

## **Economic & City Development Overview & Scrutiny 12th July 2011 Committee**

Report of the Director of City Strategy

### **Six Monthly Update Report on Major Development Schemes in York**

#### **Summary**

1. This report provides Members with an overview and update in relation to the major development and planning proposals in the city at this time.

#### **The Development Sites:**

2. Hungate

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

- Phase 1 (all residential) now completed, and most houses and flats have been sold.
- Phase 2 (mixed residential and retail) has already obtained “reserved matters” planning approval. Applicant in discussion with Council officers re. design modifications and some change of use from A3 to residential.
- Consents and permissions obtained for new footbridge over the River Foss. Construction expected in conjunction with phase 2.

3. 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 in discussion with the Highway Authority regarding detailed access arrangements and implementation.
- No reserved matters planning applications yet for details and no confirmation of start date, but discussions with Persimmon and planning consultants are now taking place with a view to

submission of amendments and refresh of Design Code late Summer 2011.

#### 4. Derwenthorpe

*Development of family housing, with high quality sustainable dwellings.*

- Outline planning permission granted by the Secretary of State, with details of 1st phase approved by the Council.
- Non-planning obstacles now overcome. JR Housing Trust undertaking preparatory work and work on major infrastructure has begun.

#### 5. 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 and to minimise risk 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 document will be jointly prepared by the York Northwest team and the York Renaissance team with additional support in the short term from Yorkshire Forward. It is intended that a further report is brought to Members in late Summer 2011 in order 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. A Regional Growth Fund Bid (Round 2) is also being submitted, which focuses on employment opportunities in the short-medium term. The Council will become an active player in any partnership approach to achieve delivery.

6. Castle – Piccadilly

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

- CYC officers in discussions with landowners and their urban design team on taking forward a high quality, retail-led scheme on this site. Consideration of wider area, including Coppergate 1 and Piccadilly, also being reviewed and discussed.
- Comprehensive public consultation on a proposed masterplan approach likely to commence in late Summer 2011 will test with key stakeholders first e.g. English Heritage. Planning submission anticipated late 2012/ early 2013.

7. 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 masterplan for cluster 2.
- Most recent planning approvals for development on cluster 2 including: (a) new energy centre (combined heat and power for old and new campus), (b) new social and catering facility building and (c) 2<sup>nd</sup> residential college. Construction commenced in relation to the 2<sup>nd</sup> residential collage

- Planning permission granted and construction recently started in relation to the sports village and swimming pool at the eastern end of the Heslington East campus.
- Planning permission granted and construction commenced for: new road link from Hull Road, (adj to Grimston Bar Park+Ride site), extension of northern service road and new car park off the northern service road (take pressure off Badger Hill)

## 8. West Offices Complex

### *New HQ and offices for the City of York Council*

- All necessary Planning and Listed Building permissions / consents granted, and demolition nearing completion.
- The Council's will issue a licence to the developer to commence the construction of new office accommodation comprising 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.

## 9. Terry's

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

- Hybrid (outline with full listed building consents, conservation area consents and demolition) applications approved by Planning Committee Feb 2010
- Section 106 legal agreement 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)
- Discussions with house builders / developers and City Council now taking place in order to inform bids for new build part of site.
- Work due to begin on main site (including main factory Listed Building conversion) late 2011/ early 2012.

10. 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 approved December 2010 and now progressing to Reserved Matters.
- Section 106 Agreement nearly complete.
- Developer launch at Royal York Hotel 6<sup>th</sup> July 2011.

11. Community Stadium

- The Executive agreed on 6th July 2010 that Monks Cross would be the preferred site for the football/ rugby stadium.
- An Executive report was considered on 19<sup>th</sup> 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.

12. British Sugar

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

- Comprehensive consultation from December 2010 February 2011. Report back, revisions and approval by end of Summer 2011.
- The landowner Associated British Foods have assembled a masterplanning team – including architects and transport specialists.
- CYC officer working collaboratively with applicant and agent.
- CBRE appointed to independently assess viability and affordable housing.
- Planning application expected late Summer 2011.

13. North Selby Mine

*Employment uses comprising Science city York research and an energy from waste scheme.*

- Pre-application consultation with local communities now taking place (Wheldrake /Escrick area)

- Original 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.” Plasma Gasification proposal now not being pursued and Science City York withdrawn from the project.
- Energy from waste facility would utilise existing infrastructure providing direct electric cabling connection to the national grid.
- Enforcement Notice issued to seek removal of unused buildings on the site. This is now the subject of an appeal.

### **Consultation**

Not applicable as this report is for information only.

### **Options**

Not applicable as this report is for information only.

### **Analysis**

Not applicable as this report is for information only.

### **Corporate Priorities**

14. 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**

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

### **Risk management**

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

### **Recommendations**

17. That the Committee note the present position in relation to major developments and planning applications in the city.

**Author:**

Mike Slater  
Assistant Director, Planning  
and Sustainable Development  
Tel: 551300

**Chief Officer Responsible for the  
report:**

Bill Woolley  
Director of City Strategy

Report  
Approved



**Date**

29/06/11

**For further information please contact the author of the report  
Wards affected – ALL**