

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 more recent improvement, officers 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. A number of longstanding approved development proposals have now commenced including Terry's, the hotel at Walmgate and further phases of Hungate, as well as new sites such as the new student accommodation at the Press site and on Lawrence Street.
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 requirements and Section 106 financial contributions, where justified by viability assessments. These revisions to approved and comprehensively consulted upon approvals illustrate the commitment to support the delivery of good quality new development in the city.

The Development Sites

Terry's

- 4 Construction of phase 1 on the northern half of the site by David Wilson Homes (85 homes) is well underway. The detailed

application for Phase 2 of the housing site (240 homes) has been submitted. On the southern half of the site, a detailed application is under preparation for the conversion of the former Multi-Storey Factory, the Clock Tower, the Liquor Store and the Memorial Garden for mixed use development.

Nestle

- 5 Whilst there has been a period of relative inactivity in terms of the marketing of the site by Nestle, a developer has now come forward with a genuine interest in producing a sensitive scheme based on the planning application previously accepted by Committee. Officers are working closely with the developer and have been in dialogue with Nestle to encourage and facilitate the bringing forward of the development of the site.

Hungate

- 6 Phase 2 of the development (195 new apartments, including 31 affordable) will commence construction imminently (mid October). The Hiscox Insurance building as approved by the Council in December 2013 is also in the construction stage.
- 7 Discussions on a revised master plan and detailed proposals for phases 3 and 4 (leading to full applications in the next few months) are proceeding. Negotiations primarily relate to design, the number of dwellings and the amount of commercial development on the remainder of the site.

Germany Beck

- 8 The legal challenges (to the reserved matters permission for 657 dwellings granted by the Council and the decision by English Heritage not to list the site as a historic battlefield) considered by the Courts have to date all been rejected. Archaeological works as required by condition are underway on site, and details as required by other conditions are expected to be submitted in the coming months, prior to commencement. A community liaison forum is still proposed to provide the vehicle for dialogue between the developer and the community during the construction phase

British Sugar

- 9 Officers have continued to work productively with representatives of ABF and their planning agents Rapleys, to bring forward a formal submission for the residential redevelopment of the site. Community consultation and Forum meetings have been convened since the last update to present the masterplan to the public.
- 10 Following the informal presentation of their preferred master plan to Planning Committee in August, negotiation on the Heads of Terms for the legal agreement and on the masterplan for the site are progressing quickly, and an application for around 1000 homes is anticipated very shortly.

York Central

- 11 A masterplan-led viability study, jointly commissioned by Network Rail and CYC, has been completed, and Memorandum of Understanding for commercial engagement (and land swap arrangements) with Network Rail in site delivery is being finalised. It is anticipated that a development framework will be prepared in conjunction with NWR to guide future development of the site, with commencement of residential quarter at Leeman Yard from 2015.
- 12 £10m Economic Investment Fund is earmarked for the site, as well as £1.7m Local Growth Fund (with spend profiled from 2015 on flood measures). £27m of 'West Yorkshire Transport Plus' funding is also mandated, with gateway 1 approval scheduled for December, this split into two phases of funding, the first associated with station gateway improvements (potentially including Queens Street Bridge demolition), and the second with site access rear of the rail station.

White Swan Hotel

- 13 Works are nearing completion on the scheme for 14 apartments on the upper floors, with food retail on the ground floor, as approved December 2012.

Castle Piccadilly

- 14 Following on from the granting of permission for the development of premises along Piccadilly late last year, discussion with parties

interested in taking over the Centros holding, following their placement in administration, have been taking place with officers.

- 15 Discussion regarding the potential conversion of Ryedale House to residential accommodation and the installation of a new bridge across the Foss to the car park and Eye of York, together with planned improvements to the streets and junctions here.
- 16 Work is underway to consider a new vision for the remaining site, which is shown as an area of opportunity in the new publication draft Local Plan.

Barbican

- 17 Detailed negotiations regarding affordable housing are in progress and expected to be resolved in the next month, with the current application by Persimmon Homes for 195 apartments and 12 houses, on the site of the previously approved residential development, then to be presented to Panning Committee towards the end of this year.

Consultation

- 18 Not applicable as this report is for information only.

Options

- 19 Not applicable as this report is for information only.

Analysis

- 20 Not applicable as this report is for information only.

Council Plan

- 21 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

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

Recommendations

23. 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

For further information please contact the author of the report