

Bellerby, Neil

From: Caroline Newnham <cvn-abbeyfield@btconnect.com>
Sent: 04 May 2022 16:06
To: Bellerby, Neil
Subject: RE: Abbeyfield House Regency Mews Planning Application: 17/01419/FULM for 17no. extra care flats and 8no. dementia care flats
Importance: High

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.

Dear Neil

Apologies for the delay in getting back to you. I have completed the numbers below and added some notes. Please do get back to me if you require any further details.

Kind regards

Caroline Newnham
Society Manager

The Abbeyfield York Society Ltd, Abbeyfield House, Regency Mews, York, YO24 1LL
T: 01904 704500 | **F:** 01904 704121



www.abbeyfield.com



From: Bellerby, Neil [mailto:Neil.Bellerby@york.gov.uk]

Sent: 12 April 2022 14:24

To: cvn-abbeyfield@btconnect.com

Subject: Abbeyfield House Regency Mews Planning Application: 17/01419/FULM for 17no. extra care flats and 8no. dementia care flats

Hello Caroline

I am currently in the process of contacting agents/applicants involved in care home provision in the City of York Local Authority area to feed into our evidence base for the delivery of housing and communal establishment 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).

The Governments Housing Delivery Test now includes for the provision of bedspaces in communal establishments including student accommodation and care homes, hence the need to update our records.

I understand that under the current circumstances construction of sites may have become more challenging. However, I should be grateful if you would insert your best estimate for delivery on this site and complete the table below in order that we can prepare a 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 care home development across York.

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

Site Address	Application Reference and Proposed Development	YEAR				
			1	2	3	4
	Planning Application: 17/01419/FULM					

Abbeyfield House Regency Mews	For the erection of part two/part three storey building comprising 17no. extra care flats and 8no. dementia care flats following demolition of no.27 St Helens Road	Completions to date	2022/23	2023/24	2024/25	2025/26	2026/27
		0	0	25	0	0	0

Notes / Further Information

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

There has been a small delay waiting for the decision on a planning variation but this is almost resolved. We do not envisage further delays at the present time.

The 8 dementia flats will be extra care dementia housing rather than solely care units.

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 25th June 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the care home bedspace delivery table please do not hesitate to contact me.

Kind regards

Neil

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

Forward Planning

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

City of York Council | Forward Planning

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

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

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

This communication is from City of York Council.

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

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

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

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

APPROVED COMMUNAL ESTABLISHMENTS

Allocation Reference		N/A	
Site Name/Address		Haxby Hall York Road Haxby	
Site Overview			
Site planning status @ 1 April 2022	<p>Application 21/02710/FUL – approved 02/03/2022 Variation of condition 2 of permitted application 20/01944/FULM to alter internal layout and positioning of some windows and doors</p> <p>Application 20/01944/FULM – approved 25/02/2021 Erection of a 65 bed residential and dementia care home following demolition of 5 and 7 York Road and existing care home, and associated access and parking and landscaping (creating 16 net additional bedspaces)</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	9 (i.e. 16/1.8 using appropriate ONS ratio)	Site size (ha)	0.528
Delivery Projections	(Yr 2) 2023/24 - 9 homes		
Developer / Landowner	Yorkare Homes Ltd		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes		
Assessment			

Application progress

Site has extant full planning permission.

Two applications to discharge conditions attached to 20/01944/FULM have been submitted in early 2022 and are awaiting determination

Justification for lead-in and build rates

The scheme is progressing with applications submitted to discharge a number of conditions. The lead in times is informed by this and is supported by agent correspondence (12/04/2022) with projections reflected in the latest housing trajectory

No significant infrastructure constraints known to prohibit delivery

Bellerby, Neil

From: Laurence Garton <Laurence@yorkarehomes.co.uk>
Sent: 12 April 2022 18:40
To: Bellerby, Neil
Subject: RE: Haxby Hall

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

Hi Neil,

We opened Rawcliffe Manor two weeks ago and are due to complete Haxby Hall in about 18 months. So circa November 2023 as a rough estimate. Hope that helps, Laurence

From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 12 April 2022 16:28
To: Laurence Garton <Laurence@yorkarehomes.co.uk>
Subject: RE: Haxby Hall

Good afternoon Laurence

I'm currently updating our records on projected completions for care home accommodation to feed into our housing trajectory that can now include this type of accommodation following government guidelines.

I should be grateful if you could provide me with your most recent estimate of a completion date of the approval at Haxby Hall.

Kind regards

Neil

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

Forward Planning

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

City of York Council | Forward Planning

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

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

From: Laurence Garton <Laurence@yorkarehomes.co.uk>

Sent: 27 July 2021 20:33

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

Subject: Haxby Hall

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,

I understand you have been trying to contact me through the Head Office, apologies for any delay in getting back to you.

We are expecting to start development in January 2022. And this will result in 16 additional bedroom spaces being created in Haxby.

Kind Regards

Laurence

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

This communication is from City of York Council.

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

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

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

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

Revision Table	
NO.	DESCRIPTION OF REVISION



BOUNDARY TREATMENT TO THIS AREA TO BE WROUGHT IRON RAILINGS - 1500mm HIGH BETWEEN BRICKWORK AND CONCRETE CAPS AS DETAIL

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of

Blue Line = Black powder coated fencing at the height of 1000mm in front of hedge at back edge of



UNIT 10, THE GARAGE, BARN LANE, YORK YO1 1AA
 T: 01904 232222
 E: info@fluidesign.co.uk
 WWW.FLUIDESIGN.CO.UK


Client: Yorkcare Homes Ltd

Project: Care Facility, Haxby

Drawing Title	Proposed Site Plan Alternative	Drawing Status	PLANNING
Job No.	YH030	Drawing Number	DP/0920
Date	DEC 20	Scale	1:200
Drawn By	MLC	Checked By	AWJ

01 PROPOSED SITE PLAN
 Scale: 1:200



Allocation Reference		H6	
Site Name/Address		Land To East Of St Leonards Hospice And 13 To 20 The Square Dringhouses	
<p>Site Overview</p> <p>This is a greenfield site within the urban area of York with approval for the erection of a three-storey building comprising 30no. apartments (51 bedspaces), community hub and offices (use class B1) for Wilberforce Trust with associated access and parking. Construction of 13 car parking spaces for adjacent hospice use.</p>			
<p>Site planning status @ 1 April 2022</p>	<p>Application 17/02619/FULM – approved 05/04/2019 – Erection of three-storey building comprising 30no. apartments, community hub and offices (use class B1) for Wilberforce Trust with associated access and parking. Construction of 13 car parking spaces for adjacent hospice use.</p> <p>As varied by 19/00818/FUL Variation of condition 2 (approved plans) of permission 17/02619/FULM for internal and external alterations including: additional accommodation above laundry, change to internal layout of Hub, 'winter gardens' omitted and space included in apartments, changes to car parking layout, and removal of communal balcony and windows to apartments (revised description)</p> <p>Construction nearing completion</p>		
<p>Delivery Record (if appropriate)</p>	<p>None</p>		
<p>Capacity in May 2022 Trajectory</p>	<p>28 (i.e. 51/1.8 using appropriate ONS ratio)</p>	<p>Site size (ha)</p>	<p>1.53</p>
<p>Delivery Projections</p>	<p>(Yr 1) 2022/23 - 28 homes</p>		
<p>Developer / Landowner</p>	<p>Wilberforce Trust</p>		
<p>SoCG/Proforma submitted:</p>	<p>Yes</p>		
<p>Have SoCG/Proforma projections been used for May 2022 trajectory?</p>	<p>Yes</p>		
<p>Site deemed deliverable?</p>	<p>Yes</p>		

Assessment

Application progress - Application 17/02619/FULM was approved on 05/04/2019 following approval at Planning Committee on 19/04/2018

Viability / ownership / infrastructure

Justification for lead-in – following contact with Damian Pocnell (Head of Housing, Facilities & IT – Wilberforce Trust) on 25/04/2022 he provided e-mailed completions projections for this development and the lead in times and build out rates used in the trajectory reflect this information

Justification for build rates – following contact with Damian Pocnell (Head of Housing, Facilities & IT – Wilberforce Trust) on 25/04/2022 he provided e-mailed completions projections for this development and the lead in times and build out rates used in the trajectory reflect this information

Proposed Modifications

N/A

Bellerby, Neil

From: Damian Pocknell <D.Pocknell@wilberforcetrust.org.uk>
Sent: 25 April 2022 10:46
To: Bellerby, Neil
Cc: Philippa Crowther
Subject: RE: FW: Projected Care Home Provision at Land To East Of St Leonards Hospice And 13 To 20 The Square

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,

I hope you have been keeping well?

I am pleased to confirm that after Highways declined requests by the electric utility provider for works before Christmas or in January, these works were approved for February half-term and the building has had power since early March. Consequently, with our contractor back on site we are anticipating handover at the end of May and our tenants will begin moving in during June, and we hope to be fully occupied by early July.

Kind regards,

Damian Pocknell

Head of Housing, Facilities & IT

Email: D.Pocknell@Wilberforcetrust.org.uk
Office: 01904 760037 Mobile: 07817 009 915
Website: <http://www.wilberforcetrust.org.uk>



Supporting people with sight and hearing loss, including those with other disabilities

Join our community

wilberforcetrust.org.uk



Upcoming

We have some great things coming up and hope to see you there!

- Thursday 28th April - [Wilberforce Trust Recruitment Open Day](#)
- Friday 29th April - [Lord Mayor's Charity Ball at the Racecourse](#)
- Sunday 5th June - [The Yorkshire Corker – Charity Bike Ride](#)



G12 IT Centre, Innovation Way, Heslington, York YO10 5NP.

Registered in England and Wales with Charitable Status. Registered Charity No. 1087065 Registered Company No. 04228432

WARNING – This email and any attachments may contain information that is confidential or privileged, and is intended solely for the use of the named recipient. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful. If you have received this transmission in error, please notify the sender as soon as possible and destroy this message.

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

Sent: Tuesday, April 12, 2022 3:55 PM

To: Damian Pocknell <D.Pocknell@wilberforcetrust.org.uk>

Cc: Philippa Crowther <P.Crowther@wilberforcetrust.org.uk>

Subject: RE: FW: Projected Care Home Provision at Land To East Of St Leonards Hospice And 13 To 20 The Square

Good afternoon Damian

Once more I am in the process of updating our records on anticipated completions of consented care home provision and I should be grateful if you would update me with the latest information relating to the site east of St Leonards' Hospice.

Recently Philippa informed me of delays incurred due to access for services to the site. I hope than these have now been resolved?

When you find time please can you provide your best estimate for completion on this site, the details of which will be included within our housing trajectory than takes account of care home and communal establishment provision in line with government guidelines.

Should you require any clarification of 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

City of York Council | **Forward Planning**

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

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

From: Damian Pocknell <D.Pocknell@wilberforcetrust.org.uk>

Sent: 10 June 2021 10:48

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

Cc: Philippa Crowther <P.Crowther@wilberforcetrust.org.uk>

Subject: RE: FW: Projected Care Home Provision at Land To East Of St Leonards Hospice And 13 To 20

Importance: High

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,

I hope you have been keeping safe and well over the past year?

Our build has been on line to complete in early September, however, we discovered last year that we needed to seek easement rights, to get our utility services from the adopted road on The Grove across a 2m strip of land owned by the Chessingham Grove Management Co.. Frustratingly, after more than 8 months of negotiations with the management company, and the Trust paying for two different solicitors for them, they still refuse to sign the easements or accept our offer to buy the strip of land our road sits on.

Consequently, at this time we are seeking alternative solutions and the completion date is undetermined. Therefore, can I ask if you can direct me, please, to someone within the Council to discuss the possibility of the Council making a Compulsory Purchase Order?

I look forward to hearing from you.

Kind regards,

Damian Pocknell

Head of Housing, Facilities & IT

Email: D.Pocknell@Wilberforcetrust.org.uk
Office: 01904 760037 Mobile: 07817 009 915
Website: <http://www.wilberforcetrust.org.uk>



Supporting people with sight and hearing loss, including those with other disabilities

Join our community

wilberforcetrust.org.uk



G12 IT Centre, Innovation Way, Heslington, York YO10 5NP.

Registered in England and Wales with Charitable Status. Registered Charity No. 1087065 Registered Company No. 4228432

WARNING – This email and any attachments may contain information that is confidential or privileged, and is intended solely for the use of the named recipient. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful. If you have received this transmission in error, please notify the sender as soon as possible and destroy this message.

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

Sent: Tuesday, June 8, 2021 3:36 PM

To: Damian Pocknell <D.Pocknell@wilberforcetrust.org.uk>

Subject: RE: FW: Projected Care Home Provision at Land To East Of St Leonards Hospice And 13 To 20

Hello Damian

I hope you are keeping well and enjoying the better weather.

Similar to last year, albeit a little later than planned, I am in the process of updating our monitoring records and should be grateful if you would be able to provide me with any progress/planned completion details for the development at land near St Leonards' Hospice, Tadcaster Road.

Thank you

Neil

Neil Bellerby | Assistant Development Officer

Forward Planning

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

City of York Council | **Forward Planning**

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

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

Coronavirus update

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

From: Damian Pocknell <D.Pocknell@wilberforcetrust.org.uk>

Sent: 05 May 2020 12:30

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

Cc: Philippa Crowther <P.Crowther@wilberforcetrust.org.uk>

Subject: Re: FW: Projected Care Home Provision at Land To East Of St Leonards Hospice And 13 To 20

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.

Dear Neil,

Please see the answers in your table below regarding the Wilberforce Trust's extra care scheme off Tadcaster Rd.

Keep well and safe!

Kind regards,

DAMIAN POCKNELL

Head of Housing, Facilities & IT

Mobile: [07817 009 915](tel:07817009915)

Website: www.wilberforcetrust.org.uk

The Wilberforce Trust is a Company Limited by Guarantee Registered in England and Wales with Charitable Status Registered Charity No. [1087065](#) Registered Company No. [4228432](#)

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify the sender.

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

Date: 17 April 2020 at 16:02:06 BST

To: Philippa Crowther <P.Crowther@wilberforcetrust.org.uk>

Subject: Projected Care Home Provision at Land To East Of St Leonards Hospice And 13 To 20

Hello Philippa

I am currently in the process of contacting agents/applicants involved in care home provision in the City of York Local Authority area to feed into our evidence base for the delivery of housing and communal establishment development over the next 5 years.

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

The Governments Housing Delivery Test now includes for the provision of bedspaces in communal establishments including student accommodation and care homes, hence the need to update our records.

I understand that under the current circumstances construction of sites may have become more challenging. However, I should be grateful if you would insert your best estimate for delivery on this site and complete the table below in order that we can prepare a 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 care home development across York.

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

Site Address	Application Reference and Proposed Development	YEAR				
		Completions to date	1	2	3	4
	Planning Applications: 17/02619/FULM & 19/00818/FUL Erection of three-storey building comprising 30no.		2020/21	2021/22	2022/23	2023

<p>Land To East Of St Leonards Hospice And 13 To 20 The Square</p>	<p>apartments, community hub and offices (use class B1) for Wilberforce Trust with associated access and parking. Construction of 13 car parking spaces for adjacent hospice use. And Variation of condition 2 (approved plans) of permission 17/02619/FULM for internal and external alterations including: additional accommodation above laundry, change to internal layout of Hub, 'winter gardens' omitted and space included in apartments, changes to car parking layout, and removal of communal balcony and windows to apartments (revised description)</p>	0	0	30	0	0
---	---	---	---	----	---	---

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 care home bedspace delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Assistant Development Officer

Forward Planning

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

City of York Council | Planning and Public Protection

Directorate of Economy and Place

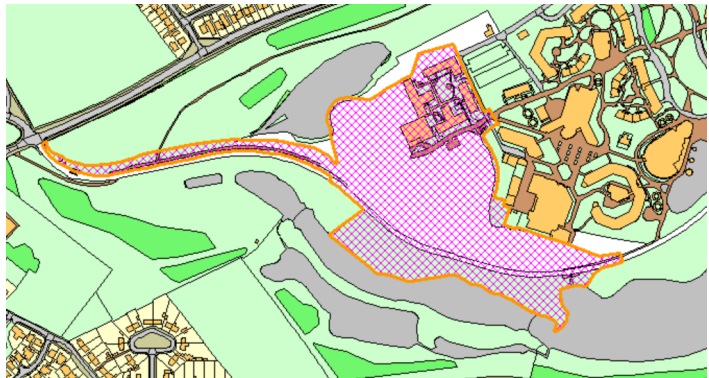
West Offices | Station Rise | York | YO1 6GA

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

Coronavirus update

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

APPROVED COMMUNAL ESTABLISHMENTS

Allocation Reference	N/A		
Site Name/Address	Land To The South Of Field Lane Heslington		
<p>Site Overview</p> <p>This is a greenfield site within Campus East of the University of York to the east of York</p>			
<p>Site planning status @ 1 April 2022</p>	<p>Reserved matters 18/01416/REMM approved 21/12/2018</p> <p>Reserved matters application for approval of siting, design, external appearance and landscaping to provide student accommodation (providing 1,480 bed spaces) including the provision of two colleges and residential blocks within a central green space, the realignment of Lakeside Way following outline permissions 15/02923/OUT.</p> <p>Under construction</p>		
Delivery Record (if appropriate)	242 (ONS ratio of 2.5 applied to 604 bed spaces)		
Capacity in May 2022 Trajectory	350 (ONS ratio of 2.5 applied to 876 bedspace)	Site size (ha)	6.00
Delivery Projections	(Yr 1) 2022/23 - 350 homes		
Developer / Landowner	University Of York		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes		
Assessment			
Site is under construction and remaining bed spaces due to be complete this year.			

Bellerby, Neil

From: Alastair Reekie <alastair.reekie@york.ac.uk>
Sent: 21 January 2022 10:48
To: Bellerby, Neil
Subject: UoY

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

Good to chat just now. As discussed we did complete 348 beds in Anne Lister College for September and due to student demand escalated the completion of a further 256 for January. The remainder of the 1,480 will come online for September 2022.

It would be good to catch up with yourself or Sara on future plans as we are keen to progress the next stage of our campus development. We are also keen to further understand the plans for PBSA and other housing stock in the city. We are due to take some recommendations to the University Executive Board in early March so if we could get a call in over the next week or two that would be great.

Thanks

--

Alastair Reekie
Assistant Director (Commercial Services)

Directorate of Technology, Estates & Facilities

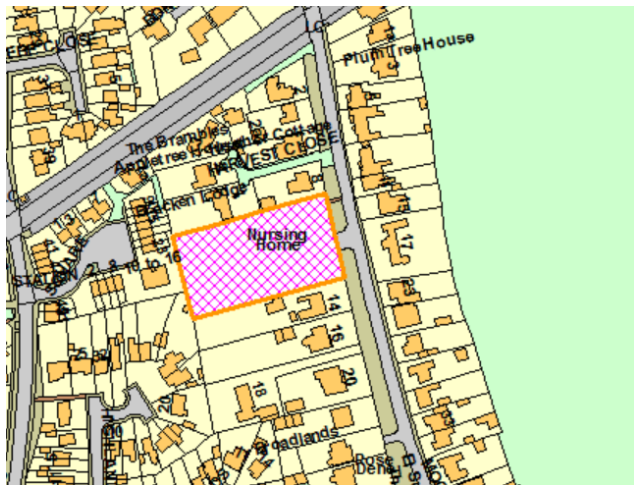
University of York

York

YO10 5DD

Telephone: [01904 323986](tel:01904323986) Mobile: [07384 239032](tel:07384239032)

APPROVED COMMUNAL ESTABLISHMENTS

Allocation Reference	N/A		
Site Name/Address	Moorlands Nursing Home 10 - 12 Moor Lane Strensall		
<p>Site Overview</p> <p>This is a brownfield site within the village of Strensall to the north-east of York</p>			
Site planning status @ 1 April 2022	<p>Application 19/02044/FULM – approved 19/01/2021 following approval at Planning Committee on 20/08/2020 Erection of 62 bedroom care home with associated car parking and landscaping following the demolition of existing care home (resubmission of 18/02935/FULM)</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	-3 (i.e. -6/1.8 using appropriate ONS ratio)	Site size (ha)	0.528
Delivery Projections	(Yr 2) 2023/24 - 3 homes		
Developer / Landowner	Crown Care Group		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes		
Assessment			

Application progress

8 conditions have been submitted and are awaiting determination.

Justification for lead-in and build rates

The scheme is progressing with applications submitted to discharge a number of conditions. The lead in times is informed by this and is supported by agent correspondence (13/04/2022) with projections of the lead in times and build rates for this development and these are reflected in the latest housing trajectory

The site is in a viable location and no significant infrastructure constraints.

Scheme results in overall net dwelling loss.

Bellerby, Neil

From: Michael Ladhar <michael.ladhar@ladhar.co.uk>
Sent: 13 April 2022 05:31
To: Bellerby, Neil
Subject: Re: 62 Bedroom Care home at Moorlands Nursing Home, Strensall York Planning Application 19/02044/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

We now expect to complete July 2023

Thanks

Michael

Sent from my iPhone

On 12 Apr 2022, at 20:48, Bellerby, Neil <Neil.Bellerby@york.gov.uk> wrote:

Good afternoon Michael

I'm currently updating our records on projected completions for care home accommodation to feed into our housing trajectory that can now include this type of accommodation following government guidelines.

I should be grateful if you could again provide me with your latest estimate for delivery of this site and any information that may have affected the completion of this site due to current market conditions.

Your information will be most useful.

Kind regards

Neil

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

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

From: Michael Ladhar <michael.ladhar@ladhar.co.uk>
Sent: 08 June 2021 16:27
To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Subject: Re: 62 Bedroom Care home at Moorlands Nursing Home, Strensall York Planning Application 19/02044/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

We plan to start build in July/August 2021 for completion in August 2022

Kind Regards

Michael

From: "Bellerby, Neil" <Neil.Bellerby@york.gov.uk>
Date: Tuesday, 8 June 2021 15:36
To: Michael Ladhar <michael.ladhar@ladhar.co.uk>
Subject: 62 Bedroom Care home at Moorlands Nursing Home, Strensall York Planning Application 19/02044/FULM

Hello Michael

Thank you for providing your contact details and offer of assistance in our earlier telephone conversation.

I am currently in the process of contacting agents/applicants involved in care home provision in the City of York Local Authority area to feed into our evidence base for the delivery of housing and communal establishment development over the next 5 years.

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

The Governments Housing Delivery Test now includes for the provision of bedspaces in communal establishments including student accommodation and care homes, hence the need to update our records.

I understand that under the current circumstances construction of sites may have become more challenging. However, I should be grateful if you would insert your best estimate for delivery on this site and complete the table below in order that we can prepare a 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 care home development across York.

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

Site Address	Application Reference and Proposed Development	YEAR				
		Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/
Moorlands Nursing Home 10 - 12 Moor Lane Strensall York YO32 5UQ	Planning Application: 19/02044/FULM Erection of 62 bedroom care home with associated car parking and landscaping following the demolition of existing care home (resubmission of 18/02935/FULM)	0	0	62		

Notes / Further Information

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

Planning process has been particularly protracted in York.

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 25th June 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the care home bedspace delivery table please do not hesitate to contact me.

Kind regards

Neil

Neil Bellerby | Assistant Development Officer

Forward Planning

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

City of York Council | Forward Planning

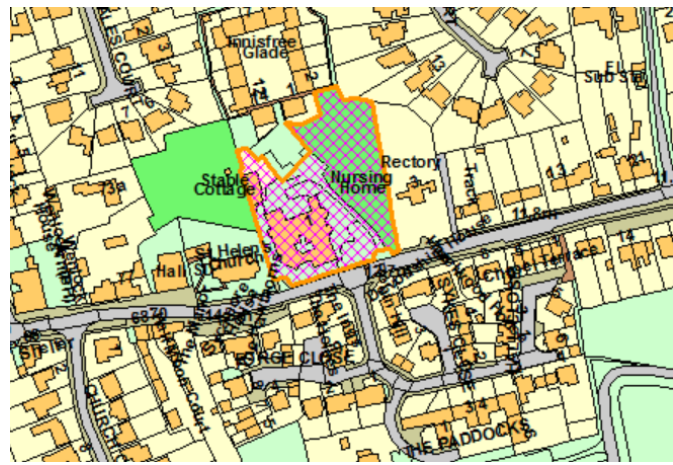
Directorate of Place | West Offices | Station Rise | York | YO1 6GA

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

Coronavirus update

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

APPROVED COMMUNAL ESTABLISHMENTS

Allocation Reference	N/A		
Site Name/Address	Somerset Nursing Home 1 Church Lane Wheldrake		
Site Overview This is a brownfield site within the village of Wheldrake to the south-east of York			
Site planning status @ 1 April 2022	<p>Application 20/01369/FUL– approved 20/10/2020</p> <p>Two storey and single storey extensions to residential care home and new car parking layout following demolition of existing conservatory and accommodation building – resubmission (creating 11 additional bedspaces)</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	6 (i.e. 11/1.8 using appropriate ONS ratio)	Site size (ha)	0.528
Delivery Projections	(Yr 2) 2023/24 - 6 homes		
Developer / Landowner	Country Court Care		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes		
Assessment			
<p>Site has extant full planning permission and work due to commence 2022.</p> <p>The lead in times is supported by agent correspondence (12/04/2022), which assumes completion late 2023. Placed in 2023/24 in the latest housing trajectory but likely to be earlier delivery.</p> <p>Site benefits from extant planning permission and is therefore deliverable.</p>			

Bellerby, Neil

From: David Hicks <david.hicks@countrycourtcare.com>
Sent: 12 April 2022 16:36
To: Bellerby, Neil
Subject: RE: Somerset Nursing Home Wheldrake Two storey and single storey extensions to residential care home Planning Application 20/01369/FUL

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

Hi Neil,

We are looking to start the works within the next 8 weeks, the program is around 12 months.

KR

David

David Hicks | Group Estates Director

T. 01733 571951 | M. 07889001285

www.countrycourtcare.com

Millennium House, Dukesmead Industrial Estate, Werrington, Peterborough, PE4 6ZN



Our family, caring for yours



HealthInvestor
Awards 2021
Finalist



NACC
AWARDS 2021



Important: This email or network communication is intended for the named recipient only. If you have received this email in error, please call any of the contact numbers above and advise us of this. The content of this email message may include confidential information. If you are not the intended recipient, you must not use or disseminate that information. Although this email and any attachments are believed to be free of any virus or other defect which might affect any computer or IT system onto which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and Country Court Care does not accept any responsibility for any loss or damage arising from its use.

 Country Court Care strives to reduce its carbon footprint to the barest minimum. Please consider the environment before printing this email.

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

Sent: 12 April 2022 16:23

To: David Hicks <david.hicks@countrycourtcare.com>

Subject: RE: Somerset Nursing Home Wheldrake Two storey and single storey extensions to residential care home Planning Application 20/01369/FUL

Good afternoon David

I'm currently updating our records on projected completions for care home accommodation to feed into our housing trajectory that can now include this type of accommodation following government guidelines.

I should be grateful if you could provide me with your most recent estimate for completion of this approval.

Kind regards

Neil

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

Forward Planning

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

City of York Council | **Forward Planning**

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

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

From: David Hicks <david.hicks@countrycourtcare.com>

Sent: 19 July 2021 13:51

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

Subject: RE: Somerset Nursing Home Wheldrake Two storey and single storey extensions to residential care home Planning Application 20/01369/FUL

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

Good afternoon Neil,

As discussed the we would be looking to carryout this project 2022/23 subject funding.

David Hicks | Group Estates Director

T. 01733 571951 | M. 07889001285

www.countrycourtcare.com

Millennium House, Dukesmead Industrial Estate, Werrington, Peterborough, PE4 6ZN



Important: This email or network communication is intended for the named recipient only. If you have received this email in error, please call any of the contact numbers above and advise us of this. The content of this email message may include confidential information. If you are not the intended recipient, you must not use or disseminate that information. Although this email and any attachments are believed to be free of any virus or other defect which might affect any computer or IT system onto which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and Country Court Care does not accept any responsibility for any loss or damage arising from its use.

 Country Court Care strives to reduce its carbon footprint to the barest minimum. Please consider the environment before printing this email.

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

Sent: 09 June 2021 09:48

To: David Hicks <david.hicks@countrycourtcare.com>

Subject: Somerset Nursing Home Wheldrake Two storey and single storey extensions to residential care home Planning Application 20/01369/FUL

Hello David

I hope you are keeping well and enjoying the better weather.

I am currently in the process of contacting agents/applicants involved in care home provision in the City of York Local Authority area to feed into our evidence base for the delivery of housing and communal establishment development over the next 5 years.

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

The Governments Housing Delivery Test now includes for the provision of bedspaces in communal establishments including student accommodation and care homes, hence the need to update our records.

I understand that under the current circumstances construction of sites may have become more challenging. However, I should be grateful if you would insert your best estimate for delivery on this site and complete the table below in order that we can prepare a 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 care home development across York.

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

Site Address	Application Reference and Proposed Development	YEAR				
		Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25
Somerset Nursing Home 1 Church Lane Wheldrake York YO19 6AW	Planning Application: 20/01369/FUL Two storey and single storey extensions to residential care home and new car parking layout following demolition of existing conservatory and accommodation building - resubmission					

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 25th June 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the care home bedspace delivery table please do not hesitate to contact me.

Kind regards

Neil

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

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

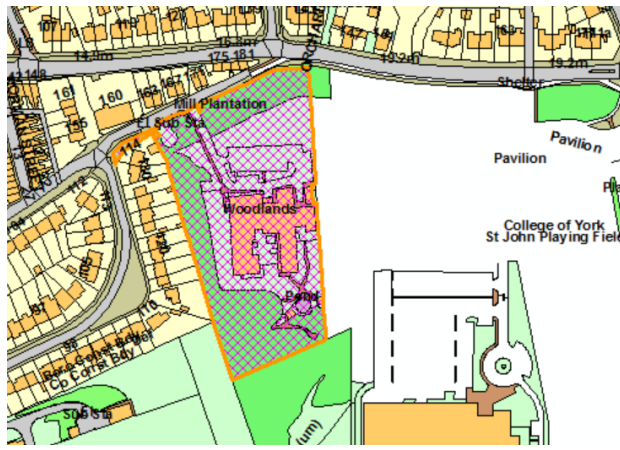
Coronavirus update

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

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

This communication is from City of York Council.

APPROVED COMMUNAL ESTABLISHMENTS

Allocation Reference	N/A		
Site Name/Address	Woodlands Respite Care Centre 120 Thief Lane		
Site Overview	 <p>This is a brownfield site within the urban area to the east of York with approval for a single storey extension to provide 12 no. additional bedrooms with ancillary facilities, out patients facility and extended car park</p>		
Site planning status @ 1 April 2022	Application 19/01041/FUL – approved 27/07/2019 – construction underway		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	7 (i.e. 12/1.8 using appropriate ONS ratio)	Site size (ha)	1.42
Delivery Projections	(Yr 1) 2022/23 - 7 homes		
Developer / Landowner	Christchurch Group		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes		
Assessment			
Full planning permission granted and conditions being discharged. Expected completion date confirmed by agent correspondence (22/01/2022) and reflected in the latest housing trajectory.			

Bellerby, Neil

From: Dave Dunnett <Dave.Dunnett@christchurchgroup.co.uk>
Sent: 31 January 2022 09:27
To: Bellerby, Neil
Subject: RE: Projected Care Home Provision at Woodlands Respite Care Centre

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.

Morning Neil,

Currently we have contractors submitting tenders for the extension, the current plan is for the work to start in March 2022 and to be completed by November 2022

Regards

Dave Dunnett
Service Manager

Office: 01904 430600
120 Thief Lane, Hull Road, York, North Yorkshire, YO10 3HU



www.christchurchgroup.co.uk

From: Bellerby, Neil [mailto:Neil.Bellerby@york.gov.uk]
Sent: 26 January 2022 09:31
To: Dave Dunnett <Dave.Dunnett@christchurchgroup.co.uk>
Subject: RE: Projected Care Home Provision at Woodlands Respite Care Centre

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

Hi Dave

I'm heading towards the latter part of my monitoring year and was hoping that you could update me with the progress of the extension work at Woodlands Respite Care Centre. You planned for completion in December, hopefully you were successful, if not when would you anticipate full completion?

Kind regards

Neil

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

City of York Council | **Forward Planning**

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

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: Dave Dunnett <Dave.Dunnett@christchurchgroup.co.uk>
Sent: 19 July 2021 15:22
To: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Cc: Julian Wilson <Julian.Wilson@huntercombe.com>
Subject: RE: Projected Care Home Provision at Woodlands Respite Care Centre

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,

Good to talk to you earlier.

The extension will be going ahead this year, its currently at the tender stage and we expect it to be completed by the end of the calendar year

Site Address	Application Reference and Proposed Development	YEAR					
		Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	2025/26
Woodlands Respite Care Centre 120 Thief Lane York YO10 3HU	Planning Application: 19/01041/FUL Single storey extensions front and rear, enlarged car park		Est. completion Dec 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 / No

Regards

Dave Dunett
Service Manager

Office: 01904 430600
120 Thief Lane, Hull Road, York, North Yorkshire, YO10 3HU



www.christchurchgroup.co.uk

From: Bellerby, Neil [<mailto:Neil.Bellerby@york.gov.uk>]
Sent: 19 July 2021 14:29
To: Dave Dunnett <Dave.Dunnett@christchurchgroup.co.uk>
Subject: FW: Projected Care Home Provision at Woodlands Respite Care Centre

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

Hello Dave

Following our earlier conversation please find below the e-mail I sent to Rob in June requesting information relating to additional care provision at Woodlands. I should be grateful if you would be able to complete these details in order that I can update our monitoring records.

Should you require any clarification of this request please do not hesitate to contact me.

Kind regards

Neil

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

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

Coronavirus update

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

From: Bellerby, Neil
Sent: 08 June 2021 15:36
To: rhall@christchurchgroup.co.uk
Subject: Projected Care Home Provision at Woodlands Respite Care Centre

Hello Rob

Hope you are keeping well and enjoying the better weather.

Similar to last year, albeit a little later than planned, I am currently in the process of contacting agents/applicants involved in care home provision in the City of York Local Authority area to feed into our evidence base for the delivery of housing and communal establishment development over the next 5 years.

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

The Governments Housing Delivery Test now includes for the provision of bedspaces in communal establishments including student accommodation and care homes, hence the need to update our records.

I understand that under the current circumstances construction of sites may have become more challenging. However, I should be grateful if you would insert your best estimate for delivery on this site and complete the table below in order that we can prepare a 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 care home development across York.

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

Site Address	Application Reference and Proposed Development	YEAR					
		Completions to date	1 2021/22	2 2022/23	3 2023/24	4 2024/25	2025/26
Woodlands Respite Care Centre 120 Thief Lane York YO10 3HU	Planning Application: 19/01041/FUL Single storey extensions front and rear, enlarged car park						

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 25th June 2021**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the care home bedspace delivery table please do not hesitate to contact me.

Kind regards

Neil

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

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

Coronavirus update

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

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

This communication is from City of York Council.

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