

Housing Land Supply Update

Addendum EX/CYC/76

Response to representations

June 2022

Appendix 4: Site Assessments

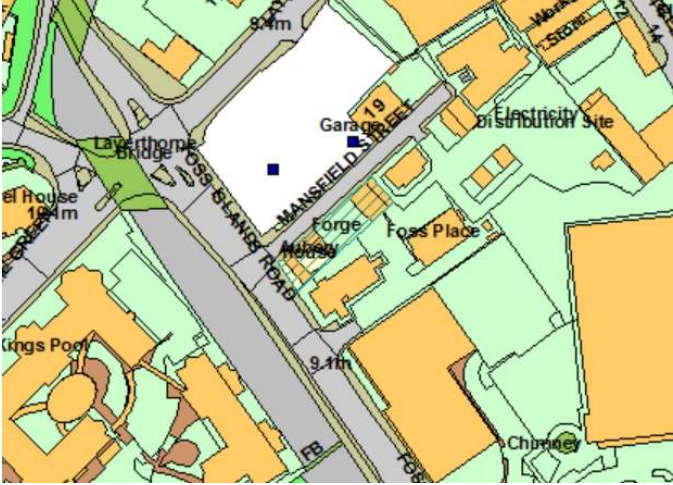
The following pages contain a site profile for each site within the CYC Housing Trajectory outlined in EX/CYC/76. The site profiles are presented in the order of appearance in the tables at Appendix 2:

- Major development sites with consent (part of table 1 at page 11)
- Major development sites (allocations) with consent (part of table 1 at page 11-12)
- Approved communal establishments (tables 2, page 13)
- Allocations without consent (table 3, page 14)
- Sites with a resolution to grant (table 4, page 4)
- Approved communal establishments without consent (table 5, page 15)

Included with each site profile is site specific, supporting information and evidence which has been used to assess and determine the deliverability of each site. The assessment has been carried out in accordance with national policy, notably footnote 11 to the 2012 NPPF defined “*deliverable*” as follows:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Aubrey House Foss Islands Road		
Site Overview	 <p>This is a brownfield site adjacent to the city centre of York</p>		
Site planning status @ 1 April 2022	<p>Application 20/01200/FULM – approved 10/03/2022 following approval at Planning Committee on 06/01/2022:</p> <p>Erection of 5 storey student accommodation building with associated car parking following demolition of existing buildings</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	29 cluster flats (81 bedspaces)	Site size (ha)	0.073
Delivery Projections	(Yr 2) 2023/24 - 29 cluster flats (net)		
Developer / Landowner	Urbanite, S & J D Robertson Group Ltd And Portman Land Ltd / Agents: Quod		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
Application progress			
<p>Site has extant planning permission.</p> <p>13 applications to discharge conditions attached to 20/01200/FULM have been submitted in spring 2022 and are awaiting determination</p>			
Justification for lead-in and build rates			
<p>The scheme is progressing with applications submitted to discharge a number of conditions. The lead in times is informed by this and is supported by agent correspondence (13/04/2022). Projections of the lead in times align with the Council's standard assumption and have been applied. The development relates to a single block of units and therefore appropriate for delivery to fall within single year. Completion in 2023/24 is considered realistic given the scale of the development.</p> <p>The site is in a viable location and no significant infrastructure constraints</p>			

Bellerby, Neil

From: Emma Bilton <emma.bilton@quod.com>
Sent: 13 April 2022 15:36
To: Bellerby, Neil
Subject: RE: Aubrey House Foss Islands Road. Planning app: 20/01200/FULM for 30 'cluster' flats

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,

As the scheme is for purpose built student accommodation, the applicant is target completion ready for the September 2023 intake. As such, I have included the full 30 within 2023/24.

Regards

Emma



Emma Bilton
Planner
emma.bilton@quod.com

Main: 0113 245 1243
Mobile: 07394 568 308
Direct: 0113 306 2279
www.quod.com

Capitol, Bond Court
Leeds
LS1 5SP

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 11 April 2022 14:23
To: Emma Bilton <emma.bilton@quod.com>
Subject: Aubrey House Foss Islands Road. Planning app: 20/01200/FULM for 30 'cluster' flats

Dear Emma

I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to ‘make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..’ to be in line with National Planning Policy Framework 2021 (paragraph 73 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	
Aubrey House Foss Islands Road. Planning app: 20/01200/FULM for 20 ‘cluster’ flats and 10 studios	0	0	0	30	0	0

<p>Notes / Further Information E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.</p>
<p>Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so. Yes</p>

I should be grateful if you would return details to myself **by Friday 29th April 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Help protect the environment! - please don't print this email unless you really need to.

This communication is from City of York Council.

The information contained within, and in any attachment(s), is confidential and legally privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please note that any form of distribution, copying or use of this communication, or the information within, is strictly prohibited and may be unlawful. Equally, you must not disclose all, or part, of its contents to any other person.

If you have received this communication in error, please return it immediately to the sender, then delete and destroy any copies of it.

City of York Council disclaims any liability for action taken in reliance on the content of this communication.

City of York Council respects your privacy. For more information on how we use your personal data, please visit <https://www.york.gov.uk/privacy>

Disclaimer


This e-mail message and any attached file is the property of the sender and is sent in confidence to the addressee only. Internet communications are not secure and Quod is not responsible for their abuse by third parties, any alteration or corruption in transmission or for any loss or damage caused by a virus or by any other means.

Quod Limited, company number: 07170188 (England).

Registered Office: 8-14 Meard Street, London, W1F 0EQ

For our privacy policy go to <http://www.quod.com/privacy-policy/>

MAJOR DEVELOPMENT SITE WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Bank of Scotland 6 Nessgate		
Site Overview Vacant commercial building within the city centre of York.			
Site planning status @ 1 April 2022	Prior approval (under class O) approved 12.06.2019 (19/00520/ORC): change of use of first, second and third floor offices (use class B1) to 18no. residential units (use class C3), with single access from the ground floor of Ousegate House (Nos 2, 4 and 6 Nessgate)		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	15	Site size (ha)	0.041
Delivery Projections	(Yr 3) 2024/25 - 15 homes		
Developer / Landowner	The Helmsley Group		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
Site benefits from extant planning permission. A revised scheme is being progressed under permitted development class MA (22/00250/ERC) for 15 apartments. The lower capacity has been applied as a conservative approach and given the revised scheme is considered viable. Lead in time informed by developer correspondence, which suggests longer lead-in than standard assumption for a site with planning permission. But this reflects the time required to negotiate a revised scheme. This is considered appropriate, and the time frame suggested has been applied. No significant infrastructure constraints to delivery and the site is located in a viable area. Conversion works will bring forward dwellings simultaneously.			

Bellerby, Neil

From: Max Reeves <maxreeves@helmsley.co.uk>
Sent: 29 April 2022 15:52
To: Bellerby, Neil
Subject: RE: Bank of Scotland 6 Nessgate Planning Application 19/00520/ORC

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



Max Reeves

Director

01904 682800 | 07850 653240 | max-reeves@helmsley.co.uk

The Helmsley Group, Colenso House, Omega 1, Monks Cross Drive, Monks Cross, York YO32 9GZ.

 [helmsley.co.uk](https://www.linkedin.com/company/helmsley-co-uk)

The contents of this email were issued by Helmsley Acceptances Ltd/Helmsley Securities Ltd who are both regulated by the Financial Conduct Authority (FRN 715178/665743) and are confidential to the intended recipient at the email address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee, nor may it be copied in any way. If received in error, please contact Helmsley Group Ltd on 01904 682800 quoting the name of the sender and the addressee and then delete it from your system. Please note that neither Helmsley Group nor the sender accepts any responsibility for viruses and it is your responsibility to scan the email and attachments (if any) Helmsley Group is the trading name of Helmsley Group Ltd (company number 4241081), Helmsley Acceptances Ltd (company number 1485777) and Helmsley Securities Ltd (company number 1990062). Registered Office: Colenso House, Omega 1, Monks Cross Drive, Monks Cross, York, YO32 9GZ

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 11 April 2022 13:33
To: Max Reeves <maxreeves@helmsley.co.uk>
Subject: Bank of Scotland 6 Nessgate Planning Application 19/00520/ORC

Dear Max

Similar to previous years I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

I note that a recent application 22/00250/ERC for the change of use of first, second and third floor offices (use class E) to 15no. flats (use class C3) has recently been submitted but not yet determined so I should be grateful if an estimate for development of the site through this or the live consent 19/00520/ORC could be provided.

As a Local Authority we are obliged to *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..'* to be in line with National Planning Policy Framework 2021 (paragraph 73 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that housing delivery remains challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	
Bank of Scotland 6 Nessgate (planning app: 19/00520/ORC) for 18 homes				15		

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes / No

I should be grateful if you would return details to myself **by Friday 29th April 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Help protect the environment! - please don't print this email unless you really need to.

This communication is from City of York Council.

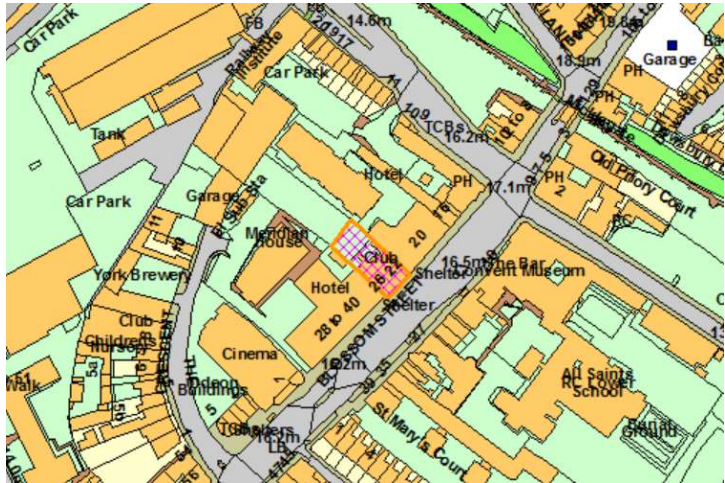
The information contained within, and in any attachment(s), is confidential and legally privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please note that any form of distribution, copying or use of this communication, or the information within, is strictly prohibited and may be unlawful. Equally, you must not disclose all, or part, of its contents to any other person.

If you have received this communication in error, please return it immediately to the sender, then delete and destroy any copies of it.

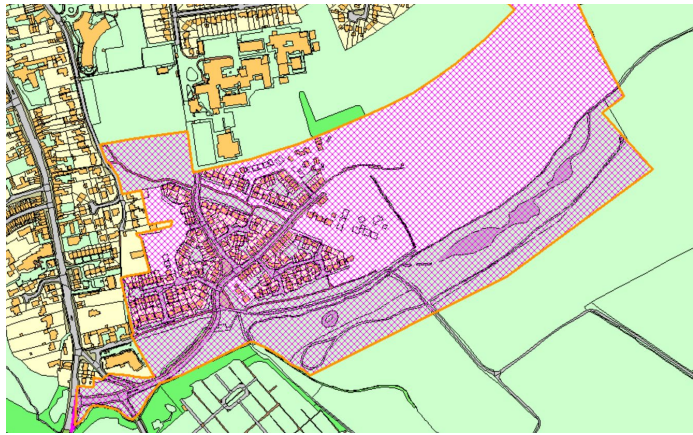
City of York Council disclaims any liability for action taken in reliance on the content of this communication.

City of York Council respects your privacy. For more information on how we use your personal data, please visit <https://www.york.gov.uk/privacy>

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	York City Living Ltd 22-26 Blossom Street		
Site Overview	<p>This is a brownfield site adjacent to the city centre of York. It comprises the former New York Working Men's Club at 22-26 Blossom Street. The buildings are Grade II Listed and fall within York's historic core conservation area as well as an area of archaeological importance.</p> 		
Site planning status @ 1 April 2022	<p>Full planning permission (19/01588/FULM) approved 03.11.2020 for the conversion of the building to form 7no. apartments and 1no. studios with redevelopment of land to rear to include erection of detached three storey building to create 5no. apartments and 3no. studios (16 units in total) (N.B. this development creates a net additional 15 homes)</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	15	Site size (ha)	0.058
Delivery Projections	(Yr 5) 2026/27 - 15 homes		
Developer / Landowner	York City Apartments Ltd		
SoCG/Proforma submitted:	No		
Have SoCG/Proforma projections been used for May 2022 trajectory?	No		
Site deemed deliverable?	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
<p>Site benefits from extant planning permission. Conservative approach to lead in time applied. It accounts for discharge of pre-commencement conditions and extent of preliminary site works. The site is in a viable location and constraints related to listed building status, which have been applied to lead in time. Conversion project that will deliver dwellings simultaneously.</p>			

MAJOR DEVELOPMENT SITE WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Germany Beck Site East of Fordlands Road		
Site Overview	 <p>This is a greenfield site situated on the urban fringe to the south of York – reserved matters approval has been granted for details of appearance, landscaping, layout and scale of 655 dwellings and associated facilities granted under outline permission 01/01315/OUT. (works currently ongoing)</p>		
Site planning status @ 1 April 2022	<p>Under construction</p> <p>Outline consent (01/01315/OUT) granted 09/05/2007 Reserved Matters (12/00384/REMM) approved 09/05/2013.</p>		
Delivery Record (if appropriate)	<p>2018/19 – 4 homes 2019/20 – 55 homes 2020/21 – 53 homes 2021/22 – 65 homes</p>		
Capacity in May 2022 Trajectory	478	Site size (ha)	16.6
Delivery Projections	<p>(Yr 1) 2022/23 – 67 homes (Yr 2 – Yr 6) 2023/24 to 2027/28 – 75 dpa (Yr 7) 2028/29 – 36 homes</p>		
Developer / Landowner	Persimmon Homes Yorkshire		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes		
Assessment			
<p>Development well underway and no known constraints likely to impact ongoing delivery. Build rates reflect strong delivery to date on the site and sales outlets being brought forward by Persimmon Homes and Charles Church. These are aligned with development expectations as confirmed by Persimmon Homes.</p>			

Bellerby, Neil

From: Whiteford, Graham <graham.whiteford@persimmonhomes.com>
Sent: 28 April 2022 14:21
To: Bellerby, Neil
Subject: RE: Bootham Crescent Planning Application 19/00246/FULM, Germany Beck Planning Application 12/00384/REMM & The Barbican Planning Application 13/02135/FULM

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,

Please see the completed table below with all of our active or pipeline sites in York.

I am hopeful we can get approval at Hull Road, York, but the completion dates are reflective of the delays to the planning applications.

Similarly, at the Barbican, I have added the dwelling numbers for the revised pre-app scheme we've submitted to the Council, rather than the extant planning permission for 187 dwellings. The pre-app scheme has been with the Council for one month and we are hoping to proceed to a detailed application later this year. We would expect to complete the building all at once. However, the precise details of the internal fit out and when these apartments can be brought to the market will have a significant bearing on whether 205 dwelling completions in 2026/2027 is reasonable or likely. This should come out of the negotiations on design and internal layout.

I will send a separate email on what factors are causing delays to dwelling completions in York and across our region.

Site Address	YEAR						TOTAL
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	5 2026/27	Yrs 1-5
Germany Beck, Fulford (12/00384/REMM) for 655 dwellings	194	50	75	75	75	75	350

Site Address	YEAR						TOTAL
--------------	------	--	--	--	--	--	-------

	Completions	1	2	3	4	5	Yrs 1-5
York Barbican Paragon Street (planning app: 13/02135/FULM) for 187 homes.	to date	2022/23	2023/24	2024/25	2025/26	2026/27	
	0	0	0	0	10	205	215
Pre-App for 215 homes							

Site Address	YEAR						TOTAL
	Completions	1	2	3	4	5	Yrs 1-5
York City Football Club Bootham Crescent York YO30 7AQ (planning application 19/00246/FULM) for 93 homes	to date	2022/23	2023/24	2024/25	2025/26	2026/27	
	0	25	35	33			93

Site Address	YEAR						TOTAL
	Completions	1	2	3	4	5	Yrs 1-5
Land at Hull Road, York (refs: 15/00166/FULM & 15/00167/FULM for 228 dwellings combined)	to date	2022/23	2023/24	2024/25	2025/26	2026/27	
	0	0	0	35	40	40	115

Kind regards,

Graham

Graham Whiteford MRTPI
 Planning Manager
 Persimmon Homes Yorkshire

Persimmon House | Fulford | York | YO19 4FE

Direct dial: 01904 946191

Mobile: 07471354238

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 12 April 2022 14:22

To: Whiteford, Graham <graham.whiteford@persimmonhomes.com>

Subject: RE: Bootham Crescent Planning Application 19/00246/FULM, Germany Beck Planning Application 12/00384/REMM & The Barbican Planning Application 13/02135/FULM

Thank you Graham

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Whiteford, Graham <graham.whiteford@persimmonhomes.com>

Sent: 12 April 2022 14:21

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Subject: RE: Bootham Crescent Planning Application 19/00246/FULM, Germany Beck Planning Application 12/00384/REMM & The Barbican Planning Application 13/02135/FULM

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,

Thanks for your email.

The Germany Beck completions figure looks accurate.

I'll drop in some anticipated figures later today, once I've spoken to the site co-ordinators and construction teams.

I'll also add our Hull Road, York site to the table, as we are hoping to obtain full planning permission here this year.

Kind regards,

Graham

Graham Whiteford MRTPI
Planning Manager
Persimmon Homes Yorkshire
Persimmon House | Fulford | York | YO19 4FE

Direct dial: 01904 946191
Mobile: 07471354238

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 11 April 2022 15:42

To: Whiteford, Graham <graham.whiteford@persimmonhomes.com>

Subject: Bootham Crescent Planning Application 19/00246/FULM, Germany Beck Planning Application 12/00384/REMM & The Barbican Planning Application 13/02135/FULM

Hi Graham

Last year you kindly provided an update to delivery estimates at the Germany Beck, The Barbican and Bootham Crescent approved housing sites that fed into our housing trajectory.

I should be grateful if you could provide similar information with your latest estimates for the three sites.

I have populated the completions to date following contact with the site manager at Germany Beck, I trust these figures align with your information?

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
Germany Beck, Fulford (12/00384/REMM) for 655 dwellings		2022/23	2023/24	2024/25	2025/26	2026/27	
	177						

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
York Barbican Paragon Street (planning app: 13/02135/FULM) for 187 homes		2022/23	2023/24	2024/25	2025/26	2026/27	

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
York City Football Club Bootham Crescent York YO30 7AQ (planning application 19/00246/FULM) for 93 homes		2022/23	2023/24	2024/25	2025/26	2026/27	

Please contact me if you require any clarification of my request or need any further information from me in order to complete the above tables.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | **Forward Planning**

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Whiteford, Graham <graham.whiteford@persimmonhomes.com>

Sent: 21 July 2021 11:54

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Subject: RE: Bootham Crescent Planning Application 19/00246/FULM

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,

As discussed earlier this week, please see the completed tables below. I have removed the Hull Road site, but given the positive responses received on this application so far, I am happy to re-include it with the caveat that completions are entirely dependent on an approval being forthcoming in the short-term.

Kind regards,

Graham

Graham Whiteford MRTPI

Planning Manager

Persimmon Homes Yorkshire

Persimmon House | Fulford | York | YO19 4FE

Direct dial: 01904 946191

Mobile: 07471354238

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 01 July 2021 13:00
To: Whiteford, Graham <graham.whiteford@persimmonhomes.com>
Subject: RE: Bootham Crescent Planning Application 19/00246/FULM

Thank you Graham

This information is most useful – your earliest details on the remaining sites would be much appreciated

Kind regards

Neil

Neil Bellerby | Assistant Development Officer
Forward Planning
t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning
Directorate of Place | West Offices | Station Rise | York | YO1 6GA
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Coronavirus update

There are a number of changes in the way the CYC Forward Planning team are working during the current Coronavirus crisis. The Forward Planning team are now working remotely away from the office. We ask that you assist in this process and communicate with us by email, and not by telephoning or posting items to the office address. If your enquiry is urgent please start the subject of your email with the word 'urgent' and where possible tick the urgent marker in options. Thank you

From: Whiteford, Graham <graham.whiteford@persimmonhomes.com>
Sent: 01 July 2021 12:34
To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Subject: RE: Bootham Crescent Planning Application 19/00246/FULM

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,

Apologies I haven't been able to get this info back to you in good time. I am still chasing our construction teams for build out rates on Germany Beck and expected delivery rates on the other sites.

I hope to get this info across to you early next week.

To that end, I have also added our recent re-submission at Hull Road for 228 dwellings, which is currently under consideration with the Council. I'll update the table with build rates on the Hull Road site, but as you'll appreciate, given this application is still pending, these will be rough estimates.

Kind regards,

Graham

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	
York City Football Club Bootham Crescent York YO30 7AQ (planning application 19/00246/FULM) for 93 homes			15	35	35	35

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	

York Barbican Paragon Street (planning app: 13/02135/FULM) for 187 homes							0. Expected to start delivering in years 6 onwards.
---	--	--	--	--	--	--	---

Site Address	YEAR						TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	5 2025/26	
Germany Beck, Fulford (12/00384/REMM) for 655 dwellings	146	65	65	65	65	65	325

Graham Whiteford MRTPI
 Planning Manager
 Persimmon Homes Yorkshire
 Persimmon House | Fulford | York | YO19 4FE

Direct dial: 01904 946191
 Mobile: 07471354238

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 09 June 2021 09:00
To: Whiteford, Graham <graham.whiteford@persimmonhomes.com>
Subject: Bootham Crescent Planning Application 19/00246/FULM

Hi Graham

Similar to my request for details of projected housing delivery rates on approvals for York Barbican and Germany Beck last week, I should be grateful if you could provide anticipated housing delivery rates for the York City Football Club site at Bootham Crescent. This application was

approved on 13/08/2020 at Main Planning Committee and is awaiting a legal agreement. As this site falls within the category of ‘sites with a resolution to grant planning permission subject to the execution of a section 106 agreement’, it can be included within our 5 year housing supply, as such, your best estimates for the delivery of housing on this site would be most appreciated.

Site Address	YEAR					TOTAL
	Completions to date	1	2	3	4	5
York City Football Club Bootham Crescent York YO30 7AQ (planning application 19/00246/FULM) for 93 homes	2021/22	2022/23	2023/24	2024/25	2025/26	

<p>Notes / Further Information E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.</p>
<p>Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so. Yes / No</p>

I should be grateful if you would return details to myself **by Friday 25th June 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

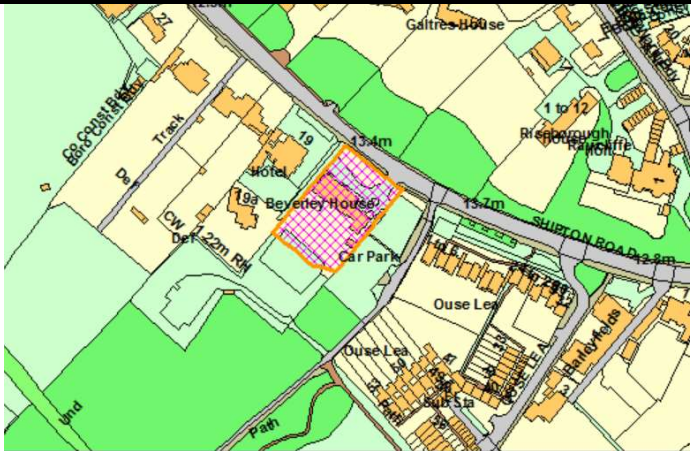
Kind regards

Neil

Neil Bellerby | Assistant Development Officer
Forward Planning
t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

MAJOR DEVELOPMENT SITE WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	JRHT Beverley House 17 Shipton Road Clifton		
Site Overview	 <p>This is a brownfield site within the urban area to the north-west of York. Currently vacant Victorian villa with grounds. Previously in office use.</p>		
Site planning status @ 1 April 2022	<p>Full planning permission (20/01084/FULM) approved 19.08.2021 for: the demolition of existing side projection and conversion of existing office building (B1) to form 9 apartments (C3) with development of land to side and rear to include erection of three detached buildings to provide 5 (building A), 6 (building B) and 1 (building C) apartments (21 in total; all for senior living) with external alterations of main existing building</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	21	Site size (ha)	0.295
Delivery Projections	(Yr 2) 2023/24 - 21 homes		
Developer / Landowner	Inglehurst Property Ltd		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes– the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
<p>Site has extant planning permission. Information submitted to discharge pre commencement conditions. No significant infrastructure constraints to delivery and site under developer ownership</p> <p>Developer confirmed start on site expected q2 2022, with development completed q4 2023. This is realistic and has been applied. Given the nature of the development it is reasonable to assume completion of all dwellings simultaneously. Completion in 2023/24 has therefore been applied.</p>			

Bellerby, Neil

From: Mark Stothard <mark.stothard@vincentandbrown.com>
Sent: 12 April 2022 08:38
To: Bellerby, Neil
Cc: Lee Vincent; Killian Gallagher
Subject: FW: Joseph Rowntree Housing Trust, Beverley House, 17 Shipton Road (Planning App: 20/01084/FULM) for 21 Homes

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Neil,

Further to your email below I have filled out the table and answered your questions in red.

Regards

Mark

Mark Stothard
Technical Director

07834 655668 | 01904 700941

Vincent & Brown

Studio 12 | Middlethorpe Business Park | Sim Balk Lane | Bishopthorpe | York | YO23 2BD
www.vincentandbrown.com

From: Lee Vincent <lee.vincent@vincentandbrown.com>
Sent: 11 April 2022 18:01
To: Mark Stothard <mark.stothard@vincentandbrown.com>
Cc: Killian Gallagher <killian@gallagherplanning.co.uk>
Subject: Fwd: Joseph Rowntree Housing Trust, Beverley House, 17 Shipton Road (Planning App: 20/01084/FULM) for 21 Homes

Mark can you reply?

Start on site q2 2022 finish q4 2023

Begin forwarded message:

From: Killian Gallagher <killian@gallagherplanning.co.uk>

Date: 11 April 2022 at 14:20:11 WEST

To: Lee Vincent <lee.vincent@vincentandbrown.com>

Subject: FW: Joseph Rowntree Housing Trust, Beverley House, 17 Shipton Road (Planning App: 20/01084/FULM) for 21 Homes

Hi Lee

Please see below.

Regards

Killian

Killian Gallagher BA (Hons) MRUP MRTPI

Planning Consultant

Phone: 07392 415369

Email: killian@gallagherplanning.co.uk

Website: www.gallagherplanning.co.uk



From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 11 April 2022 13:56

To: Killian Gallagher <killian@gallagherplanning.co.uk>

Subject: Joseph Rowntree Housing Trust, Beverley House, 17 Shipton Road (Planning App: 20/01084/FULM) for 21 Homes

Dear Mr Gallagher

I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to ‘make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..’ to be in line with National Planning Policy Framework 2021 (paragraph 73 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	
Joseph Rowntree Housing Trust, Beverley House, 17 Shipton Road (Planning App: 20/01084/FULM) for 21 Homes	0			21		

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme. – **Not currently**

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes / No - **Yes**

I should be grateful if you would return details to myself **by Friday 29th April 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

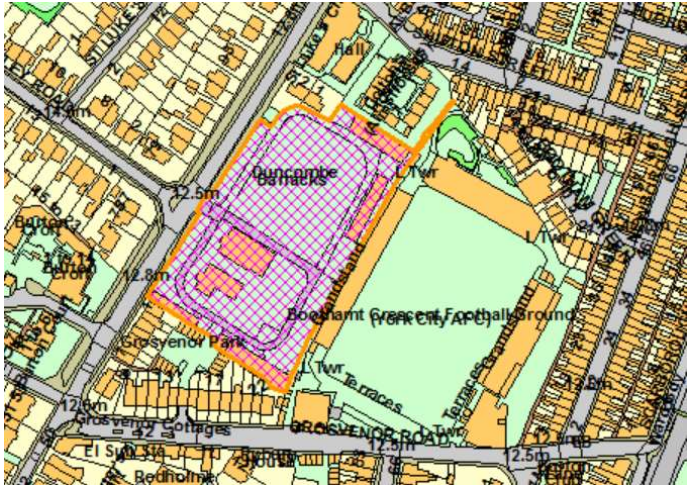
Help protect the environment! - please don't print this email unless you really need to.

This communication is from City of York Council.

The information contained within, and in any attachment(s), is confidential and legally privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please note that any form of distribution, copying or use of this communication, or the information within, is strictly prohibited and may be unlawful. Equally, you must not disclose all, or part, of its contents to any other person.

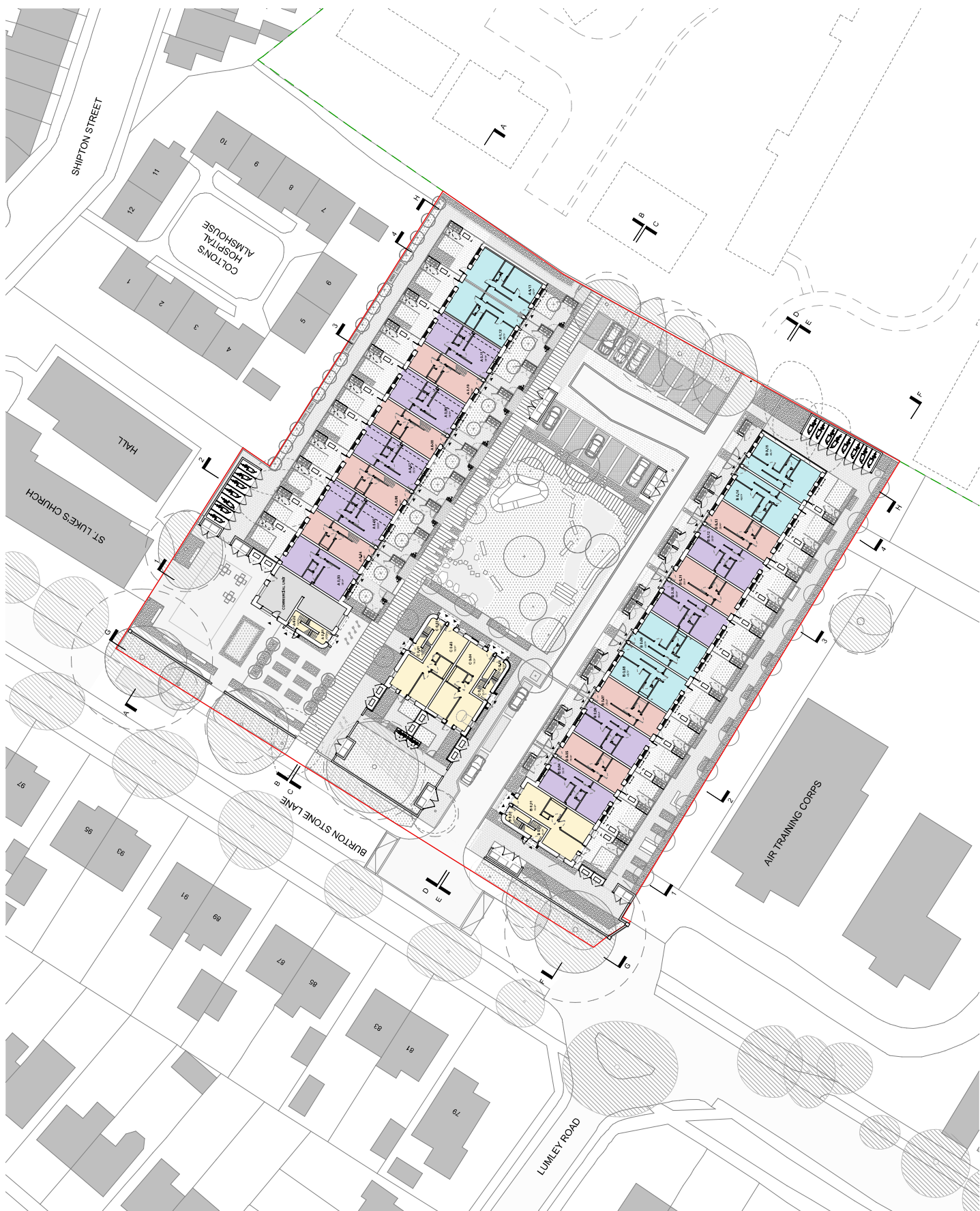
If you have received this communication in error, please return it immediately to the sender, then delete and destroy any copies of it.

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	1 Duncombe Barracks Burton Stone Lane		
<p>Site Overview</p> <p>This is a brownfield site within the urban area to the west of York. (N.B. This forms one of the CYC Housing Delivery Programme sites)</p>			
Site planning status @ 1 April 2022	<p>Application 20/01902/FULM – approved 16/04/2021 following approval at Planning Committee on 30/03/2021</p> <p>Erection of 34 dwellings (Use class C3), and a commercial unit (Use Class E), with associated parking, landscaping, access and ancillary works following demolition of existing buildings and structures</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	34	Site size (ha)	0.66
Delivery Projections	(Yr 2) 2023/24 – 34 homes		
Developer / Landowner	City of York Council (HDP)		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
<p>Application progress</p> <p>Site has extant planning permission. 4 applications to discharge conditions with one determined and 3 awaiting determination</p> <p>Justification for lead-in and build in rates</p> <p>Site within the Council's Housing Delivery Programme and member agreement at March Executive to enter into construction contract with Caddick Construction Ltd. Design and construction budgets agreed.</p> <p>Caddick Construction Ltd. due to start on site 11 July 2022 and complete December 2023. The properties range from 1 bed flats to 4 bed houses. 40% market sale, 40% shared ownership and 20% social rent.</p>			

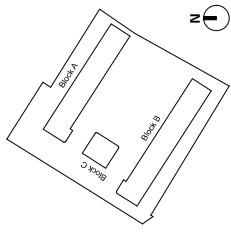
The lead in times is informed by this and is supported by officer correspondence (21/04/2022). Projections of the lead in times and build rates are realistic and have been applied to the latest housing trajectory

The site is in a viable location and no significant infrastructure constraints expected to delay delivery.



KEY

- Commercial Unit
- 1st Floor (1st Floor)
- 2nd Floor (2nd Floor)
- 3rd Floor (3rd Floor)
- 4th Floor (4th Floor)
- Site Boundary
- Adjacent Flavour Proposed
- Adjacent Flavour Ball Ring Layout
- Car Parking Bay
- Roof Position/View
- Tree Crown



15-25 Newland Street
 Bournemouth, Dorset BH2 1AA
 Tel: 01202 700150
 Fax: 01202 700151
 www.mikhailriches.com

MIKHAIL RICHES

HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION SHEET

This sheet provides information on the health, safety and environmental risks associated with the proposed development. It is intended to be used in conjunction with the other information provided in the planning application. It is not intended to be a substitute for a competent person's assessment of the risks associated with the proposed development, with this type of work.

DO NOT FOR CONSTRUCTION

This drawing is for information only and is not to be used for construction. It is the responsibility of the client to ensure that the drawing is up to date and that all necessary permissions have been obtained. It is not intended to be a substitute for a competent person's assessment of the risks associated with the proposed development, with this type of work.

DRAWING TITLE: A | Dorsetcombe Barracks

Proposed Site Plan

PROJECT:	Dorsetcombe Barracks
CLIENT:	HMP - City of Poole Council
DRAWING STATUS:	11/03/2021
FOR CONSTRUCTION:	SCALE: 1:250 @ A1
Project:	11/03/2021
Drawn:	11/03/2021
Checked:	11/03/2021
Approved:	11/03/2021
Revision:	11/03/2021

288 A (00) 010 P04

We use cookies

We use cookies and other tracking technologies to improve your browsing experience on our website, to show you personalized content and targeted ads, to analyze our website traffic, and to understand where our visitors are coming from.

[I agree](#) [I decline](#) [Change my preferences](#)



Council tax energy rebate

Apply online now, if you haven't had your £150 payment; support is available for anyone who can't get online. A scheme for households in council tax bands E to H will be in place by the end of June.



New construction partner to start work on city's largest zero-carbon housing developments

Published Monday, 6 June 2022

Building on the city's history of being a housing pioneer, the City of York Council has contracted Caddick Construction to build the council's first ever zero carbon homes.

Contracts have been signed to build 112 certified Passivhaus homes as part of the council's [Housing Delivery Programme](#). This ambitious council-led programme is building 600 homes across the city. Between 40% to 60% will be affordable, over two-times what current planning guidelines require.

The first zero carbon homes will be built on sites at Duncombe Barracks in Clifton and Burnholme in Heworth. Local residents co-designed the projects alongside the council's Stirling Prize-winning architects Mikhail Riches. As much of the homes' construction will take place off-site, neighbours will find less on-site activity than on conventional builds.

Duncombe Barracks' neighbours and local residents will be invited to meet Caddick's and the council's development teams on Monday 20 June. They will be able to meet key team members who can answer questions as well as providing information about the building schedule and the techniques that will be used ahead of construction starting on site in July. A similar event will be organised at Burnholme later this year.

Caddick are committed to support the local economy, including creating 30 jobs, 22 work placements and a programme of training and development for 14- to 19-year-olds. Besides aiming to source 70% of their subcontractors and suppliers within 30 miles of the site, they will offer training on site through apprenticeships, traineeships, and higher qualifications for new and existing staff. Working with York College, York Apprenticeship Hub and Job Centre Plus, they will support the development of 'Green Skills' in the supply chain. Caddick's team will do this by taking part in local construction industry skills forums, engaging with local trades and construction firms, and contributing to construction training content with local further education and higher education providers.

Supporting the council's commitment to tackling the carbon crisis and fuel poverty, the homes will be extremely well-insulated and will have rooftop solar panels to generate the electricity needed for the homes, including for the energy-efficient air-source heat pumps. Keeping the construction low carbon too, the buildings' structures will be constructed of timber. The homes will benefit from high-quality green spaces and tree-lined streets on their doorstep as part of a connected and walkable neighbourhood.

CLLr Denise Craghill, Executive Member for Housing and Safer Neighbourhoods at City of York Council, said:

Following rigorous procurement, I'm delighted that Caddick Construction is working with us to realise our Housing Delivery Programme's vision.

"Our shared passion for Passivhaus aims to tackle climate change, energy bills and fuel poverty, and to inspire other developers and builders to be equally progressive and carbon-conscious. The high-quality, highly energy efficient homes Caddick will build are a significant step forward for housing in York, whilst also adding at least 40% affordable housing to the city's stock."

Richard Greenwood, Caddick Construction's Director of Housing, said:

Caddick Construction is delighted to partner with City of York Council on this exciting project that will help set the standard for sustainable construction in the North.

"Green technology coupled with new building methods has come on in leaps and bounds in recent years, but we are yet to see these practices adopted wholesale in the UK housing market. City of York Council is being extremely forward-thinking in its sustainable approach to the Burnholme and Duncombe Barracks schemes, and the Caddick team is ready to demonstrate it is possible to design and produce high quality homes to a Passivhaus standard for the public sector."

Bellerby, Neil

From: Liber, Florence
Sent: 21 April 2022 17:43
To: Bellerby, Neil
Subject: RE: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mossdale Avenue (20/01916/OUTM)

Hi Neil,

Thanks for your query. Apology for the delay in replying – I was on leave last week and back Tuesday. See below the estimated delivery at Duncombe and Burnholme. I saw you called earlier; is there anything else you need?

Kind regards,
Florence

Florence Liber | Housing Development Manager
m: 07851 258918 | e: florence.liber@york.gov.uk

City of York Council | Directorate of Place
West Offices | Station Rise | York YO1 6GA
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)



From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 11 April 2022 14:45

To: Liber, Florence <Florence.Liber@york.gov.uk>

Cc: Round, Sophie <Sophie.Round@york.gov.uk>

Subject: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mossdale Avenue (20/01916/OUTM)

Hi Florence

I am currently in the process of contacting agents/applicants/officers involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..'* to be in line with National Planning Policy Framework 2021 (paragraph 73 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
1 Duncombe Barracks, Burton Stone Lane. Planning app: 20/01902/FULM for 34 homes		2022/23	2023/24	2024/25	2025/26	2026/27	
	0	0	34				

Site Address	YEAR					TOTAL	
		1	2	3	4	5	Yrs 1-5

Burnholme Community Hub Mossdale Avenue. Planning app: 20/01916/OUTM for 83 homes	Completions to date	2022/23	2023/24	2024/25	2025/26	2026/27	
	0	0	63	15	5		

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes / ~~No~~

I should be grateful if you would return details to myself **by Friday 29th April 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Bellerby, Neil

From: Dixon, Richard
Sent: 08 June 2022 10:51
To: Bellerby, Neil
Cc: Liber, Florence
Subject: RE: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mossdale Avenue (20/01916/OUTM)

Hi Neil,
Caddick Construction Ltd. are due to start on site at Duncombe Barracks 11 July 2022 and complete December 2023. There will be 34 residential properties plus a commercial unit. The residential properties will range from 1 bed flats to 4 bed houses. 40% will be market sale, 40% will be shared ownership and 20% will be social rent.
Regards
Richard

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 08 June 2022 10:23
To: Dixon, Richard <richard.dixon@york.gov.uk>
Subject: FW: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mossdale Avenue (20/01916/OUTM)

Hi Richard

As discussed, here is the original response sent by Florence in respect of Duncombe Barracks – any further information to confirm lead in times, delivery, mix and type of units, development company would be much appreciated.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)
Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Liber, Florence <Florence.Liber@york.gov.uk>

Sent: 21 April 2022 17:43

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Subject: RE: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mossdale Avenue (20/01916/OUTM)

Hi Neil,

Thanks for your query. Apology for the delay in replying – I was on leave last week and back Tuesday. See below the estimated delivery at Duncombe and Burnholme. I saw you called earlier; is there anything else you need?

Kind regards,
Florence

Florence Liber | Housing Development Manager

m: 07851 258918 | e: florence.liber@york.gov.uk

City of York Council | Directorate of Place

West Offices | Station Rise | York YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)



From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 11 April 2022 14:45

To: Liber, Florence <Florence.Liber@york.gov.uk>

Cc: Round, Sophie <Sophie.Round@york.gov.uk>

Subject: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mossdale Avenue (20/01916/OUTM)

Hi Florence

I am currently in the process of contacting agents/applicants/officers involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..'* to be in line with National Planning Policy Framework 2021 (paragraph 73 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	
1 Duncombe Barracks, Burton Stone Lane. Planning app: 20/01902/FULM for 34 homes	0	0	34			

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	
Burnholme Community Hub Mossdale Avenue. Planning app: 20/01916/OUTM for 83 homes	0	0	63	15	5	

<p>Notes / Further Information E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.</p>
<p>Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so. Yes /No</p>

I should be grateful if you would return details to myself **by Friday 29th April 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

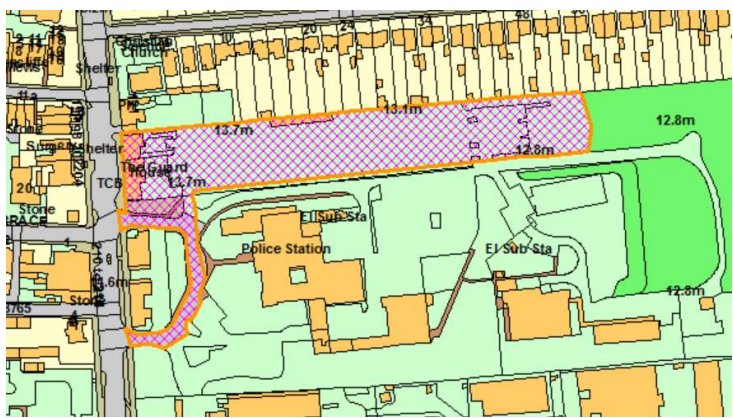
Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Frederick House Fulford Road		
Site Overview	 <p>This is a brownfield site situated within the urban area to the south of York</p>		
Site planning status @ 1 April 2022	<p>Application 19/00603/FULM – approved 22/05/2020 following approval at Planning Committee on 16/01/2020</p> <p>Erection of 6no. purpose-built 4 storey student accommodation buildings (providing 368 bedrooms), associated change of use of and alterations to existing 'Guard House' building to multi-amenity use associated with the accommodation, construction of energy/plant facility, car and cycle parking, refuse/recycling storage and landscaping (re-submission of withdrawn application 18/02797/FULM)</p> <p>Works have commenced on site</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	232 student studio and cluster flats	Site size (ha)	1.0
Delivery Projections	(Yr 1) 2022/23 – 232 studio & student cluster flats		
Developer / Landowner	Watkin Jones Plc		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
All conditions discharged and works have commenced on site. Scheme completion due autumn 2023. This has been confirmed by agent correspondence (25/04/2022) which has been assessed as being realistic.			

Bellerby, Neil

From: Ben Wrighton <Ben.Wrighton@watkinjones.com>
Sent: 25 April 2022 11:37
To: Bellerby, Neil
Subject: RE: Frederick House Fulford Road (planning app:19/00603/FULM) for 368 bedspaces

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil

We anticipate that this scheme will be open in September.

Thanks

Ben

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 12 April 2022 08:11
To: Laura Pennington <Laura.Pennington@watkinjones.com>
Subject: RE: Frederick House Fulford Road (planning app:19/00603/FULM) for 368 bedspaces

Hi Laura

I'm in the process of updating our delivery projections on significant sites throughout York and was hoping that you could provide an update on the estimated completion of the student accommodation at Frederick House, Fulford Road.

Thank you

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Laura Pennington <Laura.Pennington@watkinjones.com>
Sent: 02 July 2021 13:30
To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Subject: Frederick House Fulford Road (planning app:19/00603/FULM) for 368 bedspaces

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,

Apologies for the delay in replying, as discussed on the phone the development is due to complete in July 2022, please see details below.

Kind regards,

Laura

Laura Pennington

Graduate Planner

T: 03309124177

M: 07833 464895

Llandygai Industrial Estate, Bangor, Gwynedd, LL57 4YH



Creating the Future of Living

www.watkinjones.com



From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 18 June 2021 14:41
To: Laura Pennington <Laura.Pennington@watkinjones.com>
Subject: Frederick House Fulford Road (planning app:19/00603/FULM) for 368 bedspaces

Hello Laura

Thank you for your earlier telephone conversation, and as discussed I can confirm I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..'* to be in line with National Planning Policy Framework 2019 (paragraph 72 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development across York.

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	
Frederick House Fulford Road York (planning app: 19/00603/FULM) for 368 bedspaces			X			

Notes / Further Information Not applicable.
Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so. Yes

I should be grateful if you would return details to myself as soon as you find time. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards
Neil

Neil Bellerby | Assistant Development Officer

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

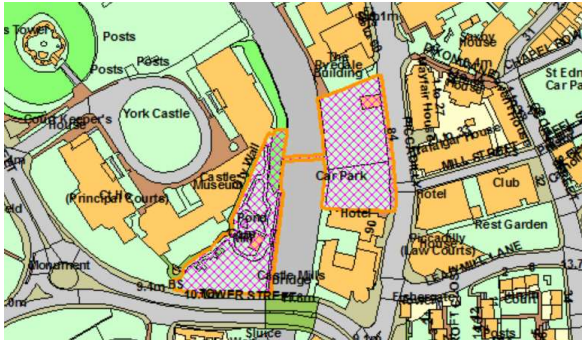
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Coronavirus update

There are a number of changes in the way the CYC Forward Planning team are working during the current Coronavirus crisis. The Forward Planning team are now working remotely away from the office. We ask that you assist in this process and communicate with us by email, and not by telephoning or posting items to the office address. If your enquiry is urgent please start the subject of your email with the word 'urgent' and where possible tick the urgent marker in options. Thank you

Help protect the environment! - please don't print this email unless you really need to.

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Castle Mills Car Park Piccadilly		
Site Overview	 <p>This is a brownfield site situated within the city centre of York. The site is spread across the two banks of the River Foss, with the western part referred to as "Riverside North" and the eastern part as "Castle Mills"</p>		
Site planning status @ 1 April 2022	<p>Application 19/02415/FULM – approved 16/12/2020 following approval at Planning Committee on 03/12/2020</p> <p>Erection of 106 apartments including 36no. 1-bed, no. 68 2-bed and 2no. studios, flexible commercial floorspace (A1-A3 and B1 1458sqm gross), provision of new pedestrian and cycle bridge across the River Foss and creation of new public realm and pedestrian and cycle route at riverside north</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	106	Site size (ha)	0.619
Delivery Projections	(Yr 4) 2025/26 – 106 homes		
Developer / Landowner	City Of York Council		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment	<p>Site forms part of wider Castle Gateway. In April 2018 the council's Executive approved the high level spatial masterplan its regeneration. Council had expected construction to begin April 2021 but delays and budget issues have led to procurement of a new contractor to complete the RIBA Stage 4 design and pricing.</p> <p>Decision to proceed with construction due summer 2023, and a start on site autumn 2023. Full site delivery (based on two year build) autumn 2025. These are considered to be reasonable assumptions and have been applied.</p>		

Bellerby, Neil

From: Kerr, Andy
Sent: 11 April 2022 16:19
To: Bellerby, Neil
Subject: RE: Projected Housing Delivery Rates for Castle Mills Car Park Piccadilly (Planning Application: 19/02415/FULM)

Hi Neil,

Latest assumptions are likely to be 2025/26. This has slipped a year largely due to challenges in the detailed design phase, and securing tender prices due to market uncertainty and price volatility owing to Covid and Brexit.

Thanks

Andy

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 11 April 2022 15:55
To: Kerr, Andy <andy.kerr@york.gov.uk>
Subject: RE: Projected Housing Delivery Rates for Castle Mills Car Park Piccadilly (Planning Application: 19/02415/FULM)

Hi Andy

Please can you provide me with your latest estimates for delivery of the 106 homes planned for the Castle Mills Car Park site – these will be used to update our latest housing trajectory.

If you find time it would be helpful if you can inform me of any market conditions that are affecting delivery of this site or any general observations you are aware of that are affecting delivery within the York housing market.

Thank you

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Kerr, Andy <andy.kerr@york.gov.uk>

Sent: 07 June 2021 15:42

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Subject: RE: Projected Housing Delivery Rates for Castle Mills Car Park Piccadilly (Planning Application: 19/02415/FULM)

Hi Neil,

Based on current programme all 106 homes should complete in autumn 2023, so in year 23/24.

Thanks

Andy

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 02 June 2021 15:34

To: Kerr, Andy <andy.kerr@york.gov.uk>

Subject: Projected Housing Delivery Rates for Castle Mills Car Park Piccadilly (Planning Application: 19/02415/FULM)

Hi Andy

I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

As a Local Authority we are obliged to ‘make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites.’ to be in line with National Planning Policy Framework 2019 (paragraph 72 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development across York.

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	
Castle Mills Car Park Piccadilly (Planning Application: 19/02415/FULM) for 106 homes						

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes / No

I should be grateful if you would return details to myself **by Friday 18th June 2020**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Assistant Development Officer

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | **Forward Planning**

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Coronavirus update

There are a number of changes in the way the CYC Forward Planning team are working during the current Coronavirus crisis. The Forward Planning team are now working remotely away from the office. We ask that you assist in this process and communicate with us by email, and not by telephoning or posting items to the office address. If your enquiry is urgent please start the subject of your email with the word 'urgent' and where possible tick the urgent marker in options. Thank you

Bellerby, Neil

From: Kerr, Andy
Sent: 08 June 2022 15:47
To: Bellerby, Neil
Cc: Warburton, David; Peeke-Vout, Katie
Subject: RE: CYC Sites Within Local Plan Housing Trajectory

Hi Neil,

In terms of Castle Mills:

Planning was secured in December 2020, and a contractor appointed to undertake RIBA Stage 4 design and provide a tender price for construction in April 2021. Unfortunately there has been delays with pricing due to inflationary pressures and Covid, and there have been some design issues that we haven't been able to resolve to the council's satisfaction and we have terminated that contract. This has resulted in a report being taken to next week's Executive to seek approval to procure a new contractor to complete the RIBA Stage 4 design and pricing. This would allow a decision to proceed with construction in summer 2023, and a start on site in autumn 2023. This would mean the delivery of the 106 homes in autumn 2025 based on a two year build programme, so the timescales below remain unchanged.

Thanks

Andy

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 08 June 2022 09:31
To: Jones, Michael <Michael.Jones@york.gov.uk>; Kerr, Andy <andy.kerr@york.gov.uk>; Round, Sophie <Sophie.Round@york.gov.uk>; Otter, Lisa <Lisa.Otter@york.gov.uk>; Liber, Florence <Florence.Liber@york.gov.uk>; Bates, Charlotte <Charlotte.Bates@york.gov.uk>
Cc: Bartle, Laura <Laura.Bartle@york.gov.uk>
Subject: CYC Sites Within Local Plan Housing Trajectory

Hi All

In the lead up to Phase 2 of the Local Plan hearing sessions you helpfully provided estimations for lead in times and build rates for a number of sites that were included within our housing trajectory.

To provide robust evidence of deliverability of these sites our counsel have requested that further work is required to ensure that the inspectors have the evidence to support the inclusion of all the sites within the housing trajectory especially if they are included within the first 5 years of the Plan period.

The National Planning Policy Framework (NPPF) cites that:

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

I have attached examples of what is considered to be robust evidence provided by Paul Butler who represents land owners/developers at two key sites (ST7: Land East of Metcalfe Lane & ST14: Land West of Wigginton Road) that provide details relating to lead in times and build rates inclusive of timeframes relating to the planning application process, the number of outlets and indication of house types/mix on each of these sites.

For each of the CYC sites would it be possible to expand on the details previously provided to ensure that the information we have included within the trajectory assist us when defending their inclusion within the 5 year housing supply and have similar details to those of both ST7 & 14. Please also include information/timelines associated with disposal strategy (SoS agreement where necessary) and any other known constraints that will influence delivery.

Below is an extract from the trajectory that gives details of the allocated CYC sites that reflect lead in times and build rates based on officer information prior to the hearing sessions. Please can you assist me with any additional information that will help us during the next stage of the Local Plan examination to justify the inclusion of the sites and delivery rates as indicates.

As you would expect there has been criticism from developers/landowners involved in sites not included within the trajectory and we need to defend our position on our anticipated housing supply especially relating to CYC sites.

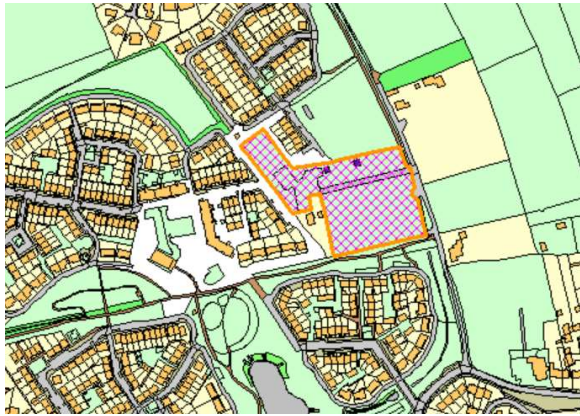
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2. Housing Allocations Below 5 ha (H Sites)								
H3	Burnholme School		63	15	5			
H8	Askham Bar Park & Ride				35	25		
H52	Willow House EPH, 34 Long Close Lane				15			
H58	Clifton Without Primary school			15				
3. Housing Allocations Above 5 ha (ST Sites)								
ST1b	Manor School						35	35

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
1 Duncombe Barracks Burton Stone Lane	20/01902/FULM	0	34	34	34		34			
Castle Mills Car Park Piccadilly	19/02415/FULM	0	106	106	106				106	

We are on a tight deadline for this information and your responses would be appreciated before the end of this week if possible.

Thank you

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Land to West of Metcalfe Lane Osbaldwick Phase 4		
Site Overview This is a greenfield site within the sub-urban area to the east of York			
Site planning status @ 1 April 2022	Application 18/01778/FULM – approved 28/02/2020 following approval at Planning Committee on 11/07/2019 Erection of 40 dwellings with associated roads, landscaping and public open space (revised scheme)		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	40	Site size (ha)	1.489
Delivery Projections	(Yr 3) 2024/25 – 20 homes (Yr 4) 2025/26 – 20 homes		
Developer / Landowner	Joseph Rowntree Housing Trust		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
Application progress Site has extant planning permission. Conditions 3, 4 and 5 have been discharged.			
Justification for lead-in and build rates The scheme is progressing with applications submitted to discharge a number of conditions. The lead in times is informed by this and is supported by agent correspondence (12/04/2022), which is considered to be realistic and has been applied. Build rates forecast to be lower than the standard rate, but are considered appropriate given the characteristic of the scheme and the developer.			

Bellerby, Neil

From: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>
Sent: 12 April 2022 16:08
To: Bellerby, Neil
Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Neil

Your suggested timeframe for completions is fine by me. I hope to have something more definitive for you next time round.

Regards

Jonathan

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 12 April 2022 16:04
To: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>
Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

Hi Jonathan

Thank you for this information, hopefully there will be better news in the near future.

Due to the current uncertainty relating to this approval I will place completions in years 3 and 4 of the trajectory that should allow time for the sale of site prior to the expiry of the application, remediation, provision of services to site and an appropriate delivery programme, hopefully you find that acceptable?

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)
Forward Planning
t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | **Forward Planning**
Directorate of Place | West Offices | Station Rise | York | YO1 6GA
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>
Sent: 12 April 2022 15:52
To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Neil

Ian no longer works for the organisation so I will answer your queries.

Unfortunately the land sale agreement with the developer has fallen through in recent weeks and we are now in the process of remarketing the site. This being the case you will understand its difficult to provide a forecast of delivery dates suffice to say it is our intention still to trigger the existing planning permission before it lapses in February 2023.

Regards

Jonathan

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 12 April 2022 11:28
To: Ian Atkinson <Ian.Atkinson@jrht.org.uk>

Cc: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>

Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

Hi Ian

Hopefully the Sale Agreement has progressed since your last update in June of last year and a clearer estimate of housing completions on phase 5 of the Derwenthorpe housing site can now be made?

I should be grateful if you could update the table below with the latest estimates for delivery of homes:

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
Land to West of Metcalfe Lane Osbaldwick Phase 5 (planning app: 18/01778/FULM) for 40 homes		2022/23	2023/24	2024/25	2025/26	2026/27	

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes / No

It would also be helpful if you have any additional information you consider important for us to understand in the current delivery of this site or general comments about issues affecting the delivery of housing development across York.

I should be most grateful if you would return details to myself by **Friday 29th April 2022**. In the meantime if you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Ian Atkinson <Ian.Atkinson@jrht.org.uk>

Sent: 04 June 2021 14:46

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Cc: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>; David Boyes-Watson <David.Boyes-Watson@jrht.org.uk>

Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 4

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Neil

We are currently finalising a land sale agreement for what we call Derwenthorpe **Phase 5** coming as it does after the completion of Phase 4 (Confusingly CoYC Planning refer to it as Phase 3A)

It is perhaps best if we update you when we have the Agreement signed and a programme declared

To give you an indication - if it was signed in the near future – the delivery of completed dwellings ready for occupation would be most likely be during 2023 (Jan to Dec)

Regards

Ian

Ian Atkinson
Development Project Manager
Development and Asset Management

[Joseph Rowntree Foundation](#) | [Joseph Rowntree Housing Trust](#)

Tel: 01904 735023
Mob: 07813 369926

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 02 June 2021 12:03
To: Ian Atkinson <ian.Atkinson@jrht.org.uk>
Subject: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 4

Hello Ian

Similar to last year I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..'* to be in line with National Planning Policy Framework 2019 (paragraph 72 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development across York.

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
Land to West of Metcalfe Lane Osbaldwick Phase 4 (planning app: 18/01778/FULM) for 40 homes		2021/22	2022/23	2023/24	2024/25	2025/26	

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes / No

I should be grateful if you would return details to myself **by Friday 18th June 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Assistant Development Officer

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

[Coronavirus update](#)

Bellerby, Neil

From: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>
Sent: 09 June 2022 15:58
To: Bellerby, Neil
Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Neil

For the purposes of the local plan hearings I would suggest you work to the same timescales as per our email exchange in April

Regards

Jonathan

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 09 June 2022 09:16
To: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>
Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

[Caution: This email originated from outside JRF/JRHT. Think before clicking links or opening attachments, it may not be from a legitimate source.]

Hi Jonathan

Following our last correspondence I should be grateful if you could provide me with an updated position on the last phase of development at Derwenthorpe.

We are heading towards the next phase of the Local Plan hearings in which more scrutiny will be carried out on allocated sites and significant sites with approval in order that we can justify our latest housing trajectory, especially over the next five years. Therefore, any updates in terms of land agreements, projected lead in times and build rates relating to this site would be most appreciated.

If there has been limited change I will use the projections as suggested in April.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | **Forward Planning**

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>

Sent: 12 April 2022 16:08

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Neil

Your suggested timeframe for completions is fine by me. I hope to have something more definitive for you next time round.

Regards

Jonathan

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 12 April 2022 16:04

To: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>

Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

Hi Jonathan

Thank you for this information, hopefully there will be better news in the near future.

Due to the current uncertainty relating to this approval I will place completions in years 3 and 4 of the trajectory that should allow time for the sale of site prior to the expiry of the application, remediation, provision of services to site and an appropriate delivery programme, hopefully you find that acceptable?

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | **Forward Planning**

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>

Sent: 12 April 2022 15:52

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Neil

Ian no longer works for the organisation so I will answer your queries.

Unfortunately the land sale agreement with the developer has fallen through in recent weeks and we are now in the process of remarketing the site. This being the case you will understand its difficult to provide a forecast of delivery dates suffice to say it is our intention still to trigger the existing planning permission before it lapses in February 2023.

Regards

Jonathan

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 12 April 2022 11:28

To: Ian Atkinson <Ian.Atkinson@jrht.org.uk>

Cc: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>

Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 5

Hi Ian

Hopefully the Sale Agreement has progressed since your last update in June of last year and a clearer estimate of housing completions on phase 5 of the Derwenthorpe housing site can now be made?

I should be grateful if you could update the table below with the latest estimates for delivery of homes:

Site Address	YEAR					TOTAL	
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	5 2026/27	Yrs 1-5
Land to West of Metcalfe Lane Osbaldwick Phase 5 (planning app: 18/01778/FULM) for 40 homes							

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes / No

It would also be helpful if you have any additional information you consider important for us to understand in the current delivery of this site or general comments about issues affecting the delivery of housing development across York.

I should be most grateful if you would return details to myself by **Friday 29th April 2022**. In the meantime if you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | **Forward Planning**

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

From: Ian Atkinson <Ian.Atkinson@jrht.org.uk>

Sent: 04 June 2021 14:46

To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Cc: Jonathan Gibson <Jonathan.Gibson@jrht.org.uk>; David Boyes-Watson <David.Boyes-Watson@jrht.org.uk>

Subject: RE: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 4

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Neil

We are currently finalising a land sale agreement for what we call Derwenthorpe **Phase 5** coming as it does after the completion of Phase 4 (Confusingly CoYC Planning refer to it as Phase 3A)

It is perhaps best if we update you when we have the Agreement signed and a programme declared

To give you an indication - if it was signed in the near future – the delivery of completed dwellings ready for occupation would be most likely be during 2023 (Jan to Dec)

Regards

Ian

Ian Atkinson
Development Project Manager
Development and Asset Management

[Joseph Rowntree Foundation](#) | [Joseph Rowntree Housing Trust](#)

Tel: 01904 735023

Mob: 07813 369926

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 02 June 2021 12:03

To: Ian Atkinson <Ian.Atkinson@jrht.org.uk>

Subject: Projected Housing Delivery Rates for Land to West of Metcalfe Lane Osbaldwick Phase 4

Hello Ian

Similar to last year I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..'* to be in line with National Planning Policy Framework 2019 (paragraph 72 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development across York.

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5	
	Completions to date	1	2	3	4		5
Land to West of Metcalfe Lane Osbalwick Phase 4 (planning app: 18/01778/FULM) for 40 homes		2021/22	2022/23	2023/24	2024/25	2025/26	

<p>Notes / Further Information E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.</p>
<p>Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so. Yes / No</p>

I should be grateful if you would return details to myself **by Friday 18th June 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Assistant Development Officer
Forward Planning
t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning
Directorate of Place | West Offices | Station Rise | York | YO1 6GA
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Coronavirus update

There are a number of changes in the way the CYC Forward Planning team are working during the current Coronavirus crisis. The Forward Planning team are now working remotely away from the office. We ask that you assist in this process and communicate with us by email, and not by telephoning or posting items to the office address. If your enquiry is urgent please start the subject of your email with the word 'urgent' and where possible tick the urgent marker in options. Thank you

Help protect the environment! - please don't print this email unless you really need to.

This communication is from City of York Council.

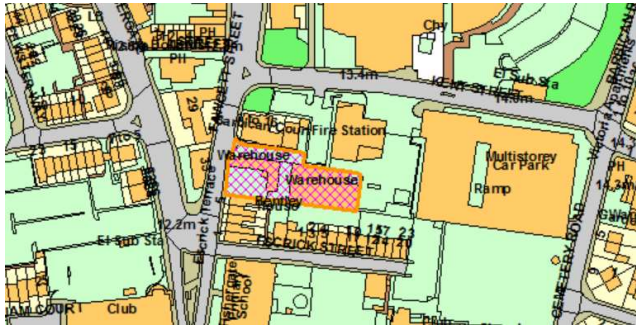
The information contained within, and in any attachment(s), is confidential and legally privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please note that any form of distribution, copying or use of this communication, or the information within, is strictly prohibited and may be unlawful. Equally, you must not disclose all, or part, of its contents to any other person.

If you have received this communication in error, please return it immediately to the sender, then delete and destroy any copies of it.

City of York Council disclaims any liability for action taken in reliance on the content of this communication.

City of York Council respects your privacy. For more information on how we use your personal data, please visit <https://www.york.gov.uk/privacy>

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Plumbase Waterloo House Fawcett Street		
Site Overview This is a brownfield site adjacent to the city centre of York			
Site planning status @ 1 April 2022	Application 21/01570/FULM – approved 04/03/2022 following approval at Planning Committee on 02/09/2021 Erection of a 3 and 3.5 storey student accommodation block (83no. student studios), ancillary storage building and landscaping following demolition of existing buildings (resubmission)		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	83 studio flats	Site size (ha)	0.17
Delivery Projections	(Yr 2) 2023/24 – 83 student studio flats		
Developer / Landowner	KMRE Group (Church Fenton) Limited / Agents: ELG Planning		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
Application progress Site has extant planning permission.			
Justification for lead-in and build rates Confirmation from agent that works due to commence next year. Work ongoing to support forthcoming applications to discharge conditions. Given scope of pre-commencement conditions, this timescale is realistic and has been applied to the trajectory.			
Completions expected to come forward simultaneously given the nature of the scheme. This is a reasonable assumptions and has been applied.			

Bellerby, Neil

From: Gary Swarbrick <Gary@elgplanning.co.uk>
Sent: 11 April 2022 15:57
To: Bellerby, Neil
Subject: RE: Plumbase, Waterloo House, Fawcett Street. Planning app: 21/01570/FULM for 83 student studios

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,






Completed straight into the table in your email below. The client is currently aiming to complete the development for the start of the 23/24 academic year.

Regards,

Gary

Gary Swarbrick, MRTPI
Director



 Gateway House, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH
 www.elgplanning.co.uk
 07736 459 211
 01325 469 236
 @ELGPlanning



From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 11 April 2022 15:18
To: Info <Info@elgplanning.co.uk>
Subject: Plumbase, Waterloo House, Fawcett Street. Planning app: 21/01570/FULM for 83 student studios

Dear Mr Swarbrick

I am currently in the process of contacting agents/applicants involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to *'make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites..'* to be in line with National Planning Policy Framework 2021 (paragraph 73 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	
Plumbase, Waterloo House, Fawcett Street. Planning app: 21/01570/FULM for 83 student studios			83			

Notes / Further Information E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.
Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so. Yes / No

I should be grateful if you would return details to myself **by Friday 29th April 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Help protect the environment! - please don't print this email unless you really need to.

This communication is from City of York Council.

The information contained within, and in any attachment(s), is confidential and legally privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please note that any form of distribution, copying or use of this communication, or the information within, is strictly prohibited and may be unlawful. Equally, you must not disclose all, or part, of its contents to any other person.

If you have received this communication in error, please return it immediately to the sender, then delete and destroy any copies of it.

City of York Council disclaims any liability for action taken in reliance on the content of this communication.

City of York Council respects your privacy. For more information on how we use your personal data, please visit <https://www.york.gov.uk/privacy>

MAJOR DEVELOPMENT SITES WITH CONSENT

Allocation Reference	N/A		
Site Name/Address	Vacant Site Eboracum Way		
<p>Site Overview</p> <p>This is a brownfield site adjacent to the city centre of York</p>			
<p>Site planning status @ 1 April 2022</p>	<p>Application 19/01467/FULM – approved 22/05/2020 following approval at Planning Committee on 11/02/2020</p> <p>Erection of 5 storey apartment building with basement comprising 62 residential units (Use Class C3), associated car parking and landscaping works.</p>		
<p>Delivery Record (if appropriate)</p>	None		
<p>Capacity in May 2022 Trajectory</p>	62	<p>Site size (ha)</p>	0.236
<p>Delivery Projections</p>	(Yr 1) 2022/23 – 62 homes		
<p>Developer / Landowner</p>	Modernistiq Development / Torsion Construction		
<p>SoCG/Proforma submitted:</p>	Yes		
<p>Have SoCG/Proforma projections been used for May 2022 trajectory?</p>	Yes		
<p>Site deemed deliverable?</p>	Yes– the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
<p>Assessment</p>			
<p>Application progress</p> <p>Site has extant planning permission. 3 applications to discharge conditions have been approved.</p>			
<p>Justification for lead-in and build rates</p> <p>The scheme is progressing with approvals to discharge a number of conditions. The lead in times is informed by this and is supported by agent correspondence (30/06/2021). The agent advised in April 2022 of delays to the project but believes full completion should take place in January 2023. Upon review this is considered appropriate and applied to the trajectory.</p> <p>Site will complete in one block of apartments, hence delivery rate.</p>			

Bellerby, Neil

From: Marc <marc@modernistiqdevelopment.com>
Sent: 30 June 2021 08:47
To: Bellerby, Neil
Cc: Marc Black
Subject: Re: Vacant Site Eboracum Way York (planning app:19/01467/FULM) for 62 homes

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Neil,

Hope you are well, please see the completed table below. Any issues or questions relating just let me know.

Best Regards



Marc Black

DIRECTOR

- ✉ marc@modernistiqdevelopment.com
- ☎ 07855 805 646
- 📍 Avenue HQ, 10-12 East Parade, Leeds, LS1 2BH
- 🌐 WWW.MODERNISTI QDEVELOPMENT.COM

Think before you print! Save paper - do you really need to print this email? Modernistiq Group Ltd is committed to reducing our impact on the environment. This email and any files transmitted with it are confidential and intended solely for the use of individual or entity to which they are addressed. This communication may contain material protected by law, copyright or other legislation. If you are not the intended recipient for this email, be advised that you have received this email in error and that use, dissemination, forwarding, printing or copying this email is strictly prohibited. Although this email and any attachments are believed to be free of any virus or other defect, which might affect any computer or server system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by Modernistiq Group Ltd for any loss or damage from receipt or use thereof. If you have received this email in error please notify Modernistiq Group Ltd by email at lucinda@modernistiqdevelopment.com.



Proud to be a member of The Firecracker Ball Committee

WWW.FIRECRACKERBALL.CO.UK

🐦 Follow us @firecrackerball



From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 29 June 2021 12:50

To: Marc

Subject: Vacant Site Eboracum Way York (planning app:19/01467/FULM) for 62 homes

Hello Marc

I am currently in the process of contacting agents/applicants/developers involved in residential sites with consent for 10 or more homes in the City of York Local Authority area to feed into our evidence base for the delivery of housing development over the next 5 years and I have been informed that you may be able to assist me.

If you are not the appropriate contact for this development site, I apologise. Should this be the case, I would be grateful if you could please forward to the appropriate person or inform me directly to enable me to forward this request to the correct person.

As a Local Authority we are obliged to ‘make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites.’ to be in line with National Planning Policy Framework 2019 (paragraph 72 (d)). This evidence informs our ongoing monitoring work and housing trajectory as well as assumptions used in our Strategic Housing Land Availability Assessment (SHLAA).

I understand that under the current circumstances housing delivery may have become more challenging. However, I should be grateful if you would insert your best estimate for housing delivery on this site and complete the table below in order that we can prepare a housing trajectory with the most up to date and realistic figures. It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development across York.

Please note that our monitoring years start on the 1st April and end on the 31st March of the following year

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	
Vacant Site Eboracum Way York (planning app: 19/01467/FULM) for 62 homes	0	0	62	n/a	n/a	62

Notes / Further Information

E.g: issues that influence delivery and lead in times to development; any problems or barriers taking forward the scheme.

Are you happy for us to contact you in the future regarding housing delivery evidence base in York? Please confirm your contact details if so.

Yes

I should be grateful if you would return details to myself **by Friday 2nd July 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Assistant Development Officer
Forward Planning
t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | Forward Planning
Directorate of Place | West Offices | Station Rise | York | YO1 6GA
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Coronavirus update

There are a number of changes in the way the CYC Forward Planning team are working during the current Coronavirus crisis. The Forward Planning team are now working remotely away from the office. We ask that you assist in this process and communicate with us by email, and not by telephoning or posting items to the office address. If your enquiry is urgent please start the subject of your email with the word 'urgent' and where possible tick the urgent marker in options. Thank you

Help protect the environment! - please don't print this email unless you really need to.

This communication is from City of York Council.

The information contained within, and in any attachment(s), is confidential and legally privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please note that any form of distribution, copying or use of this communication, or the information within, is strictly prohibited and may be unlawful. Equally, you must not disclose all, or part, of its contents to any other person.

If you have received this communication in error, please return it immediately to the sender, then delete and destroy any copies of it.

City of York Council disclaims any liability for action taken in reliance on the content of this communication.

City of York Council respects your privacy. For more information on how we use your personal data, please visit <https://www.york.gov.uk/privacy>