opportunities adjacent to the city centre. Development of this area will help to protect and enhance York's existing built and green environment and provides an opportunity for a flagship sustainable development. The regeneration of this area will support the following corporate priorities:
- Increase the use of public and other environmentally friendly modes of transport
 - Improve the quality and availability of decent affordable homes in the City
 - Improve the contribution that Science City York makes to economic prosperity

Implications

20. Implications are as listed below:
- **Financial** None.
 - **Human Resources (HR)** None
 - **Equalities** None
 - **Legal** None
 - **Crime and Disorder** None
 - **Information Technology (IT)** None
 - **Property** None
 - **Other** None

Risk Management

21. In compliance with the Councils risk management strategy, there are no risks associated with the recommendations of this report.

Recommendations

22. Members are asked to:

- 1) Note the progress with the York Northwest AAP.

Reason: To ensure that work being undertaken for York Northwest is progressed.

- 2) Endorse the joint approach for York Central and the joint programme of work outlined in Appendix 2.

Reason: To ensure the regeneration of the area is delivered which will meet the objectives for the area.

Contact Details

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Report Approved**Date** 17.12.09**Specialist Implications Officer(s):** None**All** **Wards Affected:** Holgate, Micklegate, Acomb and Rural West York**For further information please contact the author of the report****Background Papers:**

Report to Executive 21st July 2009
Report to LDF Working Group 15th July 2008
Report to LDF Working Group 13th May 2008
Report to Executive, 27 February 2007

Appendices

Appendix 1 AAP Summary of Progress
Appendix 2 Joint Programme for York Central