

Report of the Assistant Director for Development Services, Planning & Regeneration

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

### **Summary**

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:**

#### **1. Monks Cross South – retail**

Major retail development to “enable” the Community Stadium development

- All planning approvals obtained.
- Issues with great crested newts resolved and development commenced

#### **2. 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.

#### **3. 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. Revised application submitted June 2013 anticipated report will come to Planning Committee in August 2013.

#### **4. 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.
- Pre-application discussions taking place with the developer re 1. Possible revisions to the original master plan and 2. Possible revisions to Phase 2 details.
- Public Consultation events likely during summer 2013

#### **5. Germany Beck**

Development of family housing

- Reserved matters application approved 25<sup>th</sup> April 2013.
- Applicant will have to discharge a number of conditions before commencing development in the autumn.

#### **6. Derwenthorpe**

Development of family housing, with high quality sustainable dwellings.

- Outline planning permission granted by the Secretary of State, with details of 1st and 2<sup>nd</sup> phases approved by the Council.
- Many new houses built and occupied in phase 1.
- Scheme won recent National Housing Award

#### **7. York Central**

- Regeneration team are working with Network Rail on a master plan led study for the site, looking particularly at early deliverable parcels.
- 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 complete. Negotiations on land transactions and project delivery/ funding with Network Rail are progressing. Report to Cabinet anticipated Autumn 2013.
- The National Railway Museum is also commencing master planning work for their assets within the site.

## **8. Castle – Piccadilly**

City centre redevelopment opportunity

- Developer/ CYC Regeneration team design discussions were reconvened in 2013 following viability discussions (re. Monks Cross out-of-town retail decision) and Sovereign Land takeover of Centros.
- A series of pre application discussions with the developer team are progressing in order to achieve some development along Piccadilly, possibly in the short-term, without losing the wider regeneration aspirations for the area.
- *Recent approval for extension and alterations to the Coppergate centre to accommodate a potential new retailer.*

## **9. 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. 2<sup>nd</sup> hall of residence “Langwith Collage”, 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 approved by Planning Committee September 2012.

- Planning Committee approval for 3<sup>rd</sup> new residential accommodation area on Heslington East, “college 9”, (620 bed spaces) which is likely to be available for occupation 2014/15 academic year.

## 10. 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.
- Lowering of the affordable housing element of the scheme to 25% was approved at Planning Committee 25<sup>th</sup> October 2012.
- New owners, Henry Boot and David Wilson Homes, were announced in April 2013 following Savills report on bids. Planning consultants have been appointed for David Wilson Homes and the CYC project team, led by the Council’s Regeneration team, has reconvened in order to consider proposed changes to the CYC approved scheme, with the reference point being the CYC Development Brief and planning approval.
- Initial discussions began in June in order to consider revisions and timetable for Phase 1 of the master plan (residential on northern part of site).
- Community Form meetings to start mid July 2013.

## 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

- Planning application approved December 2010. Section 106 Agreement to be signed.
- Developer launch at Royal York Hotel July 2011 more recently the site has been remarketed. Landowner considering development options following this process.

## 12. **British Sugar**

Major residential regeneration opportunity.

- 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 continues to work collaboratively with applicant and agent. 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.
- Regeneration team of CYC officers continue to work productively with ATLAS and ABF/ Rapleys in order to produce spatial concept options for consultation.
- Community Forum set up, and master planning options to be progressed autumn 2013, leading to planning submission possibly by early 2014.

## 13. **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 proposals alternative use for the site.
- Application for an anaerobic digestion combined heat and power facility and horticultural glasshouses was approved by Planning Committee on 25 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**

14. 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**

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.

Reason: To keep the Committee up to date with progress.

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**Chief Officer Responsible for the report:**

Wards affected – ALL

Report Approved



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12/07/2013

**For further information please contact the author of the report**