

Site Selection Technical Paper (June 2013)

Annex 20 - Deloitte Assessment of Retail Sites



Draft Retail Site Assessment
April 2013

Site Selection Key:

Sites Suitable for Retail



Site which can incorporate retail



Sites Unsuitable for Retail



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Site Reference	Site Name / Description	Commentary	Quantum / Type of Retail Proposed	Allocation for Retail Required
4	North Lane, Huntingdon	Unsure why included - being promoted for housing. Presume this is an error.		No
35	Land adjacent Hull Road	Not suitable location for retail, given out of centre nature. Road side uses may be appropriate subject to access and type of use (and should not be brought forward in isolation).		No
37	Ford Garage	Further retail development at Monks Cross has the potential to undermine the role and function of the retail within the City Centre.		No
64	CYC Land at Layerthorpe and James Street	As per guidance contained within Site 307.		No
87	Wills and Ellis Garage, Boroughbridge Road	Site may be suitable for expansion of current facilities, consider allocation not required as any application should be based on NPPF criteria and Development Control policies.	Potential of small scale expansion in association with current use.	No
120	HWS, Beckfield Lane	Any retail development on the Site should be fronted onto Beckwith Lane and should be in keeping with the scale of neighbouring retail (small scale - less than 100 sqm) be to serve the immediate community.	Small Scale - less than 100sqm	No
160	Land at Grimston - East	Not suitable location for retail, given out of centre nature. Road side uses may be appropriate subject to access and type of use.		No
181	Land at Grimston - North West	Site identified for Science Park, small scale retail and other facilities to support business locating should be considered as part of the overall mix.	Small scale and ancillary to main use	Can be noted in policy as part of overall mix
202	St Joseph's Monastery	Small scale retail could be suitable to reflect the mix of uses fronting Lawrence Street in keeping with the current character could be suitable. Subject to masterplan for the development of the overall site (taking into consideration likely access points and heritage considerations).	Small scale to provide road frontage only (subject to masterplanning for Site)	Can be noted in policy as part of overall mix
295 (includes sites 126 and 196)	Amalgamated British Sugar Site	Site suitable for creation of local centre (scale as defined by policy) and subject to masterplan and detailed assessment. Provision could also consolidate retail offer along the Boroughbridge Road and should form a facility capable of providing every day needs of the existing residents and the proposed development.		Yes - as part of overall allocation
310	New Settlement north of Clifton Moor	Should the provision of a new settlement be brought forward a local centre should be identified to meet the everyday needs of the residents along with the provision of community facilities required. The exact scale of the facilities should be defined through the masterplan for the Site, the overall scale of the Site and the impact upon the surrounding facilities.	Retail (Local Centre) considered acceptable subject to masterplan.	Yes - as part of overall allocation
307 (includes sites 201 and 273)	Amalgamated sites at James Street	Site is contained within an area of mixed uses (with retail including showrooms, garages and trade counters present). The site is located in an out-of-centre location and provision of A1 retail uses on the Site would compete with the City Centre offer, other sui-generis retail uses or ancillary retail associated with a wider masterplan / redevelopment of the area should be considered against emerging policies within the Local Plan and the NPPF.		No
318 (includes sites 86 and 274)	Amalgamated sites at Layerthorpe	As per guidance for Site 307.		No
329	Sites north of Monks Cross	Any ancillary retail in this location should be considered in relation to the provision of the overall floorspace for employment uses and should only be ancillary in nature. Retail in this location should not come forward in isolation.	Small scale retail (less than 100 sqm) to support overall mix of development.	No
695	York Designer Outlet	The provision of extensions to the York Designer Outlet is considered contrary to the proposed policies within the Local Plan. Any extension to the facility would need to demonstrate that this would provide a complementary role to the City Centre, not undermining the viability of the Coppergate 2 or impacting upon the City Centre market share. Further survey work would need to be undertaken and detailed assessment of any proposals would need to take place.		No
699	Area of Search 'B'	As per guidance in Site 310	As per guidance in Site 310	Yes - as part of overall allocation
148 & 149	Moor Lane 'Zero Carbon'	Small scale retail development may be acceptable as part of sustainable mix of uses, consideration needs to be given to the impact and role of Woodthorpe Centre and safeguarding the facilities within the centre. Consideration will also need to be taken in respect of the scale of retail in context of the overall development.	Small scale (as part of masterplan) and subject to detail assessment.	Can be noted in policy as part of overall mix
Coppergate / Castle Piccadilly				
150, 151 & 666	Coppergate 2, 36-44 Piccadilly and The Ryedale Building	The Development of Coppergate 2 and associated sites represents an extension to the City Centre and should be promoted for main town centre uses which support the Primary Shopping Area and the City Centre as a whole. Preference would be given for all these site to be brought forward as part of overall masterplan for the strategic site, however given their different ownerships this may not be viable.		Yes
150	36-44 Piccadilly	The Site is bound to the north and the south by Coppergate 2 and can be considered part of the strategic Coppergate 2 allocation. Redevelopment of the Site should be incorporated into this allocation. Should development come forward separately the site has the potential to undermine the delivery and viability of the Coppergate 2 allocation.		Yes
151	Ryedale Buildings	Site lies adjacent to the proposed Coppergate 2 and once developed would be located in a very accessible edge of centre location will the ability to support further retail if there is market demand. Should redevelopment of the Site be brought forward prior to Coppergate 2, the Site should ensure that it does not undermine the neighbouring strategic development. The site is sustainably located and could support retail, either solely or as part of mixed use scheme.		Yes

Notes

It is assumed that all sites will be required to accord with the test within the NPPF and the requirements within the emerging Local Plan.