

Minute – Executive – 30.03.2010 – York Northwest

Members considered a report which presented the results of collaborative work carried out by the Council and the York Central Consortium, following suspension of the developer procurement process for the York Central site, and sought approval for further work to explore other models of regeneration partnerships and funding opportunities. The report also provided an update on progress with the York Northwest Urban Eco Settlement (UES).

Headline findings from the collaborative work (the York Central review) were set out in paragraphs 14 to 19 of the report, and a suggested way forward to address these issues was outlined in paragraphs 21 to 33. Progress on the UES was reported in paragraphs 7 to 11.

The following options were presented for Members' consideration, as detailed in paragraphs 35 to 44 of the report:

To provide a planning framework for the York Northwest area:

Option 1 – continue to produce an Area Action Plan for York Northwest.

Option 2 – identify York Northwest as a 'zone of change' within the Core Strategy, with York Central and British Sugar allocated as 'strategic sites' and with an Supplementary Planning Document (SPD) for each site, with work to progress this as outlined in Annexes 1 and 2 to the report (preferred approach).

In relation to the York Northwest UES:

Option 3 – include specific reference to the UES and Eco Town standards in the publication draft of the Core Strategy (preferred approach).

Option 4 – not include specific reference to these in the publication draft of the Core Strategy.

In relation specifically to the York Central Project:

Option 5 – agree the site specific objectives for York Central set out in paragraph 31 of the report (preferred approach).

Option 6 – ask Officers to develop alternative objectives for York Central.

Option 7 – agree to undertake a proactive approach to public funding and further work to look at other development delivery models (preferred approach).

Option 8 – not investigate public funding streams or other development delivery mechanisms.

In approving the recommendations, Members stressed the need to explain the new approach clearly to all Council Members and the general public.

RESOLVED: (i) 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).

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

Appendix 4

(ii) 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).

REASON: To ensure that the regeneration of both major development sites is delivered within an overarching framework and within anticipated time frames.

(iii) 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).

REASON: To ensure that the regeneration of both major development sites is delivered within an overarching framework and within anticipated time frames.

(iv) That policies be included within the Core Strategy seeking to achieve PPS1 standards for Eco Towns for the York Northwest area (Option 3).

REASON: To meet the requirements for Eco Towns and possible designation as part of the national programme of Eco Towns.

(v) That objectives for the York Central site, as outlined in paragraph 31, be agreed and that the Council's commitment to bringing forward the site for redevelopment be reaffirmed (Option 5).

REASON: To ensure continuing commitment to moving the project forward.

(vi) That the Council take a proactive approach to public funding for the York Central site and investigate alternative delivery mechanisms in collaboration with York Central partners (Option 7).

REASON: To enable delivery issues to be addressed.