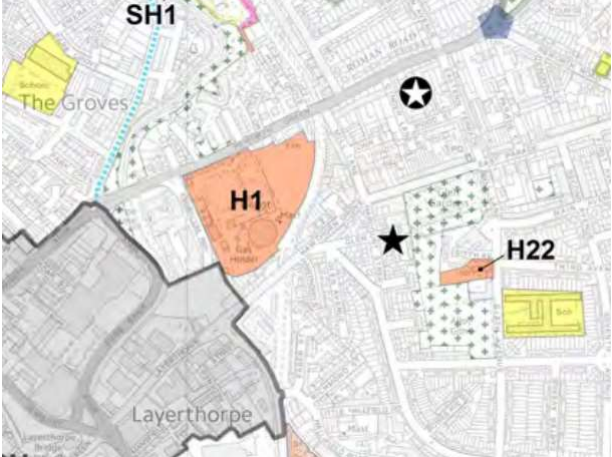


**MAJOR DEVELOPMENT SITE (ALLOCATION) WITH CONSENT**

Allocation Reference	H1a & b		
Site Name/Address	Former Gas Works, 24 Heworth Green (National Grid Properties)		
<p><b>Site Overview</b></p> <p>Brownfield site located in York main urban area.</p> <p>Previously occupied by York Gas Works. The gasholder has been decommissioned and the hazardous substance consent(s) revoked in 2017.</p>			
<p><b>Site planning status @ 1 April 2022</b></p>	<p>Outline permission with all matters reserved except for access, layout and scale (19/00979/OUTM) approved 01.07.2020 for: the erection of a maximum of 607 residential apartments (use class C3), 130 sqm (GIA) retail or community use floorspace (flexible use incorporating use classes A1-A4/ D1), 2no. gas governor compounds, site remediation, associated access, car parking, amenity space and landscaping after demolition of existing pipework, structures and telephone mast.</p>		
<p><b>Delivery Record (if appropriate)</b></p>	<p>None</p>		
<p><b>Capacity in May 2022 Trajectory</b></p>	<p>607</p>	<p><b>Site size (ha)</b></p>	<p>3.45</p>
<p><b>Delivery Projections</b></p>	<p>(Yr 3) 2024/25 - 215 homes (Yr 5) 2026/27 - 352 homes</p>		
<p><b>Developer / Landowner</b></p>	<p>Heworth Green Development and Moda Living</p>		
<p><b>SoCG/Proforma submitted:</b></p>	<p>Yes</p>		
<p><b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b></p>	<p>Yes</p>		
<p><b>Site deemed deliverable?</b></p>	<p>Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years</p>		
<p><b>Assessment</b></p>			

**Application progress**

Conditions of outline consent being discharged.

All reserved matters approved for two of the three phases of development in November 2021

- 21/00854/REMM for appearance and landscaping (Zone A only) for 119 dwellings and commercial/community use unit,
- 21/00855/REMM for appearance and landscaping (Zone C only) for 96 dwellings.

Pre-application work on zone B.

Full planning permission for enabling works; demolition of existing buildings and replacement infrastructure, site remediation, re-profiling of ground levels and new vehicle entrances for the redevelopment granted February 2020 (19/02168/FULM). Conditions being discharged.

**Viability / ownership / infrastructure**

Site in developer control and viability issues have been further investigated through the outline application process.

**Justification for lead-in and build rates**

Delivery of zones A and C in 2024/25 accounts for site enabling works, remaining conditions discharge and scale of build programme related to apartment block scheme.

Zone B informed by developer correspondence and expectation that planning application for apartment scheme will be submitted later 2022. Targeting a start on site Jan/Feb 2023, completing 2026/27.

Lead in rate and build rate provided by developer considered realistic and have been applied.

## Bellerby, Neil

---

**From:** Tim McDonald <tim@modaliving.com>  
**Sent:** 18 May 2022 19:36  
**To:** Bellerby, Neil  
**Cc:** Lee Savage  
**Subject:** RE: Former Gas Works Heworth Green

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Hi Neil,

Please see below as requested.

Completions assumes planning submitted imminently with approval secured, no JR issues and targeting a start on site Jan/Feb 2023.

Hope this gives you what you need but please call if you need anything else.

Site Address	Year									
	1	2	3	4	5	6	7	8	9	10
Former Gas Works Heworth Green 19/00979/OUTM (Zone B)	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	20230/31	2031/32
				392						

### Notes / Further Information

Planning secured in outline ref 19/00979/OUTM (Zone B). Start on site Q123 subject to (i) RMA approval due to be submitted May/June 2022 and (ii) completion of enabling works (currently on-site) to allow Zone B to commence.

**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 – Tim McDonald. Moda Living, Strayside House, 27 West Park, Harrogate, HG1 1BJ. M: 07920 070875

E: [tim@modaliving.com](mailto:tim@modaliving.com)

Best regards  
Tim

**MODA**  
LIVE BETTER

Tim McDonald  
**DEVELOPMENT EXECUTIVE**

M: 07920 070875 T: 01423 560200 [modaliving.com](http://modaliving.com)    



**Moda Living** | Strayside House | 27 West Park | Harrogate HG1 1BJ



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**From:** Lee Savage <lee@modaliving.com>

**Sent:** 18 May 2022 15:53

**To:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>; Tim McDonald <tim@modaliving.com>

**Subject:** Re: Former Gas Works Heworth Green

Hi Neil

I'm out and about today so not able to put my hands on the relevant data. However, I'm sure my colleague Tim (cc'd into this email) will be able to complete the table for you.







We hope to submit our reserved matters application very soon and be on site (subject to planning) in the new year for delivery on the entirety of plot B.

Best

Lee

**MODA**  
LIVE BETTER

Lee Savage  
**DIRECTOR OF DEVELOPMENT**

M: 07983486501 T: 01423 560200 [modaliving.com](http://modaliving.com)    



**Moda Living** | Strayside House | 27 West Park | Harrogate HG1 1BJ



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On 18 May 2022, at 15:49, Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)> wrote:

Good afternoon Lee

I'm hoping that you may be able to assist me – I work for the Forward Planning Team at City of York Council and we are trying to estimate the delivery of a number of significant housing sites within the York area, one of which is the Former Gas Works site in Heworth that you are involved with.

I believe there have been ongoing negotiations relating to a pre-app on Zone B of this site, with Zones A and C already having had reserved matters approval for a combined total of 215 homes.

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).

We are currently updating our housing trajectory and it would be helpful if you could provide us with your best estimate for completions within Zone B in the table below.

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

Site Address	Year									
	1	2	3	4	5	6	7	8	9	10
Former Gas Works Heworth Green 19/00979/OUTM (Zone B)	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	20230/31	2031/32

**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

Should you wish to discuss my request 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](mailto:neil.bellerby@york.gov.uk)

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## Bellerby, Neil

---

**From:** Tim Ross <T.Ross@oneill-associates.co.uk>  
**Sent:** 28 April 2022 14:13  
**To:** Bellerby, Neil  
**Subject:** RE: Heworth Green, Rougier House & Northern House

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Neil, I'd anticipate Gasworks zone A&C completing in 2024/25 = 215 dwellings. I'm not involved in zone B anymore which is the BTR element. I understand they are currently in pre-app so haven't submitted a reserved matters application to date so I suspect completed homes will be phased over 2026/27 at the earliest.

For Rougier/ northern House 19/02401/ORC – this represents a fall back position should the current application not come forward. I don't think you can rely on delivery of these homes before 2026/27

Kind regards  
Tim



**O'Neill**  
ASSOCIATES  
Chartered Town Planning Consultants

Tim Ross  
[www.oneill-associates.co.uk](http://www.oneill-associates.co.uk)

Lancaster House  
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01904 692313

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**From:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>  
**Sent:** 12 April 2022 09:59  
**To:** Tim Ross <T.Ross@oneill-associates.co.uk>  
**Subject:** Heworth Green, Rougier House & Northern House

Hi Tim

Last year you helpfully provided updated housing delivery estimates for the Former Gas Works site, Heworth Green. Once more I am in the process of updating our housing delivery estimates for significant approved housing sites in York and I should be grateful for your latest information on this site.

Along with the most recent estimated delivery rates on Heworth Green site please could I ask for similar information relating to the change of use at Rougier House and Northern House that O'Neill's are acting as the agent on behalf of the applicant. This information will ultimately feed into our housing trajectory and five year housing land supply and assist in the ongoing Local Plan hearings and potential appeal situations.

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	
<b>Former Gas Works Heworth Green. Application: 19/00979/OUTM for 607 homes</b>						

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	
<b>Rougier House, 5 Rougier Street. Application: 19/02401/ORC for 10 homes</b>						

Site Address	YEAR					TOTAL Yrs 1-5
	Completions to date	1 2022/23	2 2023/24	3 2024/25	4 2025/26	
<b>Northern House, Rougier Street. Application: 19/02401/ORC for 58 homes</b>						

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

Kind regards

Neil

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

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

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**From:** Tim Ross <[t.ross@oneill-associates.co.uk](mailto:t.ross@oneill-associates.co.uk)>

**Sent:** 08 June 2021 14:14

**To:** Kenyon, Jonathan <[Jonathan.Kenyon@york.gov.uk](mailto:Jonathan.Kenyon@york.gov.uk)>

**Cc:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Subject:** RE: heworth green

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Jonathan/ Neil – the anticipated completion for zones A and C remain unchanged from the attached, specifically it is programmed to be completed by November 2023. Much obviously depends on receiving planning permission for the mast and reserved matters consents!

Neil, the York Hospital VIU is currently under construction but I am unsure of the expected completion date.

Do let me know if you require any further information.

Best of luck with the Inquiry Jonathan – how long do we have to cope without you?!

Kind regards,  
Tim



Tim Ross

[www.oneill-associates.co.uk](http://www.oneill-associates.co.uk)

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**From:** Kenyon, Jonathan <[Jonathan.Kenyon@york.gov.uk](mailto:Jonathan.Kenyon@york.gov.uk)>

**Sent:** 07 June 2021 10:44

**To:** Tim Ross <[t.ross@oneill-associates.co.uk](mailto:t.ross@oneill-associates.co.uk)>

**Subject:** heworth green

Morning Tim

Presume you're aware that we have an inquiry coming up re a housing site along the A59. We are in discussions re housing supply, and I wondered if you could help and provide some background on Heworth Green. I'm not sure you can say much about the build to rent block, but is there a programme for the enabling works and expected completion date & anticipated build programme for blocks A & C?

Any help appreciated.

Regards

Jonathan Kenyon | Development Management (Major and Commercial)  
t: 01904 551323 | e: [jonathan.kenyon@york.gov.uk](mailto:jonathan.kenyon@york.gov.uk)

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West Offices | Station Rise | York YO1 6GA

[Coronavirus update](#)

There are a number of changes in the way the CYC Development Services are working during the current Coronavirus situation. Development Services are now working remotely away from the office. We ask that you assist in this process and communicate with us by email and telephone and not by 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

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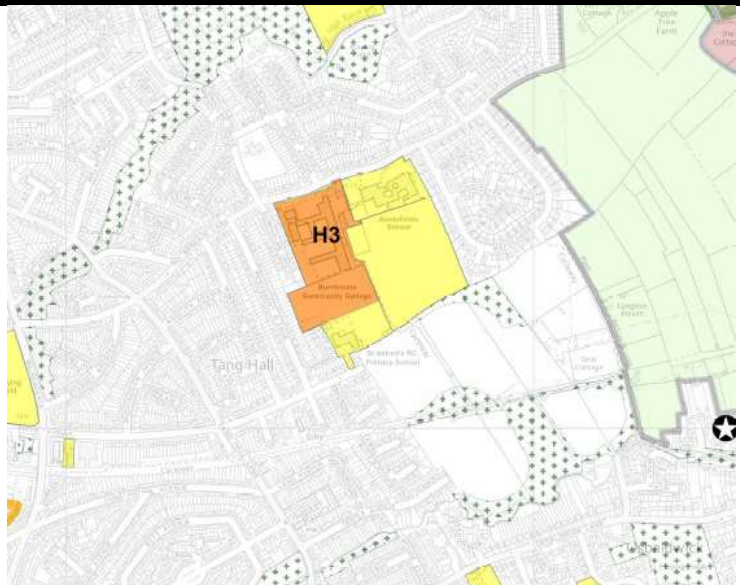
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## MAJOR DEVELOPMENT SITE (ALLOCATION) WITH CONSENT

Allocation Reference	H3		
Site Name/Address	Burnholme School		
<p><b>Site Overview</b></p> <p>Predominantly brownfield site located in York main urban area            Located in Flood Zone 1, existing open space is located N and SE of site.</p> <p>Site is accessible via bus, cycle and pedestrian routes.</p>			
<p><b>Site planning status @ 1 April 2022</b></p>	<p>Outline permission approved 02.09.2021, ref: 20/01916/OUTM</p> <p>Erection of 83no. dwellings (use class C3) with associated parking, landscaping, access and ancillary works. No matters reserved except for the appearance, scale and internal layout of 5no. self-build plots in Terrace 5.</p>		
<p><b>Delivery Record (if appropriate)</b></p>	None		
<p><b>Capacity in May 2022 Trajectory</b></p>	83	<b>Site size (ha)</b>	2.7
<p><b>Delivery Projections</b></p>	<p>(Yr 2) 2023/24 - 63 homes            (Yr 3) 2024/25 - 15 homes            (Yr 4) 2025/26 – 5 homes</p>		
<p><b>Developer / Landowner</b></p>	CYC		
<p><b>SoCG/Proforma submitted:</b></p>	Yes		
<p><b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b></p>	Yes		
<p><b>Site deemed deliverable?</b></p>	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
<p><b>Assessment</b></p>			

**Application progress**

Conditions of the outline permission currently being discharged.

**Viability / ownership / infrastructure**

This land is owned by CYC and forms one of its Housing Delivery Programme sites.

Council Executive agreed to enter a construction contract with Caddick as preferred supplier for development of the site in March 2022 (build 78 new homes and prepare 5 additional self-build plots).

**Justification for lead-in and build rates**

Caddick start on site programmed for 7 Nov 2022 and completion mid-2024. Conditions awaiting discharge but this is realistic given scope of outstanding issues.

Higher than standard delivery rate in response to characteristic of the scheme (12 terrace blocks and 40% affordable).

## Bellerby, Neil

---

**From:** Liber, Florence  
**Sent:** 14 June 2022 19:57  
**To:** Dixon, Richard; Bellerby, Neil  
**Subject:** RE: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mossdale Avenue (20/01916/OUTM)

Hi Neil,

Just to add to Richard's information. Caddick have also been appointed to build 78 new homes at Burnholme and prepare 5 additional self-build plots. They have programmed the start on site at Burnholme on 7 Nov 2022 and be complete mid-2024. The size range and housing tenure split are the same as Duncombe. The types differ slightly with a more suburban context at Burnholme: the proportion of flats there is lower and there will be some bungalows. The majority through is terraced housing.

Regards,  
Florence

---

**From:** Dixon, Richard <richard.dixon@york.gov.uk>  
**Sent:** 08 June 2022 10:51  
**To:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>  
**Cc:** Liber, Florence <Florence.Liber@york.gov.uk>  
**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](mailto:Neil.Bellerby@york.gov.uk)>

**Sent:** 08 June 2022 10:23

**To:** Dixon, Richard <[richard.dixon@york.gov.uk](mailto:richard.dixon@york.gov.uk)>

**Subject:** FW: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mosssdale 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](mailto:neil.bellerby@york.gov.uk)

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**From:** Liber, Florence <[Florence.Liber@york.gov.uk](mailto:Florence.Liber@york.gov.uk)>

**Sent:** 21 April 2022 17:43

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Subject:** RE: 1 Duncombe Barracks, Burton Stone Lane (20/01902/FULM) & Burnholme Community Hub Mosssdale 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](mailto:florence.liber@york.gov.uk)

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**From:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Sent:** 11 April 2022 14:45

**To:** Liber, Florence <[Florence.Liber@york.gov.uk](mailto:Florence.Liber@york.gov.uk)>

**Cc:** Round, Sophie <[Sophie.Round@york.gov.uk](mailto: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 1<sup>st</sup> April and end on the 31<sup>st</sup> 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	
<b>1 Duncombe Barracks, Burton Stone Lane. Planning app: 20/01902/FULM for 34 homes</b>	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	
<b>Burnholme Community Hub Mossdale Avenue. Planning app: 20/01916/OUTM for 83 homes</b>	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 29<sup>th</sup> 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](mailto:neil.bellerby@york.gov.uk)

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## 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](mailto:florence.liber@york.gov.uk)

**City of York Council** | Directorate of Place  
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---

**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 1<sup>st</sup> April and end on the 31<sup>st</sup> 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 29<sup>th</sup> 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

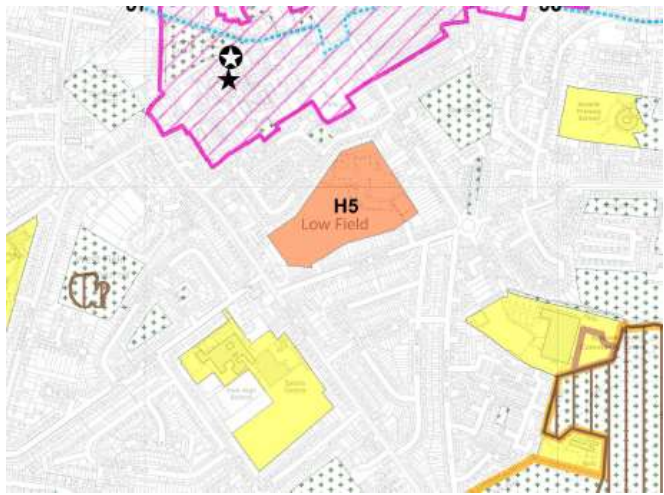
t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

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

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**MAJOR DEVELOPMENT SITE (ALLOCATION) WITH CONSENT**

<b>Allocation Reference</b>	<b>H5</b>		
<b>Site Name/Address</b>	<b>Lowfield School</b>		
<b>Site Overview</b>  Large open grassed site formerly occupied by a Secondary School			
<b>Site planning status @ 1 April 2022</b>	<p>Outline permission approved 21/08/2018, ref: 17/02429/OUTM 65 dwellings, care home (approx 80 bed), health and public service building and associated green space, access and infrastructure</p> <p>Permission approved 21/08/2019, ref:17/02428/FULM Erection of 96no. two and three storey houses, 26no. bungalows and three storey 18no. apartment building with new access and associated infrastructure</p> <p>Permission approved 25/03/2019, ref:18/02925/FULM Erection of 5no. apartments, 5no. two bedroom housing units, 6no. three bedroom housing units, 3no. four bedroom housing units and a shared common house/amenity block and associated infrastructure to form community housing development</p> <p>Self-build plots: 20/01961/FUL / 20/01673/FUL / 20/01697/FUL / 20/02118/FUL / 20/01060/FUL</p>		
<b>Delivery Record (if appropriate)</b>	72		
<b>Capacity in May 2022 Trajectory</b>	93	<b>Site size (ha)</b>	3.64
<b>Delivery Projections</b>	(Yr 1) 2022/23 -69 homes (Yr 2) 2023/24 – 24 homes		
<b>Developer / Landowner</b>	CYC		
<b>SoCG/Proforma submitted:</b>	Yes		
<b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b>	Yes		
<b>Site deemed deliverable?</b>	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		

**Assessment**

This land is owned by CYC and forms one of its Housing Delivery Programme sites.

Planning permission for a total of 165 homes, of which 19 are community build – construction started December 2019 and development well underway.



### 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.



## Housing delivery programme

### Contents

1. [Housing delivery programme](#)
2. [Lowfield Green development site](#)
3. [Duncombe Barracks development site](#)
4. [Burnholme development site](#)
5. [Ordnance Lane development site](#)
6. [Self-build and Custom-build Programme](#)

## Lowfield Green development site

Planning permission has been granted to build 165 homes, of which 19 are community build delivered by [YorSpace](#) , and 6 are self-build plots. The remaining 140 homes on the Lowfield Green site are made up of:

- 20% rented council housing
- 20% shared ownership
- 60% for sale on the housing market

Construction work started at Lowfield Green in December 2019 to deliver a mix of homes for people of all ages, in a community where residents can thrive. There will be 2, 3, and 4 bedroom family houses, 2 bedroom bungalows, and apartments for people over 55 years old who want more manageable homes.

Around 40% of the homes are now complete and residents started to move into their new homes in Spring 2021. The remaining homes will be complete by late 2022, with the next section of over 30 homes set for completion early 2021.

Work is underway to develop an extra care facility on the Lowfield Green site to meet the needs of older residents, as part of our objectives to build more accessible and age-appropriate housing in city.

At its heart, Lowfield Green has an acre of open space with a children's play area which is now open to the public. Over 200 trees will be planted across the landscaped site. Download a [plan of Lowfield Green development site](#)↓.







## Timeline

- launching sales of the new homes in Summer 2020. For more details visit [Shape Homes York](#)
- show homes completed Winter 2020
- first homes completed in Spring 2021
- construction of 140 new homes complete in late 2022

## Progress on site

Work to build homes at Lowfield Green continues. The aerial video shows apartments, semi-detached and detached homes being built, with the bungalows and some of the houses already completed and occupied.



## Lowfield green aerial progress 2



The footage also shows a semi-circular playground with play equipment installed, and the communal green space sown with grass seed. The new roads and entrances off Dijon Avenue and Tudor Road are visible, and the self-build homes are under construction next to space for 19 homes to be built by a community group.

## Ashfield Football Development

The housing development is providing funding to create a brand new grassroots football project which will provide quality facilities for thousands of young footballers. The money is helping fund a project on the former Ashfield Estate land off Tadcaster Road. The new facilities will provide:

- 8 natural turf pitches, with drainage
- a clubhouse with changing facilities
- new access roads and infrastructure
- new tree planting and improvements to the biodiversity of the site

The site is nearing completion with only the access road left to construct. The pitches and clubhouse are open and being actively used by a local team.

## Also see

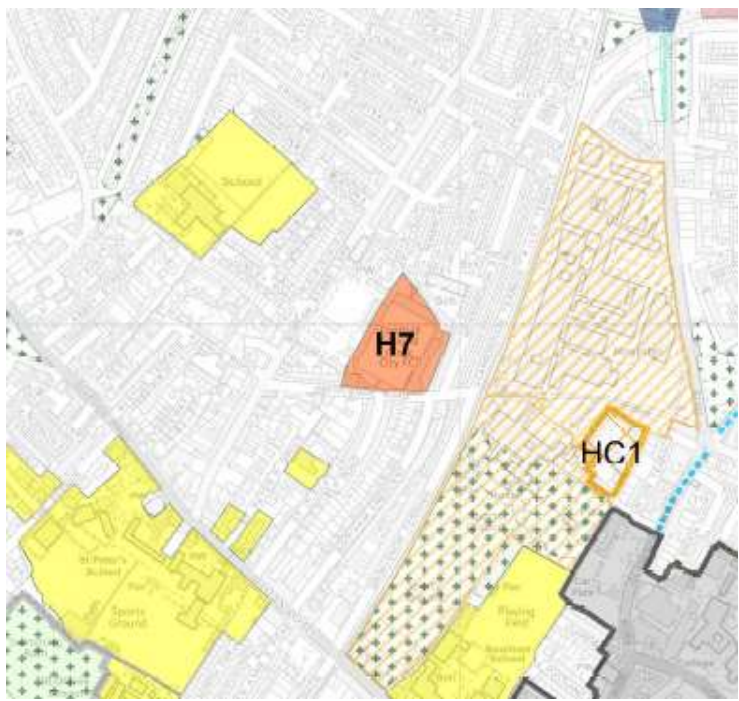
- [Housing](#)
- [Council homes](#)
- [Self-build and custom-build housing](#)

### Housing Delivery Programme

West Offices, Station Rise, York, YO1 6GA

Email: [housing.delivery@york.gov.uk](mailto:housing.delivery@york.gov.uk)

**MAJOR DEVELOPMENT SITE (ALLOCATION) WITH CONSENT**

<b>Allocation Reference</b>		<b>H7</b>	
<b>Site Name/Address</b>		<b>Bootham Crescent</b>	
<b>Site Overview</b>			
relates to Bootham Crescent football ground..			
<b>Site planning status @ 1 April 2022</b>	Full planning permission approved 01/02/2022 with signed S.106, ref: 19/00246/FULM Erection of 93 dwellings with associated access, infrastructure, landscaping, public open space and parking		
<b>Delivery Record (if appropriate)</b>	None		
<b>Capacity in May 2022 Trajectory</b>	93	<b>Site size (ha)</b>	1.72
<b>Delivery Projections</b>	(Yr 1) 2022/23 – 25 homes (Yr 2) 2023/24 - 35 homes (Yr 3) 2024/25 - 33 homes		
<b>Developer / Landowner</b>	Persimmon Homes		
<b>SoCG/Proforma submitted:</b>	Yes		
<b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b>	Yes		
<b>Site deemed deliverable?</b>	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
<b>Assessment</b>			

**Application progress**

Conditions being discharged and demolition works ongoing.

**Viability / ownership / infrastructure**

Site in control of developer and work underway.

**Justification for lead-in and build rates**

Site enabling works underway and completions due later in 2022/23. Delivery expectations confirmed by developer, which align with the Council's standard rate and have been considered reasonable to apply.

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

Site Address	YEAR						TOTAL
	Completions	1	2	3	4	5	Yrs 1-5
<b>York City Football Club Bootham Crescent York YO30 7AQ (planning application 19/00246/FULM) for 93 homes</b>	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
<b>Land at Hull Road, York (refs: 15/00166/FULM &amp; 15/00167/FULM for 228 dwellings combined)</b>	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](mailto:neil.bellerby@york.gov.uk)

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---

**From:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto:graham.whiteford@persimmonhomes.com)>

**Sent:** 12 April 2022 14:21

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto: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

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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](mailto:Neil.Bellerby@york.gov.uk)>

**Sent:** 11 April 2022 15:42

**To:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto: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](mailto:neil.bellerby@york.gov.uk)

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---

**From:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto:graham.whiteford@persimmonhomes.com)>

**Sent:** 21 July 2021 11:54

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

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

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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](mailto:Neil.Bellerby@york.gov.uk)>  
**Sent:** 01 July 2021 13:00  
**To:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto: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](mailto:neil.bellerby@york.gov.uk)

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### 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](mailto:graham.whiteford@persimmonhomes.com)>  
**Sent:** 01 July 2021 12:34  
**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto: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	

<b>York Barbican Paragon Street (planning app: 13/02135/FULM) for 187 homes</b>							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	
<b>Germany Beck, Fulford (12/00384/REMM) for 655 dwellings</b>	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](mailto:Neil.Bellerby@york.gov.uk)>  
**Sent:** 09 June 2021 09:00  
**To:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto: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	Yrs 1-5
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	

**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 25<sup>th</sup> 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](mailto:neil.bellerby@york.gov.uk)

**City of York Council** | Forward Planning

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

Site Address	YEAR						TOTAL
	Completions	1	2	3	4	5	Yrs 1-5
<b>York City Football Club Bootham Crescent York YO30 7AQ (planning application 19/00246/FULM) for 93 homes</b>	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
<b>Land at Hull Road, York (refs: 15/00166/FULM &amp; 15/00167/FULM for 228 dwellings combined)</b>	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](mailto:neil.bellerby@york.gov.uk)

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**From:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto:graham.whiteford@persimmonhomes.com)>

**Sent:** 12 April 2022 14:21

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto: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

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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](mailto:Neil.Bellerby@york.gov.uk)>

**Sent:** 11 April 2022 15:42

**To:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto: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](mailto:neil.bellerby@york.gov.uk)

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**From:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto:graham.whiteford@persimmonhomes.com)>

**Sent:** 21 July 2021 11:54

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

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

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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](mailto:Neil.Bellerby@york.gov.uk)>  
**Sent:** 01 July 2021 13:00  
**To:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto: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](mailto:neil.bellerby@york.gov.uk)

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---

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

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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	

<b>York Barbican Paragon Street (planning app: 13/02135/FULM) for 187 homes</b>							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	
<b>Germany Beck, Fulford (12/00384/REMM) for 655 dwellings</b>	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](mailto:Neil.Bellerby@york.gov.uk)>  
**Sent:** 09 June 2021 09:00  
**To:** Whiteford, Graham <[graham.whiteford@persimmonhomes.com](mailto: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 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						

**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 25<sup>th</sup> 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

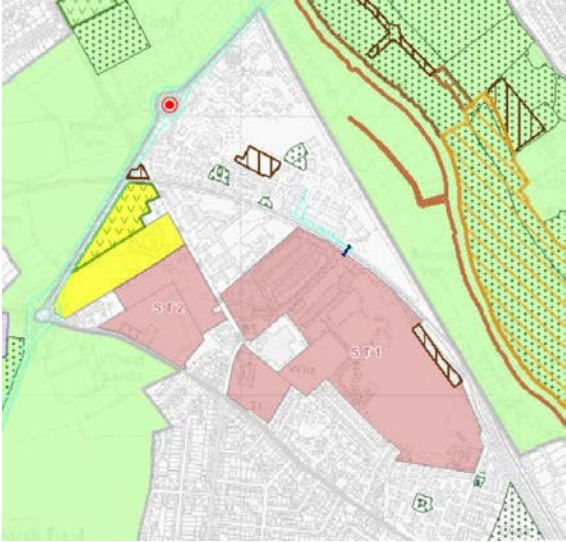
Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

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## MAJOR DEVELOPMENT SITES (ALLOCATIONS) WITH CONSENT

Allocation Reference	<b>ST1a</b>		
Site Name/Address	<b>British Sugar</b>		
<p><b>Site Overview</b></p> <p>This is a significant brownfield site located within the urban area to the west of York. Considerable amounts of mitigation works are being carried out as a result of previous contamination within the site due to industrial processes involved in Sugar production.</p>			
<p><b>Site planning status @ 1 April 2022</b></p>	<p>Outline permission (15/00524/OUTM) for:</p> <p>Up to 1,100 residential units (C3), community uses (D1/D2), and new public open space with details of access (to include new access points at Millfield Lane and Boroughbridge Road and a new link road, crossing the former Manor School Site) and demolition of the former Manor School Buildings, with all other matters reserved.</p> <p>Appeal allowed 28.09.2018. Signed S.106.</p>		
<p><b>Delivery Record (if appropriate)</b></p>	<p>None</p>		
<p><b>Capacity in May 2022 Trajectory</b></p>	<p>1,100</p>	<p><b>Site size (ha)</b></p>	<p>39.62</p>
<p><b>Delivery Projections</b></p>	<p>(Yr 5 to Yr 11) 2026/27 to 2032/33 - 150 homes dpa</p> <p>(Yr 12) 2033/34 - 50 homes</p>		
<p><b>Developer / Landowner</b></p>	<p>British Sugar</p>		
<p><b>SoCG/Proforma submitted:</b></p>	<p>Yes</p>		
<p><b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b></p>	<p>Yes</p>		
<p><b>Site deemed deliverable?</b></p>	<p>Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years</p>		
<p><b>Assessment</b></p>			

### **Application progress**

Outline and full planning permissions to enable the residential led mixed use development of the site have been secured:

- Full planning permission (ref 20/00774/FULM) for engineering works, remediation and reclamation of the Site
- Full planning permission (ref 17/01072/FUL) for the construction of access roads at Boroughbridge Road and Millfield Lane and across the Former Manor School site

The vast majority of the pre-commencement conditions relating to the remediation and reclamation works have been discharged with a view to commencing this work. British Sugar is actively progressing the further work necessary to bring forward the development of the site.

Reserved matters required within 7 years of the outline consent in recognition of the remediation works required. Work on application underway.

### **Viability / ownership / infrastructure**

No land ownership matters expected to impinge on the delivery of this site.

Infrastructure delivery agreed through the outline consent and agreed S.106.

British Sugar to act as master developer, directly undertaking remediation and reclamation works, and installing the strategic infrastructure across the site including roads, drainage, utilities, and strategic green infrastructure. The 'oven-ready' development parcels will be brought to the market in phases.

### **Justification for lead-in time and build rates**

Lead in time accounts for the scale of remediation works required on the site and requirement for upfront infrastructure. Timeframe identified in [HS/P2/M5/HLS/7a](#) is realistic and has been applied

- Procurement 2022/23
- Remediation earthworks – 2023/24
- First reserved matters applications 2023/24
- Infrastructure installation – 2024
- Housing building Phase 1 commences – 2025/26
- Completion of Phase 1 homes – 2026/27

Build rates submitted by the landowner are linked to phased delivery and opening of 2 outlets delivering 75dpa by national housebuilders. This rate is slightly higher than the Council's standard assumption but is considered achievable given master developer approach and provision of fully serviced development parcels. The site delivery will overlap with delivery on ST5 located in relatively close proximity. However, market absorption is not expected to impact on achievable build out rates given the difference in property types across the two sites (ST5 an apartment scheme).

## Bellerby, Neil

---

**From:** Neil Jones <Neil.Jones@rapleys.com>  
**Sent:** 28 April 2022 15:12  
**To:** Bellerby, Neil  
**Subject:** RE: Projected Housing Delivery Rates for the British Sugar Corporation Ltd Plantation Drive

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Dear Neil

Please see completed table below for your information

Regards

Neil

### Neil Jones

BA (Hons) DipTP MRTPI AssocRICS

Consultant

Town Planning

07774 652426



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# TOWN PLANNING CONSULTANCY

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Environmental Impact Assessment | Policy | Site Search  
Sector/Specialist Assessments | Section 106 Agreements/CIL



**From:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>  
**Sent:** 12 April 2022 08:41  
**To:** Neil Jones <Neil.Jones@rapleys.com>  
**Subject:** RE: Projected Housing Delivery Rates for the British Sugar Corporation Ltd Plantation Drive

Good Morning Neil

In previous years you have helpfully provided housing delivery estimates for the British Sugar redevelopment site here in York. Similar to last year I am in the process of updating estimated completions on significant housing sites to feed into our housing trajectory and was hoping that you could once more provide me with your best estimate for housing delivery on this site.

I should be grateful if you would complete the table below with the latest estimates for completions:

Site Address	YEAR										
	1	2	3	4	5	6	7	8	9	10	
British Sugar Corporation Ltd Plantation Drive (planning app: 15/00524/OUTM) for 1100 homes	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
					150	150	150	150	150		150

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.

Kind regards

Neil

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

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

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---

**From:** Neil Jones <[Neil.Jones@rapleys.com](mailto:Neil.Jones@rapleys.com)>

**Sent:** 14 June 2021 14:13

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Cc:** Kenyon, Jonathan <[Jonathan.Kenyon@york.gov.uk](mailto:Jonathan.Kenyon@york.gov.uk)>

**Subject:** RE: Projected Housing Delivery Rates for the British Sugar Corporation Ltd Plantation Drive

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Dear Neil

I have provided an indication of timeline for housing provision at the British Sugar site in the table below, based on current target programme.

I trust this is of assistance.

If there are any further queries please do get in touch.

Site Address	YEAR										
	1	2	3	4	5	6	7	8	9	10	
British Sugar Corporation Ltd Plantation Drive (planning app: 15/00524/OUTM) for 1100 homes	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
						150	150	150	150	150	150

Regards

Neil

**Neil Jones**

BA (Hons) DipTP MRTPI AssocRICS

Consultant

Town Planning

07774 652426



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Environmental Impact Assessment | Policy | Site Search  
Sector/Specialist Assessments | Section 106 Agreements/CIL



**From:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Sent:** 02 June 2021 13:26

To: Neil Jones <[Neil.Jones@rapleys.com](mailto:Neil.Jones@rapleys.com)>

Subject: Projected Housing Delivery Rates for the British Sugar Corporation Ltd Plantation Drive

Hello Neil

Hope you are keeping well and coping with all the new working arrangements we find ourselves in presently.

Similar to last year I am 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 you will be aware 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 1<sup>st</sup> April and end on the 31<sup>st</sup> March of the following year

Site Address	YEAR										
	1	2	3	4	5	6	7	8	9	10	
British Sugar Corporation Ltd Plantation Drive (planning app: 15/00524/OUTM) for 1100 homes	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	20

**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 18<sup>th</sup> 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](mailto:neil.bellerby@york.gov.uk)

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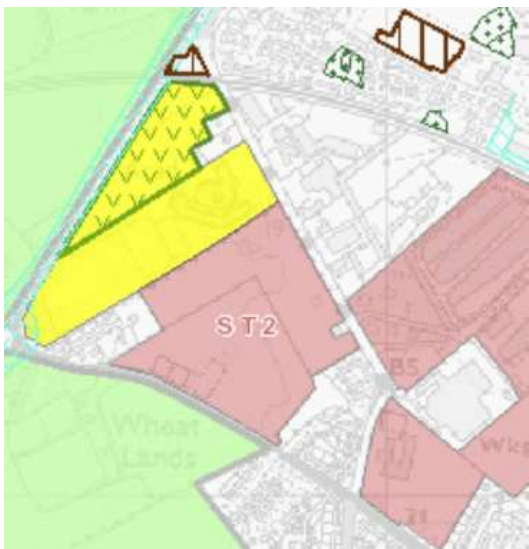
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**MAJOR DEVELOPMENT SITES (ALLOCATIONS) WITH CONSENT**

<b>Allocation Reference</b>	<b>ST2</b>		
<b>Site Name/Address</b>	<b>Civil Service Sports Ground Millfield Lane</b>		
<p><b>Site Overview</b></p> <p>This is a greenfield site located within the urban area to the west of York formerly used for formal recreation by York Civil Service. The site is now under construction and the first homes are planned for completion end of 2022.</p>			
<b>Site planning status @ 1 April 2022</b>	Full planning permission (14/02979/FULM) for 266 homes allowed on appeal 25.10.2019		
<b>Delivery Record (if appropriate)</b>	No completions to date		
<b>Capacity in May 2022 Trajectory</b>	263	<b>Site size (ha)</b>	10.4
<b>Delivery Projections</b>	(Yr 1) 2022/23 – 53 homes (Yr 2) 2023/24 – 78 homes (Yr 3) 2024/25 – 52 homes (Yr 4) 2025/26 – 50 homes (Yr 5) 2026/27 – 30 homes		
<b>Developer / Landowner</b>	Miller Homes		
<b>SoCG/Proforma submitted:</b>	Yes		
<b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b>	Yes		
<b>Site deemed deliverable?</b>	Yes – clear evidence available to demonstrate there is a realistic prospect that all housing will be delivered on the site within five years		

## Assessment

### Application progress

Pre-commencement conditions discharged and works commenced in 21/22. Properties actively marketed, with marketing/sales suite open on-site.

S.73 application to amend house types, layout and landscaping (22/00329/FUL) February 2022 and pending decision. No impact on initial phase and positive resolution of issues expected.

### Viability / ownership / infrastructure

There are no significant infrastructure, ownership or viability constraints. Site in control of single developer.

### Justification for lead-in and build rates

Build programme confirmed by Miller Homes 12.04.2022. On the basis that development is underway and plots are being marketed, the assumed timing of first completion is realistic and has been applied.

Projected build rates submitted by developer are higher than the Council's standard assumption. However, it is linked to phasing and is consistent with rate of delivery seen on other sites in the region by this national housebuilder.

The site is near ST1 and could have some similarities with the product offered to market on that site. However, ST2 is coming forward in advance of ST1 and will be near completion at the time ST2 is expected to deliver homes. Delivery rates have therefore not been adjusted to account for market absorption / competition issues.

## Bellerby, Neil

---

**From:** Ian Thomson <Ian.Thomson@miller.co.uk>  
**Sent:** 12 April 2022 08:36  
**To:** Bellerby, Neil  
**Subject:** RE: Projected Housing Delivery Rates for the Former Civil Service Club & Agricultural Land

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, see below

22/23 – 53  
23/24 – 78  
24/25 – 52  
25/26 – 50  
26/27 – 30

263 in total

Kind Regards,

Ian Thomson, BEng (Hons) | Regional Land Director | Miller Homes - Yorkshire

M: 07920766000 | [www.millerhomes.co.uk](http://www.millerhomes.co.uk)

Lapwing House, Peel Avenue, Calder Park, Wf2 7UA

**miller homes**

*the place to be*

---

**From:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>  
**Sent:** 12 April 2022 08:26  
**To:** Ian Thomson <Ian.Thomson@miller.co.uk>  
**Subject:** RE: Projected Housing Delivery Rates for the Former Civil Service Club & Agricultural Land

Hi Ian

Last year you helpfully provided housing delivery estimates for the Former Civil Service Club, Boroughbridge Road. Similar to last year I am in the process of updating estimated completions on significant housing sites in York to feed into our housing trajectory and was hoping that you could once more provide me with your best estimate for housing delivery on this site.

I should be grateful if you would complete the table below with the latest estimates for completions:

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
Former Civil Service Club & Agricultural Land (planning app: 14/02979/FULM) for 266 homes		2022/23	2023/24	2024/25	2025/26	2026/27	

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.

Kind regards

Neil

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

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

**City of York Council | Forward Planning**

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

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---

**From:** Ian Thomson <[lan.Thomson@miller.co.uk](mailto:lan.Thomson@miller.co.uk)>

**Sent:** 14 June 2021 14:35

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Cc:** Dave Hoyland <[Dave.Hoyland@miller.co.uk](mailto:Dave.Hoyland@miller.co.uk)>

**Subject:** RE: Projected Housing Delivery Rates for the Former Civil Service Club & Agricultural Land

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 schedule populated as requested below.

The delays to date have been in respect to completion of the contract, which we expect to be taking place imminently.

Kind Regards,

Ian Thomson, BEng (Hons)

Land Director | Miller Homes - Yorkshire

M : 07920 766000

[www.millerhomes.co.uk](http://www.millerhomes.co.uk)

Lapwing House, Peel Avenue, Wakefield, WF2 7UA

**miller homes**

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---

**From:** Dave Hoyland <[Dave.Hoyland@miller.co.uk](mailto:Dave.Hoyland@miller.co.uk)>

**Sent:** 14 June 2021 11:33

**To:** Ian Thomson <[lan.Thomson@miller.co.uk](mailto:lan.Thomson@miller.co.uk)>

**Subject:** FW: Projected Housing Delivery Rates for the Former Civil Service Club & Agricultural Land

Ian

Is this something that you /your team would normally produce for the LA ?

Thanks

Dave

Dave Hoyland | Technical Director | Miller Homes

T: 0870 336 4619 | M: 07845 053322 | [www.millerhomes.co.uk](http://www.millerhomes.co.uk)

Lapwing House, Peel Avenue, Calder Park, Wakefield, WF2 7UA

**Miller Homes**

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---

**From:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Sent:** 14 June 2021 11:19

**To:** Dave Hoyland <[Dave.Hoyland@miller.co.uk](mailto:Dave.Hoyland@miller.co.uk)>

**Subject:** Projected Housing Delivery Rates for the Former Civil Service Club & Agricultural Land

Hi Dave

Following my earlier contact with Jason Tait (Planning Prospects) he has informed me that you are now the person to contact with respect to the housing development at the Former Civil Service Club and agricultural land on Bouroughbridge Road here in York.

I am currently collating details for our housing trajectory and your input would be most helpful.

The current circumstances affecting housing delivery have become more challenging and I have also been made aware of recent land ownership issues that may well delay anticipated build programmes. 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 1<sup>st</sup> April and end on the 31<sup>st</sup> March of the following year

Site Address	YEAR					TOTAL	
	Completions to date	1	2	3	4	5	Yrs 1-5
Former Civil Service Club & Agricultural Land (planning app: 14/02979/FULM) for 266 homes		2021/22	2022/23	2023/24	2024/25	2025/26	
	0	0	48	48	48	48	192

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

I should be grateful if you would return details to myself **by Friday 25<sup>th</sup> 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](mailto:neil.bellerby@york.gov.uk)

**City of York Council** | **Forward Planning**  
Directorate of Place | West Offices | Station Rise | York | YO1 6GA



# Langley Gate Langley Gate

Boroughbridge Rd, York, YO26 6QD



Reserve online and make your home your own.

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**All you could wish for in a new home...and there has never been a better time to buy.**

Close to the A1237 and approximately two and a half miles from the attractions of York's beautiful, historic city centre, Langley Gate is an attractive development of one, two, three, four and five bedroom homes designed to accommodate the needs of the modern

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Site Plan





[View our interactive site plan](#)


House Types



13 homes match your requirements

☆ Mortgage contribution >>

**Plot 158**



Reserve online

**Avery**

- 4 bedrooms
- 1 bathroom
- £366,995

Garden

Parking Spaces

Offers available

View home

☆ Move in this Autumn



Plot 151



Reserve online

Pushkin

- 3 bedrooms
- 2 bathrooms
- £334,995
- Garden
- Parking Spaces

View home

3 matches



Reserve online

Avery

- 4 bedrooms
- 1 bathroom
- £354,995 to £366,995
- Garden
- Parking Spaces

Offers available

[View home](#)

6 matches



Reserve online

### Pushkin

3 bedrooms

2 bathrooms

£334,995 to £354,995

Garden

Parking Spaces

[View home](#)

2 matches



Reserve online

### Repton

4 bedrooms

2 bathrooms

£474,995

Garden

Single Garage

[View home](#)



1 match



### Ashbery

- 4 bedrooms
- 2 bathrooms
- £479,995
- Garden
- Single Garage

[View home](#)

1 match



### Twain

- 2 bedrooms
- 1 bathroom
- £284,995
- Garden
- Single Garage

[View home](#)





### Apartment - Type 2

- 2 bedrooms
- 2 bathrooms
- £--
- Garden
- Various Parking

[View home](#)



### Apartment - Type 1

- 2 bedrooms
- 2 bathrooms
- £--
- Garden
- Parking Space

[View home](#)





Coming soon

### Theftord

- 5 bedrooms
- 3 bathrooms
- £--
- Garden
- Double Garage

[View home](#)



Coming soon

### Cedarwood

- 4 bedrooms
- 3 bathrooms
- £--
- Garden
- Single Garage

[View home](#)



Coming soon

### Pearwood



4 bedrooms  
2 bathrooms  
£--  
Garden  
Single Garage

[View home](#)



Coming soon

### Clermont

2 bedrooms  
2 bathrooms  
£--  
Garden  
Single Garage

[View home](#)



Coming soon

### Inglewood

4 bedrooms  
2 bathrooms  
£--

£--

Garden

Single Garage

[View home](#)



### Bayford

5 bedrooms

3 bathrooms

£--

Garden

Double Garage

[View home](#)



### Sherwood

4 bedrooms

3 bathrooms

£--

Garden

Single Garage

View home



### Kipling

3 bedrooms

2 bathrooms

£--

Garden

Single Garage

View home

#### Price List

Plot	Beds	Price	Offers	
☆ 158	4	£366,995	Yes	<a href="#">View</a>
☆ 151	3	£334,995	No	<a href="#">View</a>
159	4	£354,995	Yes	<a href="#">View</a>
160	4	£359,995	Yes	<a href="#">View</a>

250	2	£284,995	No	<a href="#">View</a>
152	3	£334,995	No	<a href="#">View</a>
146	3	£344,995	No	<a href="#">View</a>
188	3	£349,995	No	<a href="#">View</a>
197	3	£349,995	No	<a href="#">View</a>

Plot	Beds	Price	Offers	
262	4	£474,995	No	<a href="#">View</a>
261	4	£474,995	No	<a href="#">View</a>
235	4	£479,995	No	<a href="#">View</a>

☆ Shows featured plot

Price and availability correct as of 08/06/2022 at 22:16. A management fee may apply, this is plot specific. All details should be checked with our sales team and confirmed with solicitors. Energy ratings are estimates based upon the predicted energy assessment from the SAP calculations at the design stage.

Map & Amenities

+

Options

+

### Personalise your brand new home

We believe your perfect home is hidden in the details. So when it comes to getting the details right, we're committed to quality.

### Quality brands you can trust

With Miller Homes, you can design your perfect home with our beautiful range of high-quality upgrade options and extras, such as AEG kitchen appliances, Porcelanosa tiles, choices of carpets and flooring, electric garage doors, glass kitchen splash backs, chrome towel rails and much more. We want you feel at home from the moment you move in.

### Let's get started!

Whether you already have some ideas for your new home, or you're just looking for some inspiration, our expert help is always at hand. Why not start exploring the options available by registering with My Miller Home and using our options visualiser or visiting one of our Sales Centres to find out more?

Please note: specification choices are dependent on build stage at the time of reservation.

Specifications

+

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, for example Symphony for kitchens, Porcelanosa for ceramic tiles and Ideal Standard for sanitary-ware.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

Please note: Specification choices are dependent on build stage at the time of reservation.

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Not only does a brand new Miller home come with a brand-new kitchen, appliances, bathroom and tiles, plus any extra fixtures and finishes you've chosen. You'll also be saving over £400\* a year on energy bills and reducing more of your carbon emissions\* than if you were living in an older, less efficient house.

With energy bills rising, buying an energy efficient new home makes more sense now than ever before. Live your new adventure today.


\*Source – Greener, Cleaner, Cheaper HBF report 2022.

## Awards

Rated 5 stars for customer satisfaction

Silver for Best Large Housebuilder at the What House Awards

**MAJOR DEVELOPMENT SITE (ALLOCATION) WITH CONSENT**

<b>Allocation Reference</b>	<b>ST16</b>		
<b>Site Name/Address</b>	<b>Terry's Extension Site – Terry's Clock Tower (Phase I)</b>		
<p><b>Site Overview</b></p> <p>Brownfield site part of wider redevelopment of former factory site.</p>			
<b>Site planning status @ 1 April 2022</b>	Full permission approved [20/06/2019], ref: 16/01646/FULM Conversion of Clock Tower and former Boiler House to form 22no. apartments with Museum Space and associated car parking		
<b>Delivery Record (if appropriate)</b>	None		
<b>Capacity in May 2022 Trajectory</b>	21	<b>Site size (ha)</b>	0.138
<b>Delivery Projections</b>	(Yr 1) 2022/23 – 21 homes		
<b>Developer / Landowner</b>	PJ Livesey		
<b>SoCG/Proforma submitted:</b>	Yes		
<b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b>	Yes		
<b>Site deemed deliverable?</b>	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
<b>Assessment</b>			
<p>Conditions discharged and conversion works underway.</p> <p>Full completion is anticipated during the 2022/23 monitoring year. This is considered realistic and has been applied.</p>			

## Bellerby, Neil

---

**From:** Richard Wilshaw <richard.Wilshaw@pjlivesey.co.uk>  
**Sent:** 13 April 2022 14:16  
**To:** Bellerby, Neil  
**Subject:** RE: The Clock Tower Bishopthorpe Road (Planning App: 16/01646/FULM) now for 21 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.

Hello Neil

Table completed as required.

Many thanks

Richard

---

**From:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>  
**Sent:** 11 April 2022 14:15  
**To:** Richard Wilshaw <richard.Wilshaw@pjlivesey.co.uk>  
**Subject:** The Clock Tower Bishopthorpe Road (Planning App: 16/01646/FULM) now for 21 flats

Hello Richard

As in 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.

**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 1<sup>st</sup> April and end on the 31<sup>st</sup> 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	
The Clock Tower Bishopthorpe Road (Planning App: 16/01646/FULM) now for 21 flats			21			

**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 29<sup>th</sup> 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

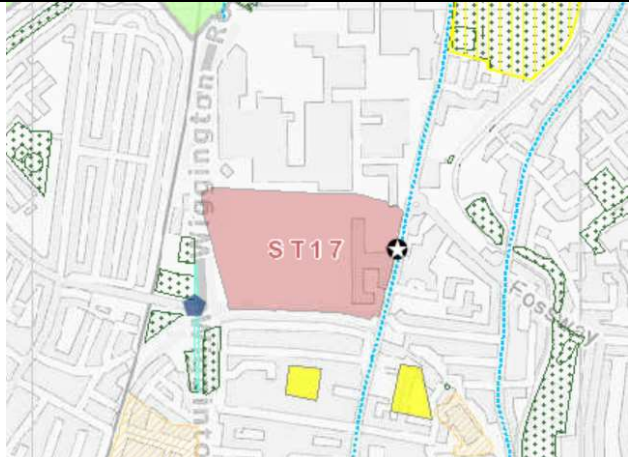
Neil Bellerby | Strategic Planning Policy Officer (Land Use Monitoring)

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)



**MAJOR DEVELOPMENT SITE (ALLOCATION) WITH CONSENT**

<b>Allocation Reference</b>	<b>ST17</b>		
<b>Site Name/Address</b>	<b>Nestle South (Phase 1)</b>		
<b>Site Overview</b>  This is a large brownfield site within the urban area to the north of York, part of the former Nestle confectionery factory.			
<b>Site planning status @ 1 April 2022</b>	Application 17/00284/FULM for 258 homes approved on 14/09/2017 Application 19/01509/FULM to increase homes from 258 to 279 approved on 03/03/2020		
<b>Delivery Record (if appropriate)</b>	None – construction ongoing		
<b>Capacity in May 2022 Trajectory</b>	279	<b>Site size (ha)</b>	2.35
<b>Delivery Projections</b>	(Yr 2) 2023/24 – 279 homes		
<b>Developer / Landowner</b>	Latimer/Clarion Housing		
<b>SoCG/Proforma submitted:</b>	Yes		
<b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b>	Yes		
<b>Site deemed deliverable?</b>	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
<b>Assessment</b>			
Site under construction and properties now being marketed. Full completion projected 2023/24, but likely to complete later 2022.			

## Bellerby, Neil

---

**From:** Cocoa Works Sales <CocoaWorksSales@clarionhg.com>  
**Sent:** 04 May 2022 15:20  
**To:** Bellerby, Neil  
**Subject:** FW: The Cocoa Works Haxby Road (Planning Application 19/01509/FULM) for 279 homes.

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Hi Neil,

I have had this response back from Stephen, I hope this helps.

- Block C June
- Block B September
- Block A November

Kind regards Sam

**The cocoa Works Team**  
**Latimer by Clarion Housing Group**  
The Cocoa Works, Haxby Road York, YO31 8TA  
T: 01904 390301  
E: [cocoaworkssales@clarionhg.com](mailto:cocoaworkssales@clarionhg.com)  
[www.latimerhomes.com](http://www.latimerhomes.com)



**LATIMER**  
by Clarion Housing Group

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited.

---

**From:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>  
**Sent:** 28 April 2022 11:51  
**To:** Cocoa Works Sales <[CocoaWorksSales@clarionhg.com](mailto:CocoaWorksSales@clarionhg.com)>  
**Subject:** FW: The Cocoa Works Haxby Road (Planning Application 19/01509/FULM) for 279 homes.

Good Morning

Following our earlier conversation please can I request that either Stephen or yourself can provide the information relating to the delivery of The Cocoa Works (Blocks A,B & C) in order that we can update our housing trajectory for the York area.

Thank you

Neil

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

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

**City of York Council | Forward Planning**

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---

**From:** Cocoa Works Sales <[CocoaWorksSales@clarionhg.com](mailto:CocoaWorksSales@clarionhg.com)>  
**Sent:** 12 April 2022 11:31  
**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>  
**Cc:** Stephen Maskill <[Stephen.Maskill@clarionhg.com](mailto:Stephen.Maskill@clarionhg.com)>  
**Subject:** RE: The Cocoa Works Haxby Road (Planning Application 19/01509/FULM) for 279 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.

Good morning Neil,

Thank you for your email. Having looked at it, I do not think I am authorised to complete the form.

Our Regional Sales Manager, Stephen Maskill is probably best placed to do so. I have copied Stephen into this email for your ease of future contact. He is on annual leave today, so probably will not be able to respond immediately.

Regards, Ian Bradford

**The Cocoa Works Team**

**Latimer by Clarion Housing Group**

The Cocoa Works, Haxby Road York, YO31 8TA

T: 01904 390301

E: [cocoaworkssales@clarionhg.com](mailto:cocoaworkssales@clarionhg.com)

[www.latimerhomes.com](http://www.latimerhomes.com)



**LATIMER**  
by Clarion Housing Group

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---

**From:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Sent:** 12 April 2022 10:58

**To:** Ian Bradford <[ian.Bradford@clarionhg.com](mailto:ian.Bradford@clarionhg.com)>

**Subject:** The Cocoa Works Haxby Road (Planning Application 19/01509/FULM) for 279 homes.

Hi Ian

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 1<sup>st</sup> April and end on the 31<sup>st</sup> March of the following year.

Site Address		1	2	3	4	5
		2022/23	2023/24	2024/25	2025/26	2026/27
The Cocoa Works, Haxby Road Application: 19/01509/FULM for 279 homes	Block A (117 homes)					
	Block B (127 homes)					
	Block C (35 homes)					

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

I should be grateful if you would return details to myself **by Friday 29<sup>th</sup> 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](mailto:neil.bellerby@york.gov.uk)

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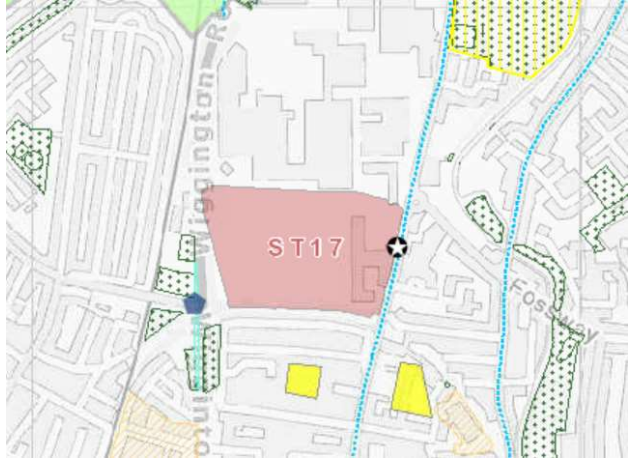
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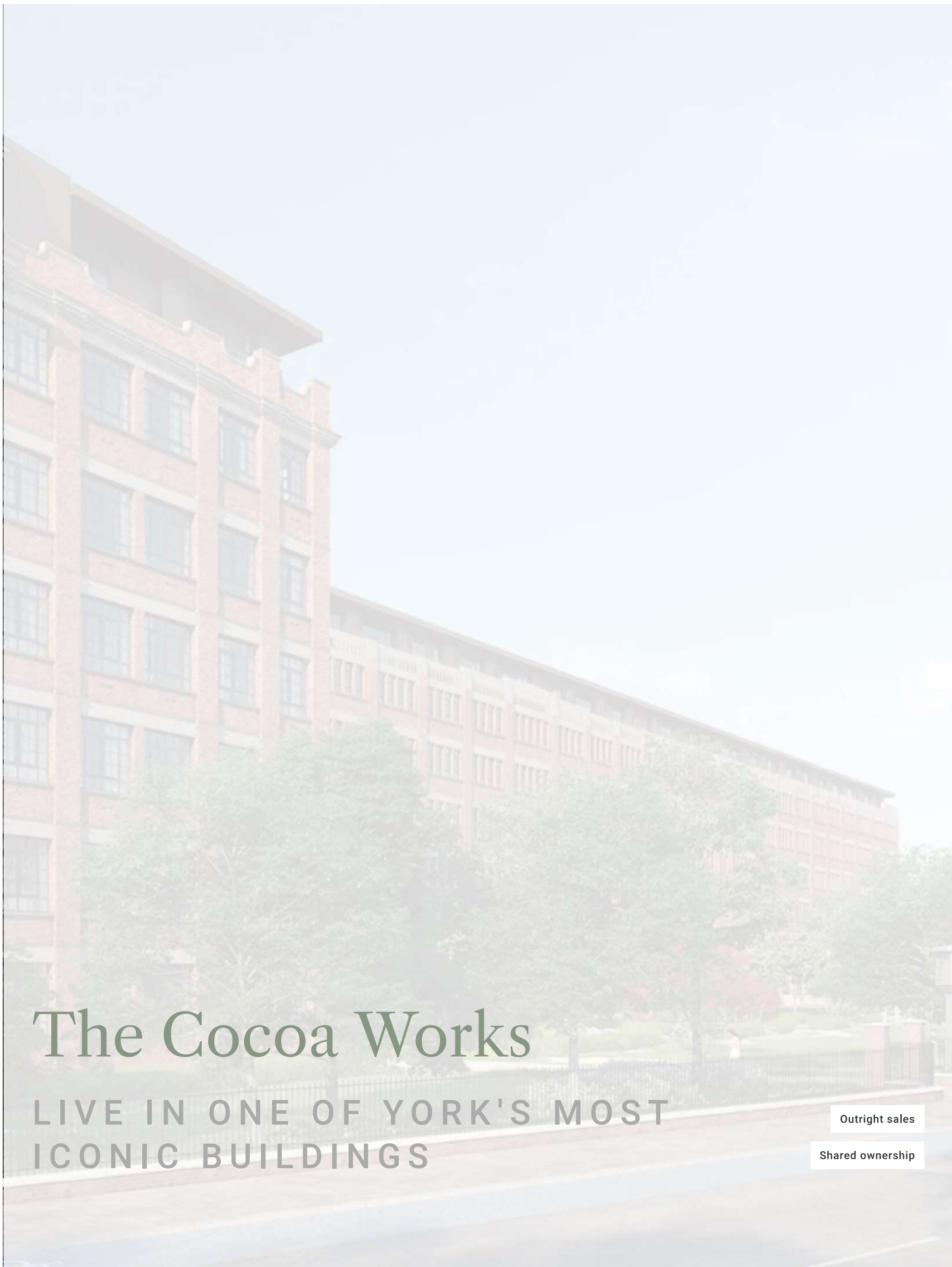
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Allocation Reference		ST17	
Site Name/Address		Nestle South (Phase 2)	
<p><b>Site Overview</b></p> <p>This is a large brownfield site within the urban area to the north of York. The development involves the re-development of part of the former Nestle confectionery factory site to residential use within a mixed use scheme. Site concerns land to the west of the retained factory buildings, extending to Wigginton Road, cleared in advance of redevelopment, and outside of the conservation area.</p>			
<p><b>Site planning status @ 1 April 2022</b></p>	<p>Full planning permission (21/01371/FULM) granted 28/01/2022 for 302 homes.</p>		
<p><b>Delivery Record (if appropriate)</b></p>	<p>None</p>		
<p><b>Capacity in May 2022 Trajectory</b></p>	<p>302</p>	<p><b>Site size (ha)</b></p>	<p>4.70</p>
<p><b>Delivery Projections</b></p>	<p>(Yr 3 – Yr 10) 2024/25 to 2031/32 – 35 dpa (Yr 11) 2032/33 – 22 homes</p>		
<p><b>Developer / Landowner</b></p>	<p>Latimer/Clarion Housing</p>		
<p><b>SoCG/Proforma submitted:</b></p>	<p>No</p>		
<p><b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b></p>	<p>No</p>		
<p><b>Site deemed deliverable?</b></p>	<p>Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years</p>		
<p><b>Assessment</b></p>			
<p><b>Application progress</b> Conditions discharged (AOD/22/00044). groundworks underway.</p>			
<p><b>Viability / ownership / infrastructure</b> Latimer Development, part of Clarion Housing Group, have acquired the entire Nestle South site and are implementing the consented conversion of the factory buildings. Also progressing this site. All viability and planning obligation matters dealt with through the application process.</p>			
<p><b>Justification for lead-in and build rates</b> Initial site works commenced, and delivery expected to follow completion of phase 1 (conversion works expected to complete late 2022). Standard delivery rate applied, which is a conservative estimate given the scheme comprises 118 apartments (in 2 blocks) and 184 houses.</p>			





# The Cocoa Works

LIVE IN ONE OF YORK'S MOST  
ICONIC BUILDINGS

Outright sales

Shared ownership



[Overview](#)[Gallery](#)[Available homes](#)[Lifestyle](#)[Find out more](#)[Home](#) / [New build homes](#) / [Yorkshire](#) / [York](#) / [The Cocoa Works](#)

# A new community of 279 studio, one, two and three bedroom apartments, set within the former Rowntree Chocolate Factory on Haxby Road, York and ready to move in from spring/summer 2023

Built by Joseph Rowntree in the early 1890s, this was York's famous garden factory.

The site is of historical significance to York, and this sensitive restoration will bring life back to a building that for years was central to the economy of the city.

Our concierge facilities are available within the Grade 2 listed former library building. Private co-working facilities and on-site convenience store are also contemporary living essentials.

Revitalised gardens and communal spaces are all part of The Cocoa Works today. A community pavilion/café forms part of the open space and education facilities, supported by the wellbeing of factory workers and their families.

A sixth floor roof extension, housing the deluxe penthouses, provide fantastic views, whilst the refreshed layout is sympathetic to the building's previous life as a factory. Design features that reference the past enhance the feeling of being part of the history of this incredible building.

Buying couldn't be easier, with apartments available for outright sale and shared ownership.

Full details of property types, availability and links to download our brochure are available at [thecocoa-works.com](https://thecocoa-works.com)

## Haxby Road, York, YO31 8TA

Studio, 1, 2 and 3 bedrooms

From £174,000 to £595,000

Available to buy off-plan

For outright sale call Latimer

### 01904 390 301

Monday-Saturday 10am-5pm | Sunday  
10am-4pm (excluding bank holidays)

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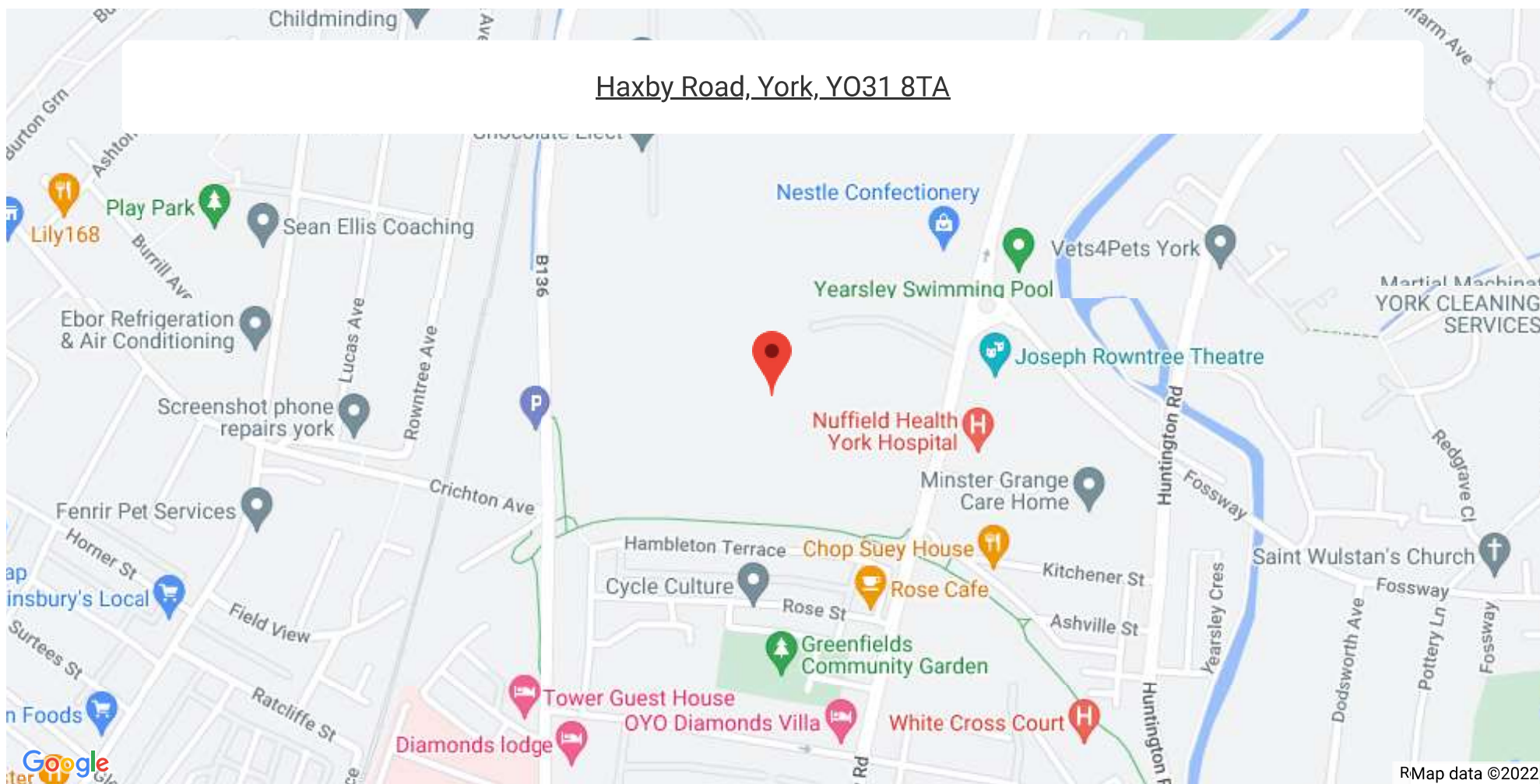
# Gallery



Maximise

Computer generated images are indicative only.





# Available homes at The Cocoa Works

Property Overview	Type	Ownership Type	Price	Status
Various	Penthouses and apartments	Outright sales	From £174,000	Selling now

## Majestic York

### On your doorstep

There aren't many locations that offer you the best of all worlds - the joys of a local community, the diversity of a vibrant city and the breathing space of rolling countryside...

In York you've got it all. Spend your afternoon walking the ancient city walls stopping at one of the many pubs or cafes along the way to taste the

best of what Yorkshire has to offer.

Outside of the city there's an abundance of countryside to explore with the North York Moors and the Yorkshire Dales National Park's within easy reach.

## An historic gem

Whether you're local to York or new to the city, the depth of its history never fails to amaze. Combine that with contemporary shopping and leisure opportunities you'll see why it's such a fantastic place to live.

The Shambles, one of the best preserved medieval shopping streets in Europe, rubs shoulders with the latest brands. Great pubs and bars (one for every day of the year, so the saying goes) bump horns

with a Viking past while Bettys, famous for its Fat Rascals, gazes at the spire of York Minster.

## Connectivity

Situated on the outskirts of the city centre, The Cocoa Works is a ten-minute cycle ride from the cobbled streets of the Shambles and York Minster, whose spires and towers can be seen soaring above the York skyline.

Across the city you'll find York racecourse and the mainline station, which is served by a regular bus service from your doorstep, from there you can get to anywhere in the country.

Latimer builds

For outright sale call Latimer

01904 390 301

Monday-Saturday 10am-5pm | Sunday 10am-4pm (excluding

Monday to Friday: 9am-5pm (excluding bank holidays);  
Saturday to Sunday: 10am-4pm

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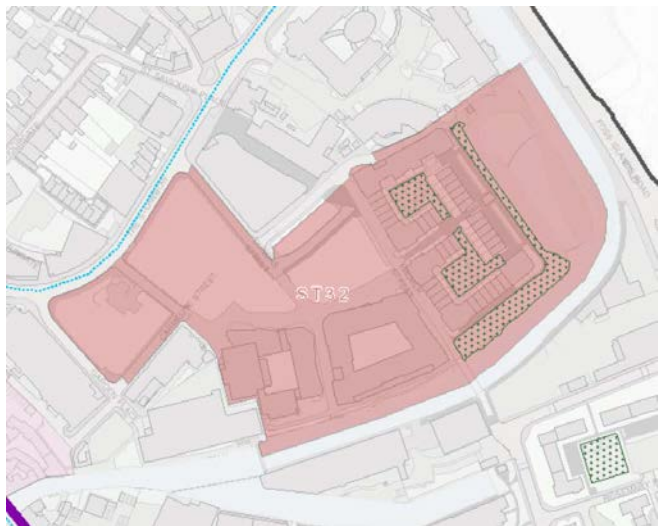
For shared ownership, please call Latimer:

0300 100 0309

Monday to Friday: 9am-5pm (excluding bank holidays);

Saturday to Sunday: 10am-4pm

**MAJOR DEVELOPMENT SITE (ALLOCATION) WITH CONSENT**

<b>Allocation Reference</b>	<b>ST32</b>		
<b>Site Name/Address</b>	<b>Hungate (Phases 5+) Blocks D &amp; H</b>		
<b>Site Overview</b>  This is a large brownfield site within the city centre and forms part of ongoing mixed use development.			
<b>Site planning status @ 1 April 2022</b>	Application 18/02946/FULM (Block D 196 homes) approved on 23/10/2019 Erection of a residential apartment block, landscaping and associated works (Block D).		
<b>Delivery Record (if appropriate)</b>	None		
<b>Capacity in May 2022 Trajectory</b>	375	<b>Site size (ha)</b>	2.17
<b>Delivery Projections</b>	(Yr 4) 2025/26 – 196 homes (block D) (Yr 8) 2029/30 – 179 homes		
<b>Developer / Landowner</b>	Lendlease		
<b>SoCG/Proforma submitted:</b>	Yes		
<b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b>	Yes		
<b>Site deemed deliverable?</b>	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
<b>Assessment</b>			

**Application progress**

Application to discharge conditions pending.

**Viability / ownership / infrastructure**

Site in control of a developer and part of a larger area of redevelopment that has steadily been developing over recent years.

**Justification for lead-in and build rate**

Initial works expected to commence late 2022 but completion in 2025. Delivery rate linked to apartment scheme.

A conservative timescale but informed through discussion with the developer.

## Bellerby, Neil

---

**From:** Murphy, Colin <Colin.Murphy@lendlease.com>  
**Sent:** 21 April 2022 13:22  
**To:** Bellerby, Neil  
**Cc:** Collins, Nicholas  
**Subject:** RE: [EXT]:Projected Housing Delivery Rates for The Hungate Development Site

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Hi Neil  
I have inserted our forecast below.



Happy to chat if you need more

Kind regards

Colin

**Colin Murphy**

Project Lead – Deptford Landings : Hungate, York : Potato Wharf, Manchester

Lendlease, 20 Triton Street, Regent's Place, London NW1 3BF

M +44 (0) 7918 737 607

[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com) | [lendlease.co.uk](http://lendlease.co.uk)



---

**From:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>  
**Sent:** 12 April 2022 10:16  
**To:** Murphy, Colin <Colin.Murphy@lendlease.com>  
**Subject:** RE: [EXT]:Projected Housing Delivery Rates for The Hungate Development Site



Hi Colin

Hope you are keeping well and adjusting to the ongoing pressures affecting the development industry?

Once more I am in the process of updating our delivery estimates on significant housing developments throughout the city and I was hoping that you could provide me with your latest information on potential completions at the Hungate site.

It would be most helpful if you could populate the table below with your most recent information and if you find time to provide me with any additional information you consider important to understand in the current delivery of this site or general comments about issues affecting the delivery of housing development across York.

Site Address		YEAR						
		1	2	3	4	5	6	7
<b>Hungate (Planning apps: 15/01709/OUTM and 17/03032/REMM) Total capacity of completed scheme 1025 homes (464 completions to date)</b>		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	<b>Block D (186 homes)</b>				191			
	<b>Block G (196 homes)</b>							196
	<b>Block H (approx 179 homes)</b>							

Kind regards

Neil

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

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

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**From:** Murphy, Colin <[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com)>  
**Sent:** 08 June 2021 08:40  
**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>  
**Subject:** RE: [EXT]:Projected Housing Delivery Rates for The Hungate Development Site

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Hi Neil – I think the forecast at the bottom of this chain remain correct

Any queries, just let me know

Kind regards

Colin

**Colin Murphy**

Project Lead – Deptford Landings : Hungate, York : Potato Wharf, Manchester

Lendlease, 20 Triton Street, Regent's Place, London NW1 3BF

M +44 (0) 7918 737 607

[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com) | [lendlease.co.uk](http://lendlease.co.uk)



---

**From:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>  
**Sent:** 02 June 2021 14:06  
**To:** Murphy, Colin <[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com)>  
**Subject:** RE: [EXT]:Projected Housing Delivery Rates for The Hungate Development Site

Hi Colin

I hope you are keeping well and managing to cope with all the new working arrangements we find ourselves in presently.

Last year you kindly updated the indicative delivery rates for the remaining residential part of the Hungate development site here in York (see e-mail trail below).

Similar to last year I am updating our evidence supporting our housing trajectory and should be most grateful if you would provide updated projections for completion of Blocks D (now 196 homes), G (196 homes) and H (estimated at 179 homes).

Kind regards

Neil

Neil Bellerby | Assistant Development Officer

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

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### 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:** Bellerby, Neil

**Sent:** 19 May 2020 15:31

**To:** Murphy, Colin <[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com)>

**Subject:** RE: [EXT]:Projected Housing Delivery Rates for The Hungate Development Site

Thank you Colin

Much appreciated

Neil

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

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---

**From:** Murphy, Colin <[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com)>  
**Sent:** 19 May 2020 15:28  
**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>  
**Subject:** RE: [EXT]:Projected Housing Delivery Rates for The Hungate Development Site

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Hello Neil,

Please below our thoughts, let me know if you have any queries

Kind regards

Colin

**Colin Murphy**

Project Lead – The Landings Deptford, Development  
Lendlease, 20 Triton Street, Regent's Place, London NW1 3BF  
M +44 (0) 7918 737 607

[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com) | [lendlease.co.uk](http://lendlease.co.uk)



---

**From:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>  
**Sent:** 17 April 2020 13:47  
**To:** Murphy, Colin <[Colin.Murphy@lendlease.com](mailto:Colin.Murphy@lendlease.com)>  
**Subject:** [EXT]:Projected Housing Delivery Rates for The Hungate Development Site

Hello Colin

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 and beyond.

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 1<sup>st</sup> April and end on the 31<sup>st</sup> March of the following year.

From my completions records I believe that 464 net completions have already taken place within the Hungate development site, the remaining homes (561) would bring the total capacity at full completion to 1025 homes (Block H still requires reserved matters approval but estimated at 179 homes following earlier contact) – Hopefully you agree with this figure?

Site Address		YEAR						
		1	2	3	4	5	6	7
Hungate (Planning apps: 15/01709/OUTM and 17/03032/REMM) Total capacity of completed scheme 1025 homes (464 completions to date)		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	Block D (186 homes)						186	
	Block G (196 homes)				196			
	Block H (approx 179 homes)							179

**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 1 May 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](mailto:neil.bellerby@york.gov.uk)

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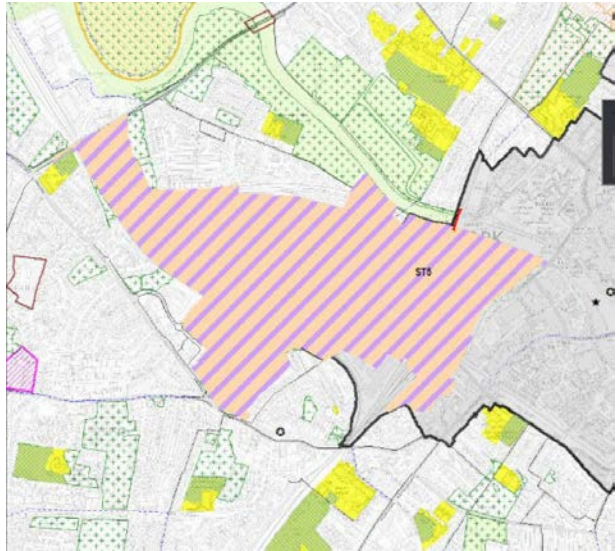
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## SITES WITH PLANNING PERMISSION

<b>Allocation Reference</b>	<b>ST5</b>		
<b>Site Name/Address</b>	<b>York Central</b>		
<b>Site Overview</b>	<p>York Central is a large city centre brownfield regeneration site to the west of the city's railway station. that has been designated as a UK Government 'Housing Zone' and has also been awarded 'Enterprise Zone' status, which offers commercial occupiers' significant incentives.</p> 		
<b>Site planning status @ 1 April 2022</b>	Planning application 18/01884/OUTM approved 24/12/2019 for up to 2,500 homes (part of a mixed use application)		
<b>Delivery Record (if appropriate)</b>	None		
<b>Capacity in May 2022 Trajectory</b>	Up to 2500	<b>Site size (ha)</b>	35
<b>Delivery Projections</b>	(Yr 3) 2024/25 – 45 homes (Yr 4 – Yr7) 2025/26 to 2028/29 107 dpa, (Yr 8 – Yr11) 2029/30 to 2032/33 119 dpa and 143 dpa thereafter		
<b>Developer / Landowner</b>	York Central is being brought forward by a collaborative partnership between Homes England, Network Rail, the City of York Council and the National Railway Museum.		
<b>SoCG/Proforma submitted:</b>	Yes		
<b>Have SoCG/Proforma projections been used for May 2022 trajectory?</b>	No		
<b>Site deemed deliverable?</b>	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
<b>Assessment</b>			

### **Application progress**

Discharge of conditions related to the outline approval (18/01884/OUTM) underway.

Two reserved matters applications:

- layout, scale, appearance, landscaping and access for the construction of the primary vehicle route and associated roads, infrastructure, landscaping and alterations to the existing road network. Approved 13.11.2020
- the National Railway Museum. Submitted December 2021, pending decision.

Following the approval of the Reserved Matters Application in November 2020, the council's contractors started site clearance works in January 2021 and archaeology works being undertaken.

Works for the £100m Primary Infrastructure are due to commence summer 2022.

### **Viability / ownership / infrastructure**

Site being brought forward by a collaborative partnership between Homes England, Network Rail, the City of York Council and the National Railway Museum. Significant government funding secured to help bring forward the site.

City of York Council acquiring some further land adjacent to its own in order to undertake an early phase delivery of around 200 homes. RIBA stage 1 design work complete and support being sought for further design work towards a planning application in 2023

### **Justification for lead-in and build rates**

Annual delivery rates aligned to Homes England build programme submitted in response to Regulation 19 consultation and timescales for lead-in updated to accord with project progress, including the approved phasing strategy forming part of discharge of condition application (AOD/20/00109, approved January 2021).

Developer procurement process underway and expected to complete mid 2023. Considered alongside timescales for primary infrastructure works, it is reasonable to assume completions coming forward within 2024/25.

Single developer but site capable of delivering residential blocks simultaneously. Projections provided by Homes England are consistent with build-out rate assumptions for an apartment led scheme of this nature (expected to also include build-to-rent products). They are considered realistic and have been applied.

## Bellerby, Neil

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**From:** Natalie Webster <Natalie.Webster@homesengland.gov.uk>  
**Sent:** 13 June 2022 08:44  
**To:** Bellerby, Neil; David Stephenson  
**Subject:** RE: Housing Trajectory

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Hi Neil

Please see my comments below.

@David Stephenson anything else?

Thanks

Natalie

**Natalie Webster MRTPI**

Senior Planning & Enabling Manager – York Central



T: 01925 644 628

M: 07976 173 416

E: [natalie.webster@homesengland.gov.uk](mailto:natalie.webster@homesengland.gov.uk)

[@HomesNatalieW](#)

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**From:** Bellerby, Neil <Neil.Bellerby@york.gov.uk>  
**Sent:** 08 June 2022 11:02  
**To:** Natalie Webster <Natalie.Webster@homesengland.gov.uk>  
**Subject:** RE: Housing Trajectory

Hi Natalie

You helpfully provided updated housing projections for York Central that assisted us in presenting our housing trajectory used at the ongoing Local Plan hearing sessions.

To provide robust evidence for the deliverability of sites included in the trajectory 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;
  - The site benefits from outline planning consent and we have reserved matters approval for the Primary Infrastructure.
  - We have discharged a number of the planning conditions and continue to work on others.
  - We are currently onsite undertaking archaeology works, site clearance and have demolished a number of buildings. Works for the £100m Primary Infrastructure are due to commence this summer.
- 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.
  - The site is predominantly owned by Homes England and Network Rail who are bringing the site forward as a whole. The whole of the site including the 3<sup>rd</sup> Party Ownership is bound by the outline planning application and s106.
  - Early site clearance and de-risking activities ongoing.
  - £100m Primary Infrastructure is due to commence this summer.
  - We have secured the following funding:
    - £77.1m HIG
    - £23.5m WYCA
    - £35m EZ funding from CYC

Would it be possible to provide any further evidence to support the delivery of York Central as projected in the trajectory by providing details of how lead in times have been derived, who the planned housing developers are likely to be, number of outlets, housing mix and types together with any other background details that you believe may assist us.

- We are currently undertaking a procurement exercise for one developer to deliver the whole site. This exercise is likely to take 12months to complete.
- We have had a significant number of Expressions of interest in the site and all bar one has expressed an interest in the whole site.

Due to tight deadlines we require information by the end of this week if possible, but please contact me if you need any clarification or more information about this request.

Thank you

Neil

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

Forward Planning

t: 01904 552411 | e: [neil.bellerby@york.gov.uk](mailto:neil.bellerby@york.gov.uk)

**City of York Council** | **Forward Planning**

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

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**From:** Natalie Webster <[Natalie.Webster@homesengland.gov.uk](mailto:Natalie.Webster@homesengland.gov.uk)>

**Sent:** 05 May 2022 11:23

**To:** Bellerby, Neil <[Neil.Bellerby@york.gov.uk](mailto:Neil.Bellerby@york.gov.uk)>

**Subject:** Housing Trajectory

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Hi Neil

Please find attached updated housing trajectory for York.

Hope this is what you were after.

Many thanks

Natalie

**Natalie Webster MRTPI**

Senior Planning & Enabling Manager – York Central



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York Central  
Trajectory for Local Plan

	Land within YCP Control Only	Land York Central Allocation (YCP Land, York Yard South & North of Leeman Road)
Year	Unit Nos (1,703)	Unit Nos (2,387)
Yr6 - 2024/25	45	45
Yr7 - 2025/26	105	107
Yr8 - 2026/27	105	107
Yr9 - 2027/28	105	107
Yr10 - 2028/29	105	107
Yr11 - 2029/30	105	119
Yr12 - 2030/31	105	119
Yr13 - 2031/32	105	119
Yr14 - 2032/33	120	119
Yr15 - 2033/34	120	143
Yr16 - 2034/35	120	143
<b>Total</b>	<b>1140</b>	<b>1235</b>
Yr17 - 2035/36	120	143
Yr18 - 2036/37	120	143
Yr19 - 2037/38	120	143
Yr20 - 2038/39	100	143
Yr21 - 2039/40	103	145
Yr22 - 2040/41	0	145
Yr 23 - 2041/42	0	145
Yr 24 - 2042/43	0	145
<b>Total</b>	<b>1,703</b>	<b>2,387</b>

03 May 2022

## Bellerby, Neil

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**From:** Natalie Webster <Natalie.Webster@homesengland.gov.uk>  
**Sent:** 05 May 2022 11:23  
**To:** Bellerby, Neil  
**Subject:** Housing Trajectory  
**Attachments:** York Central - Trajectory 03 May 2022.docx

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Hi Neil

Please find attached updated housing trajectory for York.

Hope this is what you were after.

Many thanks

Natalie

**Natalie Webster MRTPI**

Senior Planning & Enabling Manager – York Central



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