

WEST YORKSHIRE PLUS TRANSPORT FUND BUSINESS CASE SUMMARY

Project Ref: Project Name: **York Central Access and York Station Masterplan**

Summary

Promoting Authority	City of York Council
Project Executive	Tony Clarke
Project Manager	Catherine Birks
Gateway Stage for which approval is sought	Gateway 1
Approval for expenditure being sought	£2.1million (up to GW2)

Project description

Aims and Objectives

This scheme has the primary objective of unlocking a major development site in a highly sustainable location to deliver significant jobs growth both in York and to support the wider economic growth of the City Region. It also delivers significant transport benefits. Specifically, the scheme aims to deliver the following:

- Provide new highway infrastructure to unlock the York Central “teardrop” site and to release land to the east of York station for redevelopment. This will enable up to 120,000 sq m (gross) of commercial development. This new business district will accommodate existing growing businesses and allow other businesses to relocate to York. The new highway infrastructure will also enable development of up to 2,500 new homes.
- Rationalise the highway network to the east and west sides of York Station. This will help address transport congestion issues, improve public transport provision and create new “gateway” public spaces for York. This will help support the attractiveness of York as a centre for commerce, education and tourism which will have a positive impact on the wider city economy.
- Provide a fully compliant access to the western side of the station.

Benefits

The scheme will deliver a number of benefits including:

- Unlocks a regionally significant site for development of grade A office space and new homes in a highly sustainable location adjacent to York railway station.
- Journey time savings for buses, taxis, cyclist, pedestrians and motorists.
- Significant improvements to the quality of the space around the railway station, including at the front (east side) of the station creating a significantly enhanced gateway to the city centre.
- Helps deliver one of the Leeds City Region strategic projects identified in the Strategic Economic Plan

Relationship with other projects and interdependencies

This project is part of the wider York Central scheme. Other projects will be undertaken to realise this new city quarter including the following:

- York Central Planning Framework (supplementary planning guidance) – currently underway
- Site Clearance & Earthworks
- Common site infrastructure to deliver serviced plots (eg internal highways, utilities & drainage)
- Public realm & landscaping
- Rail link to NRM
- NRM Expansion
- New commercial buildings
- New residential buildings
- Multistorey car parks
- Off-site highway improvements
- Station Improvement Works (within existing station)

Apart from the production of the Planning Framework, all of these projects will be undertaken after the highway works which form part of this York Central Access & York Station Masterplan project. It is desirable (but not essential) that the Station Improvement Works are undertaken in parallel with the highway and public realm works to the east of the station (Phase D in this project).

Website

<https://www.york.gov.uk/yorkcentral>

Total Cost and Funding Profile (all figures in £000,000s)

Funding Source	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/21	22/23	23/24	TOTAL
WY+TF			0.000	2.100	2.200	10.100	10.400	5.500	2.700			33.00

Key Outcomes	Quantified Impact	Comments
WY GVA / £	£91.9m pa	Based on GVA p.a. at 2026 in 2009 prices.
WY Jobs	726	Net WY jobs compared to Do Minimum at 2026.
WY Housing	635	Net WY households compared to Do Minimum at 2026.

Summary of current scheme against baseline

As part of the development of the project during the GW1 process, the scheme has been enhanced by extending the access road to pass close to the western station entrance which brings benefits both in terms of improved passenger transport connectivity and journey time improvements. This enhancement also delivers an important diversion route for traffic which will be used during the construction of the "Station East" works thus minimising potentially significant disruption and congestion.

Due in part to this enhancement, but also due to better definition of project scope, significant development of design and making allowances for project risks, the overall cost of the scheme has increased over the GW0 submission.

Key risks	Description
Risk 1	Delay in acquisition of third party land (mitigated by delivering project in phases)
Risk 2	Demolition of buildings (not listed) is not approved (can be mitigated by redesigning scheme)
Risk 3	Failure to declassify Network Rail land as "non-operational"
Risk 4	Underpinning of Medieval city wall required to remove Queen Street bridge (mitigated through site investigation)
Risk 5	Archaeological finds (mitigated through desk study & trial trenching)
Risk 6	Extent of utilities works & costs (mitigated by consulting with utility companies during GW2)
Risk 7	Potential for traffic disruption whilst removing Queen St Bridge (mitigated by planning & diversion route)

Land Acquisition

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The majority of the site is already in public control. Third party land is required to deliver Phase B of the project. City of York Council are adopting a twin track process to acquire this land, firstly by a negotiated agreement (discussions are currently ongoing) and secondly using CPO powers as a fallback position. The project is phased so that the majority of the scheme can be delivered, and development could commence, independently of the progress of the land purchase discussions.

Key Stakeholders

Internal

City of York Council & Local Politicians
Network Rail
Homes & Communities Agency
National Railway Museum
(Above organisations form the "York Central Partnership")

External bodies

Key Stakeholders

Bus & Taxi operators
VTEC (Virgin Trains)

Statutory Consultees

Parish Councils, Landowners, Utilities Companies
English Heritage, Natural England, Environment Agency

Non-Statutory Consultees

Public Transport Operators (bus, rail and taxi)
Leeds City Region Enterprise Partnership,
York, North Yorkshire, East Riding Enterprise Partnership,
West & North Yorkshire Chamber of Commerce, Sustrans
Living Streets, Cyclist Touring Club,
General Public, Disability Groups, Driver Interest Groups.

Consultation

A number of formal and informal consultations will be undertaken to collect views from stakeholders, local residents and the general public on the proposals for York Central.

As part of the process of defining a "Planning Framework" for York Central, an initial, informal consultation process has just been concluded. This consultation used the document "York Central: Seeking your views to guide development" (see web link below), to engage with the public and interest groups to elicit their ideas for how the site could be brought forward. The proposals described by this York Central Access and York Station Masterplan were incorporated as part of this consultation process. This consultation has now ended and over 1000 responses have been received.

Subsequent consultations will be undertaken at various points in the development of both this project and the overall York Central scheme. Specifically the York Central Planning Framework will be subject to formal consultation.

Specifically for this York Central Access and York Station Masterplan project, workshops will be held with all key stakeholders to help define the details of the scheme prior to submission of any planning application. An informal public consultation event will be organised to help capture wider comments as part of pre-planning application work. Following submission of the planning application, a formal consultation would then be also undertaken as part of the determination of the planning application.

Associated Documents

Leeds City Region Strategic Economic Plan (2014) York Central Enterprise Zone Application (2015) - https://www.york.gov.uk/downloads/file/8902/york_central_enterprise_zone_application
York Central Local Plan Policy Approach (2015) - <http://democracy.york.gov.uk/documents/s101406/>
York Central Consultation Documents https://www.york.gov.uk/downloads/file/8798/york_central_seeking_your_views_to_guide_development