

## **Economic & City Development Overview & Scrutiny 26 March 2013 Committee**

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*

- Issues with Great Crested Newts have resulted in a delay of the overall scheme. Now there is an anticipated start of late March / early April 2013.

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.
- EU procurement process for the design build operation and maintenance of the stadium and the ongoing operation of the Council’s leisure facilities is underway. The next key stage of the procurement is due to commence in late March 2013.

4. **Monks Cross North – the existing retail park**

*Earlier applications for more retail floorspace and flexibility to have both larger and smaller retail units if required (vary conditions) refused March 2012.*

- Applicants considering new application for reduced amount of new floorspace (restricted to internal mezzanines only) and sub-division of only one existing retail unit. Retail Impact Assessment required findings may determine form / content / nature of any application.

## 5. **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.
- Extension of time (for build out period) approved November 2012.
- Applicant undertaking viability assessment of phase 2 of the scheme but have expressed concern about the number/ floorspace of the ground floor retail units in this phase consider may be case to replace with more residential units.

## 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.
- Revised plans submitted for “reserved matters” application late February 2012.
- Request to English Heritage to designate land as a battlefield. Request turned down and decision now subject to Judicial Review request (the High Court).
- Anticipate planning applications to come to Planning Committee in April 2013.

## 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 phase approved and constructed, many house occupied.

- Approval granted for details of remaining phases. Most recent application for phases 3+4 approved by Planning Committee November 2012.

## 8. **York Central**

### *Mixed use regeneration scheme*

- CYC Officers are working with Network Rail on a masterplan led study for the site, looking particularly at early deliverable projects.
- Network Rail – Rail Operations and Training centre under construction
- Work is ongoing in terms of funding options and the evolving conversation with BIS and central government generally, as well as LEP and BIS local based funding.
- Work to establish a preferred A59 access is also ongoing, linked to the potential disposal of land at Holgate Business Park to Network Rail.
- The National Railway Museum is also commencing masterplanning work for their assets within the site.

## 9. **Castle – Piccadilly**

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

- Landowners have been reviewing position re scheme viability and required investor funding. CYC officers have maintained contact with agents throughout this lengthy period of time.
- From recent conversation with agents it is anticipated that formal pre-application discussion process will commence during March 2013.

## 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 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 hall of residence "Langwith Collage" 650 bed now occupied

- New swimming pool and sports facilities at the eastern end of the Heslington East campus now open.
- Application for athletics track and cycle track was approved by Planning Committee in September 2012, construction commenced and anticipated opening in May 2013.
- Cluster 2 “College 9” new student residential accommodation, for 620 beds, approved Planning Committee 21 February 2013.

#### 11. **Terry’s**

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

- Lowering of affordable housing requirement (to 25%) approved at Planning Committee 25 October 2012.
- Site being marketed, for sale. CYC officers in regular contact with selling agent.
- Following marketing process the site is now being sold. Anticipate announcement on new owner early April.
- CYC officers will work with new owners / developers to bring forward the development and re-use of this site and buildings.

#### 12. **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*

- Planning Committee resolve to approve, December 2010. Section 106 Agreement to be signed.
- Developer launch at Royal York Hotel 6th July 2011.
- Re-marketed during 2012.
- Agents working with potential developers to bring forward development in accordance with the approved scheme, although some commercial elements of the scheme are likely to come under pressure.

#### 13. **British Sugar**

*Major housing led regeneration scheme.*

- 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 agents towards submission of planning applications by autumn 2013

#### 14. **North Selby Mine**

*Proposal 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 proposals for alternative use for the site.
- Application subject of consultation. Anticipate the proposal will come to Planning Committee in April 2013.

#### **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**

15. 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

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

## Risk management

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

## Recommendations

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

Reason: To ensure that the Committee is kept informed of major developments and planning applications in the city.

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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**