

	
Planning Committee	16 th December 2010
Report of the Director of City Strategy	

Draft Supplementary Planning Document for the former British Sugar/Manor School site.

Summary

1. The purpose of this report is to provide Members with an overview of the draft Supplementary Planning Document (SPD) for the former British Sugar/Manor School sites and the consultation planned for this. Following consideration of the views expressed in the consultation the draft SPD will be revised. Members of this Committee are asked to note the content of the brief at this stage.

Background

2. The Local Development Framework Working Group at a meeting on 25th October considered a report updating progress on the York Northwest Planning Framework including the draft Supplementary Planning Document and the Consultation Plan for the former British Sugar site. At the meeting Members agreed that the boundary of the development site should be expanded to include the former Manor School site. Following the meeting the document was updated to address comments made by LDF Working Group Members.
3. Subsequent to this the amended draft SPD and Consultation Plan were brought to a meeting of the Executive on 16th November and approval was given for the SPD document to be the subject of public consultation (see background documents for the report). The minutes of both meetings are attached in Annex 1, together with the Consultation Plan in Annex 2.
4. The owners of the site, Associated British Foods (ABF) started masterplanning for the site earlier this summer. It is anticipated that a planning application will be submitted in May 2011. The planning and the masterplanning processes are running in parallel to facilitate the delivery of development on the site. ABF will be undertaking community engagement as part of the masterplanning process in January next year. This will inform the preparation of a planning application for the

site, together with the overarching planning guidance provided within the draft SPD.

5. It is anticipated that the amended draft SPD will be brought back to LDF Working Group and this Committee prior to Executive in early spring next year. If approved the document will be used for development control purposes. It will provide draft policy guidance in advance of formal adoption of the Core Strategy and be a material consideration in determining any planning applications which come forward.

Former British Sugar/Manor School SPD

6. The draft Core Strategy provides the overarching policy context for two strategic development sites within the York Northwest Corridor, York Central and the former British Sugar/Manor School sites. The draft SPD for the former British Sugar/Manor School sites (see Annex 3) develops this strategic city wide guidance.
7. The draft SPD is structured around 3 main inter-related themes:

Theme 1: Sustainable, interactive and inclusive communities
Theme 2: Quality place/environment and
Theme 3: Sustainable movement and connections.
8. Ten development principles are outlined in the draft SPD (reflecting those set out in the Core Strategy policy) within the above identified themes. Detailed direction is given as to the reasoning and justification for each principle, including reference to consultation with stakeholders and evidence of need. Within each development principle, Statements are provided setting out specific planning requirements.

Consultation

9. In accordance with the agreed Consultation Plan, consultation on the draft Supplementary Planning Document commenced on 15th December for a six week period and will finish on 26th January 2011. This report is being brought to Members of this Committee to advise Members of the emerging policy context for the development site.
10. The consultation information available, including a short summary document of the SPD, has been agreed by the Executive Member and Opposition Spokesperson for City Strategy. Letters and emails with website links or information have been sent out to consultees on the LDF/York Northwest database. Copies of the SPD are also available at council offices and libraries.
11. Consultation consultants Beattie, working on behalf of ABF, are also currently preparing a Consultation Plan for emerging masterplanning

work. It is likely that a public consultation event will be held in a local venue during one evening and a Saturday in January. A consultation website will also be provided as a forum for information, updates and online exhibitions.

Options

12. This is an information report for Members and therefore no specific options are provided to Members regarding the content of the report.

Corporate Priorities

13. The former British Sugar/Manor School site is a large brownfield development opportunity within the York Northwest corridor. Development of this area will provide 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

Implications

14.
 - (a) **Financial:** None
 - (b) **Human Resources (HR):** None
 - (c) **Equalities:** None
 - (d) **Legal:** The draft SPD is not a development plan document and as such the decision making process for this type of document is through the Executive.
 - (e) **Crime and Disorder:** None
 - (f) **Information Technology (IT):** None
 - (g) **Property:** The council-owned former Manor School site has been declared surplus and is being managed by Property Services prior to disposal. To reduce the costs of holding this site whilst the options for disposal are considered and also discussions with the owners of the adjoining former British Sugar site take place, a temporary letting of the buildings and site has been agreed with a local organisation. It is the intention that the disposal of this site is co-ordinated with the development and disposal timetable of the former British Sugar site and the timetable for the masterplanning of the two sites. The process of disposal of the former Manor School site will

take place independently within this overall timetable and will be reported to Members at a future date.

(g) **Other:** None

Risk Management

- 15. The programme of the draft former British Sugar/Manor School SPD document has been aligned to ensure that planning guidance will be agreed for the development site before a planning application is submitted by ABF.
- 16. Disposal of the former Manor School site is being led by Property Services to ensure that the integrity of the planning function of the council is not compromised.

Recommendations

- 17. Members are asked to note the content of this report.

Reason: So that members can be informed of the emerging planning guidance being prepared for the former British Sugar/Manor School site.

Contact Details

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	Report Approved	✓	Date	06.12.10
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Wards Affected: Holgate, Acomb and Rural West				
For further information please contact the author of the report				

Background Papers:

Report to Local Development Framework Working Group on 25th October 2010

Report to Executive on 16th November 2010

Annexes

Annex 1: Minutes of Local Development Framework Group meeting of 25th October 2010 and Minutes of Executive on 16th November 2010.

Annex 2: Consultation Plan

Annex 3: Former British Sugar/Manor School Draft Supplementary Planning Document (Consultation Draft)