

APPENDIX 8

Summary of land uses for York Northwest

Offices (B1a)

Transformational office opportunities were identified in the city wide Employment Land Review (Stage 2) for a new office quarter at York Central. Following an assessment of future growth areas within office sectors the Study identified a range of floorspace of between 87,000 and 100,000 sq m to be provided.

On the former British Sugar site as an out of centre location significant B1a office provision is not supported through the approach for employment uses set out in the draft Core Strategy. However, limited provision to meet local needs as part of a new Local Centre could fit with the Core Strategy spatial approach.

Housing

The Strategic Land Availability Assessment (SHLAA Consultation Draft, Phase 2/2009) estimates the potential for around 1250 units on the former British Sugar, subject to emerging work on the design and layout of the area. The SHLAA also identifies potential for around 1780 units on the York Central site, again subject to further work.

The density and mix of housing at each strategic site will be informed by the 2007 Strategic Housing Market Assessment (and any subsequent update to this), together with information on market trends. Taking account of the particular site characteristics of each site location and public consultation feedback. The SPD for each site and masterplanning work undertaken by the developer/s will also refine the capacities outlined in the policy.

Retail

Comparison Retail

Retail Assessment work for York carried out by GVA Grimley in 2008 identified capacity to support further comparison goods floorspace in York city centre and the York area to 2029 due to anticipated growth in population and available expenditure. The study suggested that the location and implementation of this capacity should be subject to the sequential test and impact test, guided by York's development opportunities and overall retail strategy for the LDF period.

The findings of this study have been used to inform the approach to retail provision in the city to be outlined in the submission draft of the Core Strategy, Section 12 Retail. The relevant policy outlines the sequential approach to allocation of sites with York Central identified as the next sequentially preferable site after city centre sites including Castle Piccadilly. Subject to detailed impact testing being undertaken by the developer, a 'threshold' of between 20,000 to 25,000 sq m net of comparison floorspace has been identified for implementation at York Central post 2020. It is recommended that York Central is highlighted as a future broad location

for additional retail growth post 2022 but that no quantum of development should be specified in the Core Strategy policy at this stage.

A significant proportion of consultation feedback did not support the option of including comparison retail around the station (York Northwest Issues and Options AAP). Subsequently however the consultation feedback on this issue received on the Core Strategy Preferred Options has been more positive. This has been weighed with other factors relating to the wider economic benefits development of York Central would deliver for the city. The viability work undertaken to date on York Central has demonstrated that retail is needed as a highly viable land use to balance against the high infrastructure costs associated with developing this brownfield site.

It will be important to ensure that provision of comparison retail at York Central does not to affect the vitality and viability of the core shopping area of the city of the city and improved integration/linkages with the city centre will be needed.

Convenience Retail

The retail policy in the Core Strategy will support the provision of convenience retail development in a sequential approach within the city according to the hierarchy of centres. Reference is made that local convenience provision will be required to support the development of new Local Centres within York Northwest. A Local Centre of around 1,000 to 1,500 sq m has been identified as appropriate for the former British Sugar site which will include convenience retail and other social infrastructure facilities. The scale of the Local Centre has been informed by an assessment of existing retail provision in the area.

Leisure

The quality of cultural facilities at the NRM have been identified as needing improvement as part of the cities aspirations to offer world class tourism and leisure facilities within York. Policies in Section 11 of the emerging Core Strategy will support: the enhancement of cultural, leisure and tourism provision in York city centre; the improvement of visitor facilities and accommodation and improvements to the public realm including public spaces. The aim of this will be to better reflect York's world class built heritage and improve the quality of the resident and visitor experience.

The option of developing a cultural area around the NRM linked to the cultural quarter was generally supported in the Issues and Options (AAP) consultation. In particular new provision alongside the NRM and opportunities to create a 'new place' as an attraction to tourists and others was noted. This is reflected in the proposed mix of uses considered appropriate for York Central.