

**Economic & City Development Overview & Scrutiny 25th September
Committee 2012**

Report of the Assistant Director of City Development and Sustainability

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. Monks Cross South –retail

Major retail development to “enable” the Community Stadium development

- Planning Committee resolved to approve the application March 2012. Referred to Secretary of State and S106 legal agreement produced. Planning approval decision notice issued 5 July 2012.
- Subsequent application for reserved matters (the details), to go to Planning Committee 20 September 2012.

3. Monks Cross South – stadium

Outline application for new Community Stadium for the city

- Planning Committee resolved to approve March 2012. Referred to Secretary of State and S106 legal agreement produced... Planning approval decision notice issued 5 July 2012.
- Design work being progressed towards planning application for details.

4. Monks Cross North – the existing retail park

Applications for more retail floorspace and flexibility to have both larger and smaller retail units if required (vary conditions)

- Application refused March 2012. Applicants considering options.

5. Hungate

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

- Phase 1 (all residential) now completed, and all apartments have been sold.
- Phase 2 (mixed residential and retail) has already obtained “reserved matters” planning approval.
- Current application to change townhouses in phase 1 to apartments.
- Applicant currently in discussion with Council Officers regarding possible revisions to approved application and overall viability. Officers now working with consultants to assess this.

6. Germany Beck

Development of family housing

- Outline planning permission granted by the Secretary of State, with details of access arrangements from A19 also approved.
- Regular design and highways project meetings have been held with the developer and CYC Officer project team in order to develop masterplan and related proposals.
- Original Community Forum with weekly evening meetings held at St. Oswald’s School in December 2011 and January 2012. Representation from local residents, Fulford Parish Council, Fulford Schools, Fulford Village Design Statement/ Fulford in Bloom, Persimmon, Hogg the Builders, and CYC Officers. Chaired by Fulford Ward Cllr. Keith Aspden.
- Community Forum meetings will continue post submission in order to consider planning conditions and S106 agreement issues.
- Amendments currently being sought on reserved matters application
- Extension of time and duplicate application received end April 2012.

7. 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.
- First of four reserved matters applications approved and under construction.
- Reserved matters application for Phase 2 submitted.

8. York Central

- MDPI Officers have been preparing a planning framework for the site, with public consultation anticipated from Summer 2012 and adoption for Development Management purposes by the end of 2012, but decision made to halt work on YC for time being, pending wider discussions with Network Rail.
- Officers have also been working with partners to facilitate short term projects, with a planning application for Network Rails Operations and Training Centre approved 2012, and a first stage of consultation on the NRM's South Yard proposals from February.
- The Council is in the final stages of acquiring land formerly held by Yorkshire Forward at Holgate Business Park. This transfer will safeguard potential access routes to York Central, whilst facilitating Network Rails aspirations to intensify employment at the adjacent carriageworks building.
- Bid to DIF for 3D model to test the capacity assumptions in the framework unsuccessful 2nd August 2012.
- Work on deliverability for LDF Core Strategy will be progressed through to Local Plan Inquiry.

9. 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 have been holding regular 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.
- Discussions have also been progressing with English Heritage in order to understand opportunities and constraints on site and to further develop design options.
- Design/ developer discussions currently on hold following decision to approve Community Stadium and retail development at Monks Cross March 2012.

10. 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 completed including both new student residential accommodation and academic buildings, which are now in use.

- Cluster 2. 2nd hall of residence “Langwith Collage” recently built, 650 bed, available for October 2012 student intake.
- Cluster 2 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.
- New swimming pool and sports facilities at the eastern end of the Heslington East campus now open.
- Application for athletics track and cycle track to be considered by Planning Committee on 20 September 2012.

11. West Offices Complex (Derek not sure we need this section)

New HQ and offices for the City of York Council

- 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.

12. 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 signed but still with funding institution for release. Currently revising agreement to lower affordable housing to 25% and update other aspects since planning approval.
- Demolition works on site complete 2012.
- Summer 2012 site “for sale” Officer consideration of proposed revisions – with agents and prospective developers - to approved application and masterplan (through new bids) has now commenced in order to help owners move forward.

13. 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

- Approved December 2010. Section 106 Agreement to be signed.

- Developer launch at Royal York Hotel 6th July 2011.
- Developers discussing potential bids for development of site, and Officers will consider proposed revisions to approved application and masterplan in order to progress..

14. **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 on SPD December 2010 to February 2011. Report back, revisions and approval March 2012.
- The landowner Associated British Foods have assembled a masterplanning team – including architects and transport specialists.
- CYC Officer project team continue to work collaboratively with applicant and agent.
- Former Manor School site to be reported to Asset Board in late September 2012.
- Project programme to be revisited following agreement on use of Manor School site.
- Rapleys/ ABF team are working with CYC Officers in order to collaboratively support the Council on deliverability issues to support policy context. Working with Atlas to support spatial policy context for plan preparation.
- Input to support ISU in plan preparation specifically in relation to this strategic allocation has been identified, pending agreement by Members.
- Early delivery of housing on part of former Manor School site currently being investigated.
- Access proposals currently being developed by ABF.

15. **North Selby Mine**

Proposal emerging for horticultural use with on site renewable energy (anaerobic digestion)

- 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..

- Enforcement Notice issued to seek removal of unused buildings on the site. This is now the subject of an appeal, which is being held in abeyance pending the formulation of a a proposals alternative use for the site.
- Emerging proposal subject of public consultation (pre-application) September 2012. Application expected in October 2012.

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.

Council Plan

16. The facilitation of the development of these major sites accords with the Council's priorities relating through support for creating jobs and growing the economy and protect the environment, which is allowed to grow whilst maintaining York's special qualities.

Implications

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

Risk management

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

Recommendations

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

1) Not applicable this report is for information only

2) Not applicable this report is for information only

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**Chief Officer Responsible for the
report:**

Report
Approved



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