

## APPENDIX 1

# York Northwest Section (Draft)

## York Northwest Corridor

The YNW area is of strategic importance in meeting the overall LDF Vision for York over the next 20 years making a considerable contribution to the key themes identified in Section 2 – The Vision.

### A Prosperous and Thriving Economy

The new office quarter within the York Central area is critical to achieving York's continued economic success and prosperity. The York Central area will also make a significant contribution to strengthening York's retail role.

### Building Confident, Creative and Inclusive Communities

The York Central and British Sugar areas will allow the creation of new sustainable neighbourhoods integrated into the wider fabric of the city. Both new neighbourhoods will be of strategic importance in meeting the City's housing needs.

### York's Special Historic and Built Environment

The YNW area will be developed in a way that ensures the city's heritage assets are preserved and enhanced. This includes the promotion of high quality urban design and architecture which complements the street patterns and skyline of the historic city, whilst also protecting key views.

### A Leading Environmentally Friendly City

The York Northwest area is specifically recognised as providing an opportunity to build on the city's experience of sustainable development and implement further new and innovative eco design/technology, whilst also implementing sustainable transport solutions. Both the York Central and British Sugar areas also offer opportunities to contribute to the City's existing Green Infrastructure.

### Area Vision

#### "York Northwest in 2026 will be...

- ....a distinctive place of outstanding quality and sustainable design
- .....well connected with the city and wider region
- .....contributing to the economic prosperity of York
- .....a vital and innovative addition to York
- .....fostering new sustainable communities and enhancing quality of life

### **Strategic Objectives**

1. To create new sustainable and inclusive communities
2. To ensure the new communities and development are fully integrated with existing communities
3. To maximise a unique opportunity to contribute to the overall economic prosperity of the city.

The area known as York Northwest is located immediately to the north and west of York city centre. The area forms a corridor (the 'York Northwest corridor'), which is bounded by the Outer Ring Road, the River Ouse, the A59 and the historic core of the city. The York Northwest corridor includes two major brownfield development areas, the York Central and the former British Sugars sites. Together the sites have a combined developable area of around 75 hectares. These sites will be brought forward as Strategic Allocations and will play a key role in meeting the Core Strategy vision. Collectively, the York Northwest corridor is likely to provide the largest and most significant area of regeneration that will be seen in York over the next twenty years.

It is essential to ensure that development of this scale balances the benefits of growth its impact both on the environment and the city's impact on climate change. A holistic, integrated and innovative approach to sustainable living in an urban setting is being sought. Development of the strategic sites within the York Northwest corridor is being promoted within the Leeds City Region as an Urban Eco Settlement.

York Northwest has the potential to make a significant contribution to both the economic prosperity and housing needs of the city. Given the highly sustainable and accessible location of the area adjacent to the city's historic core and railway station, York Northwest also has a key role in enhancing York's commercial, retail, leisure and tourism offer.

A planned approach will be undertaken to ensure that the sites are considered in a strategic and comprehensive manner, whilst promoting local distinctiveness. The York Northwest Corridor is wider than the two strategic sites to enable other potential development sites which may come forward in the future to be considered within the wider context. The boundary of the City Centre Area Action Plan includes part of the York Northwest Corridor to reflect the potential role of the urban quarter as part of an expanded city centre.

Overarching issues, such as transport and open space provision, which are relevant to the comprehensive development of the area will be considered within the wider context. A transport masterplan will be prepared for the York Northwest Corridor, which will outline a package of transport infrastructure measures and interventions. This will include an apportionment mechanism to enable costs to be shared between development sites.

The following figure shows the location of the York Northwest corridor and key development sites.

Figure x *Insert context plan of YNW*

## Strategic Allocation: York Central

The York Central site comprises around 35 hectares of developable brownfield land and is bounded in its entirety by railway lines. Historically, York Central has been occupied by a broad mix of operational rail related uses, alongside the National Railway Museum. Other key uses within the site include existing residential dwellings and a number of local business in the light industry and trade sectors. Network Rail are currently rationalising their operational rail activities within York Central and it is anticipated that a significant proportion of land within the site will become available for redevelopment. As a historic city York is constrained in terms of future development opportunities and York Central provides a unique opportunity for future expansion of the city centre in a highly sustainable location adjacent to the railway station.

### Targets

Progress towards achieving the vision and strategic objectives for York Northwest will be measured against the following targets:

- Provision of around 87,000 to 100,000 sq m offices (B1) by 2030
- Provision of around 20,000 to 25,000 sq m of comparison retail (A1) post 2020 and following the development of Castle Piccadilly, subject to detailed impact testing.
- Provision of around 1780 dwellings subject to masterplanning by 2030

### Policy CSxx: York Central

The Council will seek to provide a new piece of the city with mixed development including a world class urban quarter forming part of the city centre with a new central business district, expanded and new cultural and visitor facilities, retail and residential uses and creation of a new vibrant residential community.

The Council will seek:

- Offices (B1): around 87,000sq m to 100,000sq m
- Retail (comparison): around 20,000sq m to 25,000sq m net post 2020 and following the development of Castle Piccadilly, subject to detailed impact testing.
- Residential: around 1,780 dwellings subject to masterplanning
- Culture, leisure and tourism: to be determined through masterplanning

Development will seek to deliver PPS1 standards for Eco Towns within the context of its brownfield location.

Development within the York Central site will be permitted in accordance with the principles of development set out below, to be defined further through the preparation of a Supplementary Planning Document and Development Framework produced with the involvement of stakeholders and the community.

The principles of development are:

- Creating a new mixed-use urban quarter for York including a range of commercial, residential and leisure uses together with new retail provision which helps to meet identified future capacity in the city.
- Providing a new central business district with high quality new offices.

- Enhancing the cultural area around the NRM within high quality public realm and improving connectivity of the area to the city centre.
- Creating a distinctive new place of outstanding quality and design which complements and enhances the existing historic urban fabric of the city.
- Maximising the benefits of sustainable economic growth.
- Creating a sustainable new community with a range of housing types and tenures.
- Ensuring provision of social infrastructure which meets the needs of the new community including sports, leisure, health, education and community facilities and open space.
- Maximising integration, connection and accessibility
- Prioritising sustainable transport modes, including promoting sustainable forms of travel
- Minimising the environmental impact of vehicular trips.
- Providing a green infrastructure framework which maximises linkages within the area.
- Ensuring sustainability principles are embedded at all stages of the development.

The Supplementary Planning Document (SPD) will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the planning framework, outlining the principles for development with associated statements, which will set out the requirements to be sought. It will also outline infrastructure, facilities and services to meet the needs of the new development.

### **Reasoned Justification**

York Central is a unique brownfield development opportunity of unprecedented scale, located directly adjacent to the historic city centre. When fully developed the site will be equivalent in size to three quarters the area of the walled city. The site incorporates a central transport hub for the city including both the strategically placed York Station within the national rail network and regional and local public transport services. The site is a key strategic allocation within the city.

York is an internationally important historic city although development opportunities within the walled city are limited. York Central offers the potential to accommodate future need for growth adjacent to the centre without compromising the historic fabric of the city. Significant need for town centre uses including offices and retail as well as housing has been identified through background study work carried out. This will take the form of a mixed use urban quarter. This should be focused around high quality public realm which complements the city centre.

York Central is envisaged as playing a pivotal role in the city's economic expansion through accommodating a critical mass of (between 87,000 and 100,000 sq m of) office floorspace configured to meet modern office needs. This would accommodate future growth sectors in a high quality and nationally accessible central business district. The site is identified as the next sequentially appropriate site for future retail development to be brought forward after existing identified city centre sites and Castle Piccadilly. The

scale of retail development will be dependent on its impact on the vitality and viability of the city centre, though capacity in the longer term (of 20,000 to 25,000 sq m) has been identified in the study work.

The site includes the National Railway Museum which is a nationally important cultural facility. A key aspiration of the council and stakeholders is to improve the setting and upgrade the offer of the NRM allowing it to fulfil its potential as a high quality international standard visitor destination and raise its profile internationally. The site offers a unique opportunity for both new and expanded cultural/tourist facilities in the city. The council will promote the development opportunities presented by the site for new tourist and visitor facilities which would complement the existing offer in the city. Cultural uses which extend the hours of use into the evening will be promoted with a balance of activities and uses to encourage interaction and social inclusion. This will include bars, restaurants, galleries, hotels and cafes.

The council have also identified the site as having an important role in meeting future housing needs within the city in a sustainable brownfield location. This should take the form of a new vibrant mixed neighbourhood, including open space and community facilities. Together with the commercial and leisure uses an element of this housing will also form part of the mixed-use urban quarter.

York Central offers a central, sustainable location for this growth which can complement the existing city centre. Due to the site's scale and location there is the potential to provide innovative highly sustainable development which can build on York's reputation as a high quality city with world class status. The area provides an excellent opportunity to provide an exemplar new sustainable community with mixed use development which minimises the need to travel and acts as a catalyst for sustainable living. Reflecting the opportunities for highly sustainable development the site is being promoted within York Northwest as an Urban Eco Settlement.

The Council will prepare a Supplementary Planning Document for the area, which will establish a co-ordinated planning approach to ensure delivery of a sustainable development of outstanding quality in a complementary manner. The York Central development will be delivered in a phased approach within a comprehensive framework, which identifies new infrastructure requirements for the whole area. New road infrastructure will be required, with a minimum of two new bridges needed to access the site across railway lines and deliver full development of the area. The SPD will outline a package of infrastructure requirements.

A Development Framework will be prepared by the council to inform the preparation of the SPD. This will outline broad land parcels which can be brought forward in a phased manner. A mix of land uses and the essential infrastructure required to deliver each parcel will be set out. Detailed masterplanning of land parcels will be undertaken by developers.

## Strategic Allocation: British Sugar

The former British Sugar site is located to the north west of the York Central area close to the A59 Boroughbridge Road, and is bounded in part by operational rail lines. The site comprises around 39.5 hectares of brownfield land. For the past 100 years the site was used as a sugar refinery plant.

### Targets

Progress towards achieving the Vision and strategic objectives for York Northwest, will be measured against the following target(s):

- Provision of around 1,250 dwellings subject to masterplanning
- Provision of a local centre of incorporating community facilities and local convenience retail of around 1,000 to 1,500 sq m, subject to retail assessment needs assessment and masterplanning

### Policy CSxx: British Sugar

The Council will seek to bring forward the redevelopment of British Sugar to provide a new sustainable and inclusive residential community centred around a new neighbourhood Local Centre, which will cater for arising local needs and provide a community focus.

The former British Sugar site will provide:

- Residential development (around 1250 units subject to masterplanning)
- Open Space, and;
- Local centre/ community hub comprising convenience retail (and ancillary A class uses), built sports, leisure, health, education and community facilities to meet local needs

Development should seek to deliver eco-town principles within the context of its brownfield location.

Development within the former British Sugar site will be permitted in accordance with the principles of development set out below to be defined further through the preparation of a Supplementary Planning Document produced with the involvement of stakeholders and the community.

The principles of development are:

- To create a sustainable, balanced community through provision of an appropriate range of housing
- To ensure that social infrastructure requirements of the new community are met through provision of facilities and services in a planned and phased manner which compliments and integrates with existing facilities
- To maximise the benefits of sustainable economic growth for the local community
- To ensure the highest standards of sustainability are embedded at all stages of the development
- To create a high quality, locally distinctive place which relates well to the

surrounding area

- To create a people friendly environment which promotes opportunities for social and community interaction.
- To deliver new development within a framework of linked multifunctional green infrastructure incorporating existing landscape areas and biodiversity value, and maximising linkages with the wider green infrastructure network
- To maximise integration, connectivity and accessibility to and from the site giving priority to sustainable travel in line with the hierarchy of users set out in LTP2 and the emerging LTP3.
- To ensure as many trips as possible are able to be taken by sustainable travel modes and to promote and facilitate modal shift from the car to sustainable forms of travel by maximising opportunities for walking, cycling and public transport
- To minimise the environmental impact of vehicle trips to and from the development and mitigate the impact of residual car trips on the highway network where possible.

The Council will prepare a Supplementary Planning Document (SPD), which will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the planning framework, outlining the principles for development with associated policy statements, which will set out the requirements to be sought. It will also outline infrastructure facilities and services to meet needs associated with the new development.

## **Reasoned Justification**

The former British Sugar site is suitable for a new mixed neighbourhood with an emphasis on family housing which seeks to address York's specific future housing needs. A range of housing types and densities will be provided ensuring the creation of new mixed and balanced communities, which respond to future demographic trends within the city. Study work carried out for the Strategic Housing Market Assessment has shown that in order to move towards a more balanced housing market a greater proportion of family housing will be required in the medium term. As a suburban location this site will make an important and significant contribution towards the city's future housing needs. It is therefore identified as a key strategic allocation within the city.

Study work on future convenience retail provision within the city has shown that there is likely to be a need for such retailing and service facilities (A uses) within a Local or District centre within York Northwest, subject to needs and impact assessment. Education and open space provision will be required in line with policy requirements to address newly arising needs whilst taking account of existing capacities. Social infrastructure to support the needs of the new community will be required in terms of sports, leisure, health, and community facilities. The detailed nature of community, leisure and health provision will be established through discussions with the service providers.

As a strategic site of significant scale it is essential to ensure that its future development minimises its impact on the environment and helps to minimise the city's impact on climate change. A key aspiration is to provide innovative highly sustainable development which contributes to reducing York's ecological footprint over time. The area provides an excellent opportunity to provide an exemplar new residential sustainable community. Due to known constraints on the highway network a highly sustainable approach to movement and transport provision should be taken. There are key opportunities arising from the size of the site and its position within York's green infrastructure network. A planned and cohesive strategy for sustainable living will be sought.

Reflecting these opportunities the site is being promoted within York Northwest as an Urban Eco Settlement. A demonstration exemplar, which will act as a showcase of sustainable living, is also being progressed as part of the city region Urban Eco Settlement initiative.

The council will prepare a Supplementary Planning Document for the area, which will establish a co-ordinated planning approach to ensure delivery of high quality, sustainable development in a complementary manner. This will outline a number of key principles that will guide the masterplanning and future development of the area. Building on extensive consultation already carried out, engagement with local residents and key stakeholders will be undertaken to develop the planning framework drawing on local knowledge and experience and future aspirations for the area.

The design and layout for the British Sugar site will emerge from masterplanning, which will be guided by this policy and the SPD, and which will need to evolve through community engagement. The masterplan will be carried out by the developer and will need to include a phasing plan and delivery strategy.