
**Economic & City Development Overview &
Scrutiny Committee**

25 March 2014

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

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.

Background

2. Since the national economic downturn and credit crunch of 4 years ago CYC Officers, led by the new Regeneration Team (previously Major Development Projects & Initiatives), have continued to keep an open dialogue with developers in York in order to consider how approved but stalled sites may come forward without any significant lessening of overall planning aims in terms of mixed and balanced communities, sustainability and quality in design.
3. Officers have agreed changes of use (employment to residential), changes in types and size, layout, design and density as well as reductions in affordable housing numbers and Section 106 financial contributions. These revisions to approved and comprehensively consulted approvals illustrate the determination of the City Council to support the delivery of good quality new development in the city.

The Development Sites

Terry's

4. New owners Henry Boot and David Wilson Homes were announced in April 2013 following Savills report on bids. CYC Officers have worked diligently with the developer team in order to consider revisions and an ambitious timetable for Phase 1 of the originally approved masterplan (residential on the northern part of the site). Lowering of the affordable housing element of the scheme from 30% to 25% was approved at Planning Committee in October 2012, and to 20% this year following re-

running of the Dynamic Model.

5. The planning application for the first phase (85 new homes and a local convenience store) on the northern half of the site was approved by CYC Planning Committee 19th December 2013. Work on site has begun, with the first homes expected to go on sale in the summer of 2014.
6. Pre-application discussions are now focusing on the commercial elements of the original scheme, and a CYC Project Team has been set up to work with the developers in order to consider proposed revisions to the approved plan. Expressions of interest in office and other business uses are said to be low, and the developers are proposing more residential throughout the site.

Nestle

7. Following feedback that the commercial/ employment element of this mixed use scheme was not receiving a great deal of interest, CYC planners have considered where revisions can be made, especially in terms of increasing the commercially more appetising residential offer on site. Agents for Nestle have remarketed the site and are now working with developers and the CYC Regeneration team in order to bring forward development in 2014.

Hungate

8. Led by CYC Regeneration a series of very productive pre application project meetings has taken place in order to progress (1) Phase 2 reserved matters revisions, and (2) revisions to the mix of uses and layout/ design in the approved Masterplan. The Project Group includes developer and architect representatives as well as a cross-directorate team of CYC Officers.
9. Viability work and affordable housing negotiations have progressed in parallel and with the resolution of these discussions the planning application for Phase 2 was approved by Planning Committee on 20th February 2014.
10. The approved development comprises 195 apartments, 31 of which will be affordable to local people in housing need, and some A3 retail use at ground floor level. The apartments overlook the River Foss to the south and new areas of public space to the north and west.
11. The development sits next to 172 apartments already occupied in Phase 1 and, with the new Hiscox offices being built this year and St John's

University student apartments already occupied, the full regeneration of the Hungate area is taking shape.

12. Discussions to redevelop the adjacent Stonebow area, including Stonebow House, have also begun and design/ funding options will progress this year.

Germany Beck

13. In December 2013 the High Court turned down a renewed application by Fulford Parish Council for a judicial review of the City Council's decision to approve the reserved matters application to develop this site for housing (680 homes), and again refused permission for a judicial review in February 2014 .
14. The CYC Project Team had worked collaboratively with Persimmon and their design team in 2012/ 2013 in order to agree a high quality housing scheme, and these discussions are now continuing with the discharge of appropriate planning conditions.

British Sugar

15. The CYC Regeneration Team continues to work productively with ATLAS and ABF/ Rapleys in order to produce spatial concept options for consultation. The Heads of Terms and contract for the former Manor School sale have been completed, and supporting studies for a site remediation strategy and traffic modelling are progressing well.
16. Masterplanning layout options for the site have progressed through autumn 2013 to a presentation of layout/ masterplan options to the Community Forum, together with a wider public exhibition, in November 2013.
17. Responses to the options are now being considered prior to presentation back to the Forum in February 2014, and then development of options into a Preferred Option and planning framework. Viability work is also ongoing, and a planning submission is anticipated in May 2014.

York Central

18. CYC Officers are working with Network Rail on a masterplan led study for the site, looking particularly at early deliverable parcels for development of new housing and offices. Work is ongoing in terms of funding options and the evolving conversation with the Government Department for Business Innovation & Skills (BIS), as well as the Local Economic Partnership (LEP) and BIS local based funding.

19. Work to establish a preferred A59 access is complete. Negotiations on land transactions and project delivery/ funding with Network Rail are progressing, and the National Railway Museum is also commencing masterplanning work for their assets within the site.
20. In December 2013 the Council's Cabinet approved £10m of funding from the Economic Infrastructure Fund for a new road bridge and access into York Central from Holgate Road. This will begin to de-risk the site and provide real opportunities for development and further investment in the next few years.
21. £500K from the fund will cover immediate costs, including transport, legal and consultancy fees, with details of how the remaining £9.5m will be spent emerging early next year.
22. A land swap will result in a council-owned site next to Holgate being sold to Network Rail, which will in turn sell land next to the carriageworks to the authority for the bridge and access routes from the A59. Work on the first new homes could start in 2015, with the final phase of the overall scheme beginning in 2019.
23. A new masterplan for the site, which will identify short-term investment and development opportunities as well as wider spatial aims, will be produced in April 2014 and preceded by pre application discussions later this year. Consultants to undertake this work are being selected now following briefing and competitive interviews in February.

White Swan Hotel

24. Following contact with the landowner and a series of positive pre application discussions between CYC Officers and the developer/ design team an application for 14 apartments and food retail on ground floor was submitted and approved by CYC December 2012. Work is expected to commence early in 2014.

Castle Piccadilly

25. Further regeneration of this area of the city centre has been achieved through CYC Regeneration/ Development Management/ developer/ design team discussions which were reconvened in 2013 following viability discussions and Sovereign Land takeover of Centros.
26. Short-term proposals to extend parts of Coppergate 1 (retail) and develop along Piccadilly (mainly residential but with some ground floor retail), without losing sight of longer-term ambitions to regenerate the

whole area progressed to Planning Committee approval in June 2013, and building work is now expected to begin early in 2014.

27. Discussions are also ongoing to refurbish Ryedale House, further down Piccadilly, and a planning application for residential re-use and uplift in the design of the building is expected in March 2014.
28. Creative discussions have also been held with CYC Officers in order to consider the potential for a new public foot/ cycle bridge across the Foss to the car park and Eye of York and this, together with planned improvements to the streets and junctions here as part of the Reinvigorate York initiative, will contribute well to the regeneration of the area.

Barbican

29. CYC led pre application discussions are now being concluded with Persimmon in order to amend the existing consent for apartments. Planning Committee presentation of the application is anticipated in April 2014.

Consultation

30. Not applicable as this report is for information only.

Options

31. Not applicable as this report is for information only.

Analysis

32. Not applicable as this report is for information only.

Council Plan

33. 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

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

Risk Management

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

Recommendations

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

Reason: In order to provide the Committee with a regular update on developments in the city.

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Wards affected – ALL

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For further information please contact the author of the report

Abbreviations

BIS - Business Innovation & Skills
CYC - City of York Council
LEP - Local Economic Partnership