

Report of the Director of City Strategy

Major development schemes in York – an update

Summary

1. This report provides Members of the Economic and City Development Overview and Scrutiny Committee with an overview and update in relation to the major development and planning proposals in the city as of October 2010.

Background

2. The Economic and City Development Overview and Scrutiny Committee requested a six monthly update report on major developments within the city. This is the first report.

The Development Sites:

3. Hungate

A major city centre, business, leisure and residential quarter including a community focal building.

- Phase 1 (all residential) now completed, most houses and flats have been sold.
- Phase 2 (mixed residential and retail) has already obtained “reserved matters” planning approval. Applicant in discussion with Officers regarding possible design modifications.
- Consents and permissions obtained for a new footbridge over the river Foss. Implementation is expected in conjunction with phase 2.

4. Germany Beck

Development of family housing

- Outline planning permission granted by the Secretary of State, with details of access arrangements from A19 also approved.
- Developers are in discussion with the Highway Authority regarding access arrangements and implementation.
- No reserved matters planning applications are available yet for details and there is no confirmation of the start date.

5. Derwenthorpe

Development of family housing, with high quality sustainable dwellings.

- Outline planning permission granted by the Secretary of State, with details of the 1st phase approved by City of York Council.
- Non-planning obstacles are now overcome and the Joseph Rowntree Housing Trust are undertaking preparatory work and will soon commence major infrastructure works.

6. York Central

- a. The City of York Council have led a review of the way forward on York Central since summer 2009. The review, carried out with the close involvement of the principal landowners (Network Rail, Yorkshire Forward, and the National Museum of Science And Industry), confirmed that York Central is still a strategic priority for all parties despite the cessation of the York Central Consortium led process in 2009.
- b. The review concluded that a more phased approach to development is required with the overall vision and strategy for the area set out in a flexible 'development framework', to allow this very significant area to be developed in manageable pieces with key infrastructure in place to improve certainty and confidence. To minimise risks, Officers have been working with the York Renaissance team and Yorkshire Forward to look at how best this comprehensive framework can be prepared and to establish parameters for the phased delivery of development.
- c. It is proposed that the Supplementary Planning Document (SPD) for York Central is produced as a 'Development Framework' comprising four key interdependent elements:
 - a planning framework;
 - an infrastructure framework;
 - a spatial framework, and
 - a delivery and funding framework.
- d. It is anticipated that the York Northwest team and the York Renaissance team will jointly prepare the document with additional support in the short term from Yorkshire Forward. It is intended that a further report be brought to Members in Spring 2011 to outline progress on the Development Framework together with a project plan for the preparation of the document.
- e. The Council is beginning to explore innovative sources of finance to deliver up front infrastructure such as Tax Increment Financing, which the coalition government have been positive about, and we will be carrying out further work to support any future bids. The Council will become an active player in any partnership approach to achieve delivery.

7. Castle – Piccadilly

A major extension to York's retail core and creation of new world-class civic space around the Eye of York.

- Officers are in discussions with landowners and their agents on taking forward a retail-led scheme on this site.
- Public consultation on a proposed master plan approach is unlikely until spring 2011, will be tested with key stakeholders first e.g. English Heritage.

8. University of York – Heslington East

Expansion and the enlargement of the University of York on a greenfield site to the east of Heslington village.

- Cluster 1 almost completed including both new student residential accommodation and academic buildings, which are now in use.
- Deans Acre link road constructed and in use.
- Design work in progress in relation to a master plan for cluster 2.
- Recent application for a new energy centre (combined heat and power for old and new campus) on cluster 2.
- Applications for a new social and catering facility building (again on cluster 2) soon and 2nd residential college application before the end of the year - for occupation October 2012.
- Work progressing on the design of a sports village and swimming pool at the eastern end of the Heslington East campus.

9. West Offices Complex

New HQ and offices for the City of York Council

- All necessary Planning and Listed Building permissions / consents granted.
- The Council are nearing completion of negotiations with the developer.
- The Council's intention is to purchase the site in November 2010 and issue a licence to the developer to commence the construction of new office accommodation. This will comprise of a refurbishment of the existing building together with a proportion of new build totalling approx 13,600sqm.
- When complete the building will provide a base for 1400 staff.
- Construction is scheduled to complete and the building handed over to the Council at the end of September 2012.
- Following a period of fit out and familiarisation the Council will begin the process of relocating staff to the building from the end of 2012.
- The building will be fully operational early in 2013.

10. Terry's

Mixed use scheme for primarily employment and residential use with re-use of Listed Buildings and new development

- Hybrid (outline with full listed building consents, conservation area consents and demolition) applications Committee resolved to approve in February 2010
- Section 106 legal agreement is very close to being signed off.
- Full approval for Harrison's head office in the listed "time office" building.
- Temporary approval for Dickinson Dees solicitors in former headquarters building. (Listed building)
- Work is due to begin on main site (including main factory Listed Building conversion) early 2011

11. Nestlé South

Delivery of a major new residential and business quarter to regenerate former factory buildings and support Nestlé's ongoing role in the city.

- Applications submitted 14th September, the consultation period ended mid October. But this is to be extended in order to receive more detail and additional information from various statutory consultees.
- Strong police objection has been received (layout, back alleys, link to Sustrans network).
- Very little local resident objection, although some traffic concerns and desire to see link through site open to all traffic (not supported by Council's Highways team).
- If all information is received, the Main Planning Committee at their meeting on 16 December could consider the report.

12. Community Stadium

- The Executive agreed on 6 July 2010 that Monks Cross is the preferred site.
- An executive report was considered on 19th October regarding the project governance arrangements.
- Pre-application discussions and assessments are on going with the developer Oakgate to bring forward a comprehensive development that will include a community stadium.

13. British Sugar

Major regeneration opportunity including an element of employment and a proposed Urban Eco-settlement 'pilot' scheme for the Leeds City Region.

- Draft Supplementary Planning Document (SPD) will be presented at the Local Development Framework Working Group (LDFWG) on 25th October and then the Executive on 16th November – this will be to get approval to go out to public consultation.
- Consultation from December 2010 to end of January 2011, with updates, revisions and approval by end of February/early March 2011.

- The landowners Associated British Foods have assembled a master planning team – including architects and transport specialists.
- Council officers are working collaboratively with the applicant and their agent.
- A planning application is expected in Spring 2011.

14. North Selby Mine

Employment uses comprising of Science City York research and energy from waste scheme.

1. Pre-application consultation with local communities is currently taking place in the Wheldrake and Escrick areas.
2. Draft proposal for Science City York education and sustainability research facility associated with the proposed commercial energy from waste element of the scheme including a “plasma gasification plant and anaerobic digestion facility.”
3. Energy from the waste facility would utilise existing infrastructure providing direct electric cabling connection to the National Grid.

Consultation

15. Not applicable as this item is for information only.

Options

16. Not applicable as this item is for information only.

Analysis

17. Not applicable as this item is for information only.

Corporate Priorities

18. The facilitation of the development of these major sites accords with the Council’s priorities relating in particular to maintaining thriving a City through support for its economy and for a sustainable city, which is allowed to grow whilst maintaining York’s special qualities.

Implications

19. There are no financial, human resources, crime and disorder, information technology, property or other implications directly associated with this information only report.

Risk management

20. Not applicable as this is an item for information only.

Recommendations

21. That the Economic and City Development Overview and Scrutiny Committee note the present position in relation to major developments and planning applications in the city.

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Report Approved



Date

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Wards affected – ALL