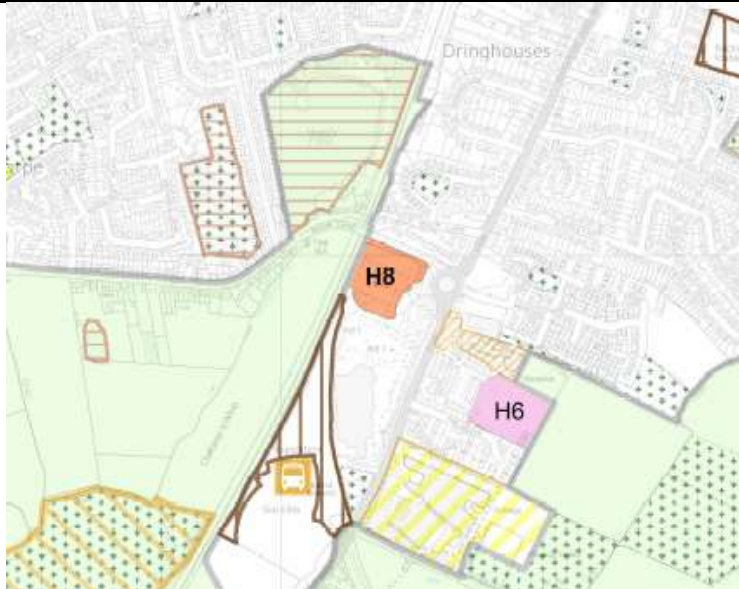


LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference	H8		
Site Name/Address	Askham Bar Park & Ride		
<p>Site Overview</p> <p>Brownfield site part of Park and Ride site, located in York main urban area. Site accessible by bus, cycle and pedestrian routes from Tadcaster Road, close to A1036 and railway line.</p> <p>Site is located in Flood Zone 1. Due to previous use may have low levels of contamination.</p> <p>Site located near existing open spaces, SINC site locates S of site.</p>			
Site planning status @ 1 April 2022	Emerging local plan allocation		
Delivery Record (if appropriate)	No completions to date		
Capacity in May 2022 Trajectory	60	Site size (ha)	1.57
Delivery Projections	(Yr 5) 2025/26 - 35 homes (Yr 6) 2026/27 - 25 homes		
Developer / Landowner	CYC		
SoCG/Proforma submitted:	No		
Have SoCG/Proforma projections been used for May 2022 trajectory?	No		
Site deemed deliverable?	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
<p>Application progress</p> <p>The Council's commitment to releasing the site for housing was made at 17 March 2022 Executive meeting. Members resolved that the future use of the site for housing be re-affirmed and that officers be asked to undertake further work to explore different options for delivering a scheme on the site that would deliver a minimum 40% of affordable housing and deliver zero carbon development, with potential for delivering other community facilities.</p> <p>Options appraisal work is underway</p>			

Viability / ownership / infrastructure

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

The site is currently leased to Nimbuscare Ltd as York's primary Covid vaccination centre. This use will continue into 2023, but that will not prohibit the planning application being advanced.

Justification for lead-in and build rates

Lead in time accounts for site's current use and disposal processes. Options appraisal is expected to progress to planning application in 2023, with construction commencing 2025. Standard build rates applied.

Bellerby, Neil

From: Round, Sophie
Sent: 03 May 2022 08:47
To: Bellerby, Neil
Subject: Askham Bar allocation

Hi Neil,

Further to our conversation I can confirm that the plan for Askham Bar is to deliver approximately 60 homes. It is hoped this site will be delivered by 2027 with a decision planned for after the May 2023 elections.

Many Thanks

Sophie

Sophie Round | Housing Delivery Programme Manager
t: 01904 551161 m: 07936 341029 | e: sophie.round@york.gov.uk

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

Thursday, 17 March 2022

Decisions

Set out below is a summary of the decisions taken at the Executive meeting held on Thursday, 17 March 2022. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

Members are reminded that, should they wish to call in a decision, notice must be given to Democracy Support Group no later than 4pm on the second working day after this meeting. Please note that the recommendations to Council at Items 11 and 12 on the list cannot be called in.

If you have any queries about any matters referred to in this decision sheet please contact Fiona Young.

6. Housing Delivery Programme Update – Delivering Affordable Housing on Council Land

[See also under Part B]

Resolved: (i) That approval be given to enter into a construction contract with Caddicks as preferred supplier for development of the Duncombe Barracks and Burnholme sites.

(ii) That an application be made for further Homes England Shared Ownership grant funding for development of the Duncombe Barracks and Burnholme sites.

(iii) That the level of affordable housing on the Duncombe Barracks and Burnholme sites be increased to 60% in line with the revised business case in exempt Annex 2.

(iv) That approval be given to re-procure multidisciplinary design services for all future Housing Delivery Programme sites.

(v) That an application be made to Homes England to extend the second hand shared ownership programme by a further 15 homes to support families into shared ownership via this route and, if funding is forthcoming, that a net HRA capital budget of £720k be agreed for the delivery of these schemes, to be funded from the Local Authority Homes (Phase 2) budget.

(vi) That the future use of the former Askham Bar Park & Ride site for housing be re-affirmed and that officers be asked to undertake further work to explore different options for delivering a scheme on the site that would deliver a minimum 40% of affordable housing and deliver zero carbon development, with potential for delivering other community facilities.

(vii) That the current lease of the former Askham Bar Park & Ride site be extended if this is needed for a continued use as a Vaccination Centre, until the site is ready for housing development.

(viii) That approval be given to dispose of land at 17-21 Piccadilly by way of a 999 year lease for an affordable housing scheme.

(ix) That authority be delegated to the Executive Member for Housing & Community Safety and the Executive Member for Finance & Performance to finalise the procurement evaluation model and select a buyer.

(x) That a further lease of the site at 17-21 Piccadilly be granted to Spark:York until the site is ready for development, and that authority be delegated to the Director of Housing, Economy & Regeneration to finalise the terms of this lease in line with the proposals set out in the report.

Reason: In order to enhance the delivery of affordable housing in the city.

7. York Minster Precinct Neighbourhood Plan – Examiner’s Report and Decision Statement

Resolved: (i) That the Examiner’s modifications set out in Annex B (Decision Statement) to the York Minster Precinct Neighbourhood Plan be agreed and that, subject to those modifications, the Neighbourhood Plan meets the Basic Conditions and other legislative requirements.

(ii) That the York Minster Precinct Neighbourhood Plan, as amended, proceed to a local referendum based on the neighbourhood area and residential properties within the immediate vicinity of the neighbourhood area, to include the postcodes outlined in Appendix A of the Examiner’s report (at Annex A).

(iii) That the Decision Statement at Annex B to the report be published on the City of York Council’s website.

Reason: To allow the Neighbourhood Plan to progress in line with neighbourhood planning legislation.

8. Adoption of Minerals and Waste Joint Plan

[See also under Part B]

Resolved: (i) That the Inspector’s report and recommended changes be noted, and that the Main Modifications be accepted.

(ii) That the Corporate Director of Place be authorised to make any further minor typographical or presentational amendments or updates before final publication of any documents referred to in this item, and to take any necessary steps to conclude the adoption process.

Reason: To allow the Plan to progress to adoption.

(iii) That approval be given to publish an Adoption Statement and Sustainability Appraisal in accordance with Regulations 26 and 35 if the Town

and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Reason: To ensure that the adoption of the Plan is in accordance with the required legislation.

9. York's 10-Year Skills Strategy

Resolved: (i) That the council's role in the city's partnership approach to delivery of York's 10-Year Skills Strategy be supported.

(ii) That the approach to ongoing consultation on skills via the emerging Economic Growth Strategy and sector delivery plans be supported.

Reason: To continue to develop the local skills infrastructure that will help residents and businesses to experience fully the benefits of York's enterprising, resilient and inclusive economy.

10. Request to Extend Home to School Contracts - Pullman

Resolved: That Option 2 be approved and the existing home to school transport contracts with York Pullman Bus Co. Ltd. be extended for a period of 2 years, from 1 August 2022 to 31 July 2024, and that authority be delegated to the Director of Prevention & Commissioning and Education, in consultation with the Director of Governance and the Chief Finance Officer, to sign a variation to the contract to extend it for 2 years.

Reason: To ensure that there is provision in place to meet the Local Authority's statutory duties in relation to home to school transport until a review of the Tadcaster bus contracts has taken place. This will require Member consideration and also a public consultation if it is proposed that the Tadcaster bus contract is ended.

11. Housing Delivery Programme Update - Delivering Affordable Housing on Council Land

[See also under Part A]

Recommended: (i) That Council approve a budget increase of £2,614k for the scheme at Burnholme and £2,148k for the scheme at Duncombe Barracks.

(ii) That Council approve increase HRA borrowing of £2,570k for the scheme at Burnholme and £832k for the scheme at Duncombe Barracks.

Reason: In order to enhance the delivery of affordable housing in the city.

12. Adoption of Minerals and Waste Joint Plan

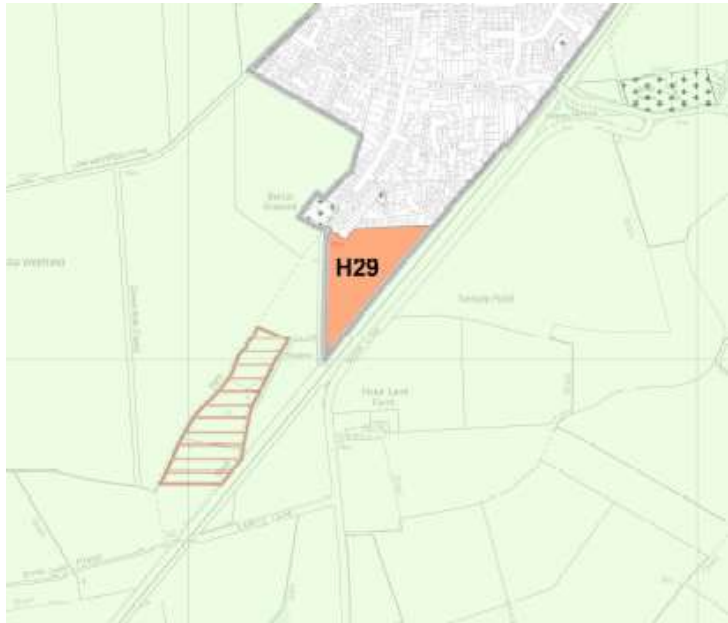
[See also under Part A]

Recommended: (i) That Council adopt the Minerals & Waste Joint Plan at Annex 1 to the Executive report, incorporating the Inspector's Modifications at Annex 3.

(ii) That Council adopt the accompanying Policies Map.

Reason: To allow the Plan to progress to adoption.

LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference	H29		
Site Name/Address	Land at Moor Lane Copmanthorpe		
<p>Site Overview</p> <p>Greenfield site located south of Copmanthorpe village, outside of the York main urban area. The site is bound to the North by residential properties. To the East by a railway line. To the South by a railway line, agricultural land and a residential property and to the West by Moor Lane and agricultural land.</p>			
Site planning status @ 1 April 2022	Full planning application (19/00602/FULM) submitted March 2019 for 97 homes pending consideration		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	92	Site size (ha)	2.65
Delivery Projections	(Yr 2) 2023/24 - 2 homes (Yr 3) 2024/25 - 40 homes (Yr 4) 2025/26 – 50 homes		
Developer / Landowner	Barratt Homes		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			

Application progress

Full planning application for residential development is pending consideration. Layout changes are being negotiated to address technical issues. Decision expected late 2022.

Viability / ownership / infrastructure

There are no significant infrastructure, ownership or viability constraints. The applicant is a national housebuilder with a good track record of delivering sites within York.

Justification for lead-in

Anticipated lead in time assumes permission is granted late 2022 and is not inconsistent with Council's standard time frame for sites with full planning permission. Pre-commencement conditions are not expected to be onerous (likely to relate to archaeology).

Justification for build rates

Build rates provided by developer have been applied as they do not significantly deviate from the Council's standard rate (with the exception of the final year) and are considered realistic. Should the rate not be achieved delivery would fall into year 5, which would not undermine the council's assumption that the site will be delivered out by April 2027.

The site is within an attractive area with good links to existing facilities. Site is being delivered by a single national housebuilder with a good track record of delivery in the region. The site is considered capable of delivering at the same time as ST31 to the north of the village as this is promoted by a different housebuilder with a sufficiently varied product that will be brought to market.

Bellerby, Neil

From: Tate, Liam <liam.tate@barratthomes.co.uk>
Sent: 22 April 2022 09:07
To: Bellerby, Neil
Subject: RE: *EXTERNAL: Land To The South East Of 51 Moor Lane Copmanthorpe Application 19/00602/FULM (pending) for 91 homes Allocation H29

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Hi Neil,

Comments in red below.

Regards,

Liam Tate
Planning Manager

Barratt Homes Yorkshire East Division
& David Wilson Homes Yorkshire East Division
(trading names of BDW Trading Ltd)

6 Alpha Court
Monks Cross Drive
York
YO32 9WN

t: 01904 617660
m: 07827 307093
e: liam.tate@barratthomes.co.uk





<https://www.justgiving.com/fundraising/SASHbdwyorkshireeast>

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

Sent: 21 April 2022 16:41

To: Tate, Liam <liam.tate@barratthomes.co.uk>

Subject: *EXTERNAL: Land To The South East Of 51 Moor Lane Copmanthorpe Application 19/00602/FULM (pending) for 91 homes Allocation H29



EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Hello Liam

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

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

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

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

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

Site Address	Year									
	1	2	3	4	5	6	7	8	9	10
Land To The South East Of 51 Moor Lane Copmanthorpe Application 19/00602/FULM (pending) for 91 homes Allocation H29	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	20230/31	2031/32
	2	40	50							

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 Wednesday 4th May 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

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

Forward Planning

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

City of York Council | Forward Planning



SCHEDULE OF ACCOMMODATION:

AFFORDABLE UNITS	HOUSETYPE	AMOUNT
	ORCHID / TULIP 2 STOREY 2 BED / 1 BED DUPLEX	4 No.
	HAXBY LEISTON 2 STOREY 2 BED / 2 BED DUPLEX	4 No.
	HOLYWELL 2 STOREY 2 BED SEMITERRACE	3 No.
	MATLOCK 2 STOREY 3 BED SEMITERRACE	4 No.
	KINGSLEY 2 STOREY 4 BED DETACHED	6 No.
	KINGSLEY 2 STOREY 4 BED DETACHED	2 No.
	OPEN MARKET UNITS	
	SH80 / SH75 2 STOREY 2 BED / 1 BED DUPLEX	26 No.
	HAXBY LEISTON 2 STOREY 1 BED / 2 BED DUPLEX	3 No.
	HAXBY LEISTON 2 STOREY 1 BED / 2 BED DUPLEX	3 No.
	HAXBY LEISTON 2 STOREY 1 BED / 2 BED DUPLEX	1 No.
	HAXBY LEISTON 2 STOREY 1 BED / 2 BED DUPLEX	1 No.
	DENFORD 2 STOREY 2 BED SEMITERRACE	15 No.
	MAIDSTONE 2 STOREY 3 BED SEMITERRACE	10 No.
	MORESBY 2 STOREY 3 BED DETACHED/SEMIDETACHED	2 No.
	MORESBY 2 STOREY 3 BED DETACHED/SEMIDETACHED	2 No.
	DENBY 2 STOREY 3 BED DETACHED	4 No.
	KINGSVILLE 2.5 STOREY 3 BED SEMI DETACHED	4 No.
	BRENTFORD 3 STOREY 3 BED SEMI DETACHED	2 No.
	WINDERMERE 2 STOREY 4 BED DETACHED	1 No.
	RIPON 2 STOREY 4 BED DETACHED	3 No.
	KINGSLEY 2 STOREY 4 BED DETACHED	3 No.
	RADLEIGH 2 STOREY 4 BED DETACHED	8 No.
	RADLEIGH 2 STOREY 4 BED DETACHED	8 No.
	TOTAL No.	60 No.
	COMBINED TOTAL No.	86 No.

PLANNING LAYOUT LAYERS KEY:

- 1800mm TIMBER FENCE
- 900mm METAL RAILINGS
- 600mm KNEE HIGH RAIL
- BOLLARDS
- REAR ACCESS GATES (LOCKABLE)
- CYCLE STORAGE (PLOTS WITH A GARAGES WILL STORE CYCLES WITHIN THEM)
- AFFORDABLE UNITS
- BLOCK PAVING

SALES AREA PLAN



RADLEIGH - 9%
MORESBY - 2%

REV	DATE	DESCRIPTION	BY	CHECK
M	28.04.22	LAYOUT UPDATED FOLLOWING CLIENT MARK-UP RECEIVED 13.04.22, HOLYWELL & MATLOCK INTRODUCED IN PLACE OF PRIMROSE & ALDER HTS. KINGSVILLES & BRENTFORD HTS INTRODUCED & SALES AREA UPDATED IN LINE WITH MARK-UP.	JP	VS
L	30.03.22	NORTH-EAST CORNER REVERTED TO PREVIOUS REVISION (i)	JP	VS
K	22.02.22	DENFORD MID ADDED BETWEEN PLOTS 11 & 14 TO INCREASE TOTAL NO OF UNITS TO 80 AT CLIENTS REQUEST. LANDSCAPE UPDATED.	JP	LB
J	17.02.22	ACCESS ROAD REVERTED TO REV E, ADDITIONAL POS ADDED TO NORTH EASTERN CORNER. FURTHER AMENDMENTS IN LINE WITH MARKUP RECEIVED 07.02.22.	JP	VS
I	30.11.21	VISITOR PARKINGS AMENDED AS PER H.BATEMAN INSTRUCTION	LB	VS
H	12.11.21	THE LAYOUT HAS BEEN ALTERED TO CORRESPOND WITH THE MARKED-UP PLAN (P18-5213-50 - SITE LAYOUT (REV G) - HB Edt - 10.11.21.pdf) FROM H.BATEMAN - DATED 10.11.21 RESULTING IN A REDUCED NUMBER OF PLOTS ON SITE WITH A GREATER AMOUNT OF PUBLIC OPEN SPACE.	RAN	VS
G	28.10.21	THE PARKING FOR PLOTS 1-11 HAS BEEN PULLED FURTHER AWAY FROM THE EXISTING HEDGE WITH THE RIPON & WINDERMERE HOUSETYPES REMOVED FROM THE SITE MIX IN ORDER TO ACHIEVE THIS. THE ELECTRIC SUB-STATION HAS BEEN MOVED TO THE CENTRAL POS WITH THE PUMPING STATION NOW BEING SHOWN AT A DUAL FOUL & SURFACE WATER SIZE. SOME OF THE BOUNDARY TREATMENTS & PRIVATE PATHS HAVE BEEN RATIONALISED & ADDITIONAL PARKING SPACES HAVE BEEN INTRODUCED FOR SOME PLOTS WITH THE SPACES ALSO BEING LENGTHENED TO FOLLOW COMMENTS FROM YORK COUNCIL HIGHWAY DEPARTMENT	RAN	VS
F	18.08.21	THE HAXBY / LEISTON HOUSETYPE HAS BEEN UPDATED TO MATCH THE LATEST WORKING DRAWING	RAN	VS
E	12.08.21	FURTHER SEPERATION OF AFFORDABLE UNITS FOLLOWING MARK-UP BY HB RECEIVED 11.08.21	JP	VS
D	06.08.21	TURNING HEADS ADDED TO PRIVATE DRIVES FOLLOWING LATEST TRACKING INFORMATION. CLUSTERS OF AFFORDABLE UNITS SPLIT WHERE POSSIBLE.	JP	VS
C	14.07.21	PARKING ARRANGEMENTS TO ALL PRIVATE DRIVES ADJUSTED TO GIVE A CLEAR 6m BEHIND EACH SPACE/ DRIVE FOR VEHICLE MANOEUVRING. PLOTS 5, 8 & GARAGES TO PLOTS 1 & 12 ADJUSTED IN LINE WITH THE ABOVE.	LS	VS
B	09.07.21	PLOTS 63-64 HAVE BEEN REMOVED FROM AFFORDABLE & REPLACED BY PLOTS 45-46, PLOTS 12-15 HAVE BEEN RE-ARRANGED PROVIDING ADDITIONAL SPACE AT FRONT OF THE SITE WITH THE SALES ARENA BEING UPDATED ACCORDINGLY.	RAN	VS
A	24.06.21	PLOTS 1, 12 NOW FACE MOOR LANE, AN EMERGENCY LINK HAS BEEN ADDED TO THE CENTRAL POS AREA, CYCLE STORAGE HAS BEEN PROVIDED ALONG WITH BIN DAY STORAGE LOCATIONS & THE AFFORDABLE PLOTS HAVE BEEN ALTERED TO BE NDSS COMPLIANT.	RAN	VS

jrp ARCHITECTURE | PLANNING | LANDSCAPE

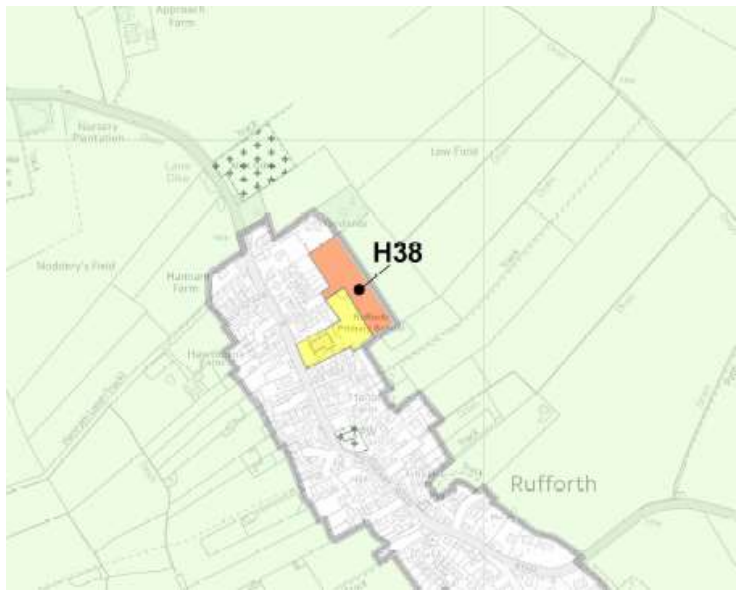
CLIENT: BARRATT YORKSHIRE EAST
 PROJECT: MOOR LANE, COPMANTHORPE
 DRAWING: PROPOSED SITE LAYOUT
 DRAWING NUMBER: 18:5213:50 - M
 SCALE @ A1: 1:500
 DRAWN: SDLS DATE: MAR 21
 CHECKED: RAN/VS DATE: MAR 21



50 / PROPOSED SITE LAYOUT

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LOCAL PLAN ALLOCATIONS

Allocation Reference		H38	
Site Name/Address		Land RO Rufforth Primary School Rufforth	
<p>Site Overview</p> <p>Greenfield site located NE of Rufforth village, outside of the York main urban area. Located in Flood Zone 1, site is improved grassland with limited ecological interest.</p> <p>The site has access to services and facilities as well as transport connections in the centre of the village.</p>			
Site planning status @ 1 April 2022	Full planning application (21/02661/FULM) for 21 homes submitted December 2021, pending consideration		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	21	Site size (ha)	0.99
Delivery Projections	(Yr 2) 2023/24 - 10 homes (Yr 3) 2024/25 - 11 homes		
Developer / Landowner	Mulgrave Developments		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	No		
Site deemed deliverable?	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			

Application progress

Application supported by full suite of technical reports:

- Archaeological Geophysical Survey
- Archaeological and Heritage Desk Based Assessment
- Energy Statement & Regulation 25a Low or Zero Carbon (LZC) technology feasibility study
- Design and Access Statement
- Transport Statement
- Phase I/II Geo-Environmental Assessment Report
- Preliminary Ecological Appraisal
- Tree Survey Report
- Arboricultural Impact Assessment
- Flood Risk and Drainage Assessment

Application is progressing positively. Relatively minor technical issues being resolved and expected to be presented to committee summer 2022.

Viability / ownership / infrastructure

There are no ownership or infrastructure issues that constrain the development of the site.

The site is in a viable location and the developer's commitment to this site is demonstrated by the decision.

Justification for lead-in

Lead in assumes permission is granted later in 2022 and does not significantly deviate from the Council's standard rate. Pre-commencement conditions are not expected to delay to commencement.

Justification for build rates

Build rates provided by developer have been applied, which is lower than the Council's standard rate, but this reflects the activity of the regional housebuilder, scale of the development, characteristics of the scheme.

Bellerby, Neil

From: Chris Megson <chris.megson@dppukltd.com>
Sent: 03 May 2022 16:47
To: Bellerby, Neil
Subject: RE: Land To The East Of Middlewood Close Rufforth. Application 21/02661/FULM (pending) for 21 homes Allocation H38

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Hi Neil,

Rufforth start to finish would be built out in 18 months from the granting of the permission! Officer is aiming to take it to June Committee.

Does that help?

My colleagues are looking at Mecca!

Kind regards,

Chris

Chris Megson - Senior Planner

07870 560411

One Park Row, Leeds, LS1 5HN



Cardiff • Leeds • London • Manchester • Newcastle upon Tyne



Winner - Specialist Consultancy of the Year - North East Insider Property Awards 2021

Winner - Residential Project of the Year - North East Insider Property Awards 2021

Finalist - Consultancy of the Year - Insider Wales Property Awards 2021

Finalist - Consultancy of the Year - Yorkshire Insider Property Awards 2021

Finalist - Chair's Award and Planning Excellence Award RTPI - North East Planning Excellence Awards 2021



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

Sent: 21 April 2022 16:50

To: Chris Megson <chris.megson@dppukltd.com>

Subject: Land To The East Of Middlewood Close Rufforth. Application 21/02661/FULM (pending) for 21 homes Allocation H38

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Hello Chris

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

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

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

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

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

Site Address	Year									
	1	2	3	4	5	6	7	8	9	10
Land To The East Of Middlewood Close Rufforth. Application 21/02661/FULM (pending) for 21 homes Allocation H38	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

I should be grateful if you would return details to myself **by Wednesday 4th May 2022**. In the meantime should you need any clarification of this request or require any further details in order that you may complete the housing delivery table please do not hesitate to contact me.

Kind regards

Neil

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

[Forward Planning](#)

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

City of York Council | Forward Planning

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

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LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference	H39		
Site Name/Address	North of Church Lane Elvington		
<p>Site Overview</p> <p>Greenfield site at the south west of Elvington village. Located within the general extent of the green belt, but no known constraints.</p>			
Site planning status @ 1 April 2022	Emerging local plan allocation		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	32	Site size (ha)	0.92
Delivery Projections	(Yr 4) 2025/26 - 17 homes (Yr 5) 2027/27 - 15 homes		
Developer / Landowner			
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable	Yes		
Assessment			

Viability / ownership / infrastructure

Notwithstanding green belt location, the site is not constrained.

No known developer interest in the site, but the site is in a viable and attractive location and is expected to interest to the smaller house builder market.

Justification for lead-in and build rates

The site falls within the general extent of the green belt and the timing of an application is expected to closely align with Local Plan adoption.

Lead in time confirmed by agent and assumes plan adoption 2023, with delivery in 2024/25. The timeframe aligns with the Council's standard assumption for sites without planning permission and is therefore considered to be a realistic timeframe.

Rate of delivery lower than the Council's standard assumption which is valid due to the character/location of the site and likelihood that it will not attract a volume housebuilder. The rate of delivery has been applied on that basis.

Bellerby, Neil

From: Kathryn Jukes <k.jukes@directionsplanning.co.uk>
Sent: 22 April 2022 09:14
To: Bellerby, Neil
Subject: RE: North of Church Lane Elvington. Allocation H39 for 32 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.

Dear Mr Bellerby
Thank you for the enquiry regarding my client's land.

The land north of Church Lane, Elvington is a draft allocation where the land is currently within the general extent of the green belt. As such, the determining factor for delivery of the land is the adoption of the Local Plan. If it were not for the green belt designation then this site would have been developed previous to now. At the moment, it appears the Local Plan is unlikely to be adopted until 2023 at the earliest. If a planning application could only then follow, which is likely to require conditions to be discharged before a start can be made, then development commencing in 2023/24 would seem a reasonable assumption.

In terms of the delivery of houses after adoption, I note previous projections for completions suggests 17 dwellings to be delivered in year one and then 15 in year two. This sounds a reasonable assumption.

I would therefore suggest the last trajectory prepared by the Council remains the unaltered in respect to this site.

Pease do not hesitate to contact myself if you require any further information.

Kind regards
Kathryn

Kathryn Jukes
Directions Planning Consultancy Ltd

CELEBRATING Telephone: 01423 525456
10 Mobile: 07908 666530
YEARS IN BUSINESS Email: k.jukes@directionsplanning.co.uk
Web: www.directionsplanning.co.uk
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From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 22 April 2022 08:03
To: Kathryn Jukes <k.jukes@directionsplanning.co.uk>
Subject: North of Church Lane Elvington. Allocation H39 for 32 homes

Hello Kathryn

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

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

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

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

with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

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

Site Address	Year									
	1	2	3	4	5	6	7	8	9	10
North of Church Lane Elvington. Allocation H39 for 32 homes	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

I should be grateful if you would return details to myself **by Wednesday 4th May 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

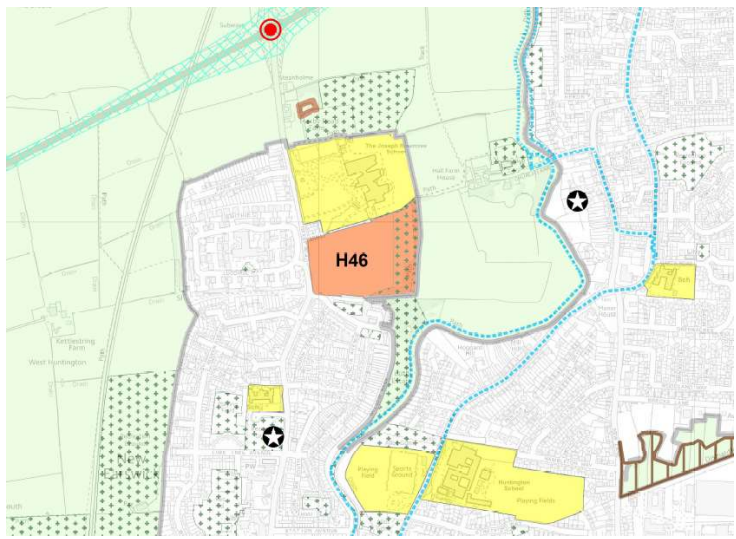
Neil

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

Forward Planning

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

LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference	H46		
Site Name/Address	Land to North of Willow Bank and East of Haxby Road, New Earswick		
Site Overview	 <p>Greenfield site at the northern edge of New Earswick, south of the Joseph Rowntree Secondary School and east of the Hartrigg Oaks retirement community. Located within the general extent of the green belt.</p>		
Site planning status @ 1 April 2022	<p>Emerging local plan allocation.</p> <p>Full planning application (20/02495/FULM) submitted January 2021 for 117 dwellings, currently pending consideration:</p> <p>Erection of no.117 dwellings, pumping station and substation together with means of vehicular and pedestrian access, associated parking, landscaping and open space</p>		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	117	Site size (ha)	2.74
Delivery Projections	<p>(Yr 2) 2023/24 – 20 homes</p> <p>(Yr 3) 2024/24 – 35 homes</p> <p>(Yr 4) 2025/26 – 40 homes</p> <p>(Yr 5) 2026/27 - 22</p>		
Developer / Landowner	Joseph Rowntree Housing Trust		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			

Application progress

Application progressing positively. Drainage details being negotiated but expected resolution and recommendation to planning committee later in 2022.

Viability / ownership / infrastructure

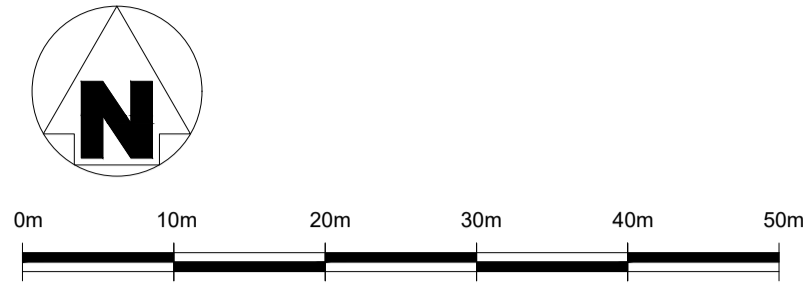
No ownership issue which would delay delivery. No abnormal infrastructure requirements to deliver the site and the site is in a viable location.

Justification for lead-in

The lead in times is informed by agent correspondence and are considered realistic assuming decision forthcoming in 2022, potential for SoS call in and need to discharge conditions.

Justification for build rates

Rate informed by correspondence with agent, which has been applied. The rate of delivery is not inconsistent with the Council's standard rate. It is considered to be realistic given site's location and developer involvement.



PROPOSED DWELLINGS
 2 BED HOUSES
 HOUSE TYPE A 54 Units (Drawing 304/02/02/010)
 HOUSE TYPE B 4 Units (Drawing 304/02/02/012)
 3 BED HOUSES
 58 NUMBER 2 BED HOUSE
 HOUSE TYPE C 21 Units (Drawing 304/02/02/013)
 HOUSE TYPE D 7 units (Drawing 304/02/02/014)
 HOUSE TYPE E 15 units (Drawing 304/02/02/015)
 43 NUMBER 3 BED HOUSE
 APARTMENT BLOCKS 16 Apartments
 (Drawings 304/02/02/026 - 028)
 HOUSES: 101
 APARTMENTS: 16
TOTAL: 117
 Resident allocated parking: 121 no spaces
 Visitor spaces parking: 30no spaces
 Car Club allocated parking: 3no spaces
TOTAL: 154no spaces

- KEY**
- HIGHWAY VERGE/ POS PLANTING
 - PRIVATE LANDSCAPING
 - PROPOSED TREE
 - EXISTING TREES & TREE ROUTE PROTECTION ZONE
 - EXISTING TREES TO BE REMOVED
- HARD LANDSCAPING**
- TARMACADAM ROAD TO ADAPTABLE STANDARDS
 - TARMACADAM FOOTPATH TO ADAPTABLE STANDARDS
 - CONTRASTING FOOTPATH TO POS/PRIVATE AREAS
 - BLOCK PAVING PARKING SPACE
 - HIGH LEVEL MASONRY BOUNDARY WALL 1800MM
 - LOW LEVEL MASONRY & FENCE BOUNDARY WALL
 - LOW LEVEL MASONRY BOUNDARY WALL 600MM
 - TIMBER FENCE 1800MM HIGH
 - +15.000 PROPOSED LEVELS
 - FFL 15.000 PROPOSED FINISHED FLOOR LEVELS

(LEVELS BASED ON CURTINS DRAWING 07588 - CUR - 00 - XX - DR - C - 04003 - P4)

REV-19 DATE: 17/01/22 DRAWN: RB [CHECKED: MH]
 UPDATED TO SUIT LATEST LANDSCAPING PLAN.
 REV-18 DATE: 21/12/21 DRAWN: RB [CHECKED: MH]
 FURTHER PLANNING UPDATES TO NORTH WEST CORNER OF SITE. NEW ROAD LAYOUT ADDED & LINK PATHS ADJUSTED AS INDICATED BY ORANGE REVISION CLOUD.
 REV-17 DATE: 23/09/21 DRAWN: EC [CHECKED: MH]
 NORTH WEST CORNER OF SITE ADJUSTED TO SUIT TREE RPA'S, PLANNING UPDATES
 REV-16 DATE: 10/05/21 DRAWN: EC [CHECKED: MH]
 UPDATED LANDSCAPE LAYOUT ADDED TO DRAWING

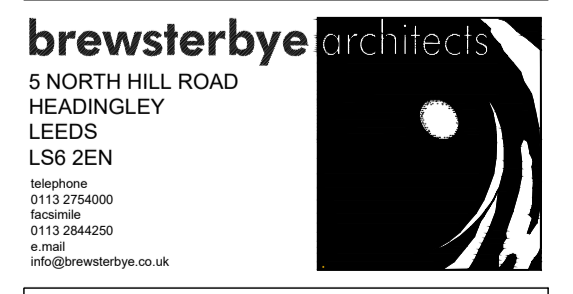
REVISIONS
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Proposed Residential Development
 NEW EARSWICK, YORK

SITE PLAN

Drawn: RB Scale: 1:500@A1
 Date: JAN 2020 Checked: MH



Dwg No: 304/02(02)002 19

Bellerby, Neil

From: Kathryn Jukes <k.jukes@directionsplanning.co.uk>
Sent: 22 April 2022 09:29
To: Bellerby, Neil
Subject: RE: Paddock Lying Between Park Lodge And Willow Bank Haxby Road. Application 20/02495/FULM (pending) for 117 homes. Allocation H46

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Dear Mr Bellerby
Thank you for the query regarding my client's site.

The site at Willow Bank is currently subject to a planning application for 117 dwellings where determination has been delayed due to the need to confirm drainage arrangements on-site. We are expecting permission to be forthcoming in 2022 once the technical matter has been addressed. My client would then expect to commence development before the end of 2022/23 where completions would be on the basis of:

2023/24 20 units
2024/25 35 units
2025/26 40 units
2026/27 22 units

At this moment in time there are no known challenges to the construction of the houses that would influence or delay completion of the units.

Please do not hesitate to contact me if you would like any further information.

Kind regards
Kathryn

Kathryn Jukes
Directions Planning Consultancy Ltd

CELEBRATING Telephone: 01423 525456
10 Mobile: 07908 666530
YEARS IN BUSINESS Email: k.jukes@directionsplanning.co.uk
Web: www.directionsplanning.co.uk
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From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>

Sent: 21 April 2022 16:58

To: Kathryn Jukes <k.jukes@directionsplanning.co.uk>

Subject: Paddock Lying Between Park Lodge And Willow Bank Haxby Road. Application 20/02495/FULM (pending) for 117 homes. Allocation H46

Hello Kathryn

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

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

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

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

with the most up to date and realistic figures. **It would also be useful for you to provide us with any additional information you consider important for us to understand in the current delivery of this site or housing development in general across York.**

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

Site Address	Year									
	1	2	3	4	5	6	7	8	9	10
Paddock Lying Between Park Lodge And Willow Bank Haxby Road. Application 20/02495/FULM (pending) for 117 homes. Allocation H46	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

I should be grateful if you would return details to myself **by Wednesday 4th May 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

LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference	H52		
Site Name/Address	Willow House EPH, 34 Long Close Lane		
<p>Site Overview</p> <p>Brownfield site occupied by former care home. Site adjoins the city walls.</p>			
Site planning status @ 1 April 2022	Emerging local plan allocation		
Delivery Record	None		
Capacity in May 2022 Trajectory	15	Site size (ha)	0.2
Delivery Projections	(Yr 4) 2025/26 - 15 homes		
Developer / Landowner	CYC		
SoCG/Proforma submitted:	No		
Have SoCG/Proforma projections been used for May 2022 trajectory?	No		
Site deemed deliverable?	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
<p>Application progress Feasibility work (RIBA A) has been undertaken, which included resident and key stakeholder engagement, detailed mapping of constraints and opportunities and several pre-apps. The work demonstrates there is a viable business case to bring the scheme forward into the Council's Housing Delivery Programme.</p> <p>Planning permission expected end 2023.</p> <p>Viability / ownership / infrastructure Site owned by CYC. Viability has been tested and is not expected to constrain development.</p> <p>Justification for lead-in and build rates</p>			

The lead in times is informed by officer correspondence and milestone estimates are considered realistic assuming planning permission is granted end 2023:

- RIBA Stage B/ C – (October 22 – June 23)
- Planning Submission - (July 23)
- Approval – (November 23)
- Tender issue – (May 24)
- Tender submission – (Aug 24)
- Contract signed – (November 24)
- On site – (March 25 – March 26)

Initial scheme feasibility work suggests the site has scope to deliver more than the estimated capacity of 15 dwellings. Conservatively applied 15 dwelling to supply at this stage.

Bellerby, Neil

From: Otter, Lisa
Sent: 15 June 2022 15:19
To: Round, Sophie; Liber, Florence
Cc: Bellerby, Neil
Subject: FW: CYC Sites Within Local Plan Housing Trajectory
Attachments: ex-socg-11-cyc-and-barratt-taylor-wimpey-and-tw-fields-re-st7-16-may-22-incl-appendix-a.pdf; ex-socg-12-cyc-and-barratt-and-tw-fields-re-st14-16-may-22-incl-appendix-a.pdf

Hi Sophie and Florence

Please can I add my Willow House information to our team's submission to Neil.

Re: Willow House approval priority I have explained the situation to Neil. Below is an estimated milestone list assuming exec approval date of October 22, so it is subject to approval.

Stage A – (Complete)

We have undertaken the formal stage RIBA A which is a feasibility stage. It has included resident and key stakeholder engagement, detailed mapping of constraints and opportunities and several pre-apps. Our findings show there is a viable business case to bring the scheme forward into the HDP.

Stage B/ C – (October 22 – June 23)

Planning Submission - (July 23)

Approval – (November 23)

Tender issue – (May 24)

Tender submission – (Aug 24)

Contract signed – (November 24)

On site – (March 25 – March 26)

Please let me know if you need any further info.

Thanks,

Lisa

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

Sent: 08 June 2022 09:31

To: Jones, Michael <Michael.Jones@york.gov.uk>; Kerr, Andy <andy.kerr@york.gov.uk>; Round, Sophie <Sophie.Round@york.gov.uk>; Otter, Lisa <Lisa.Otter@york.gov.uk>; Liber, Florence <Florence.Liber@york.gov.uk>; Bates, Charlotte <Charlotte.Bates@york.gov.uk>

Cc: Bartle, Laura <Laura.Bartle@york.gov.uk>

Subject: CYC Sites Within Local Plan Housing Trajectory

Hi All

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

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

The National Planning Policy Framework (NPPF) cites that:

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*

- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

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

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

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

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

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

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

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

Thank you

Neil

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

Forward Planning


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

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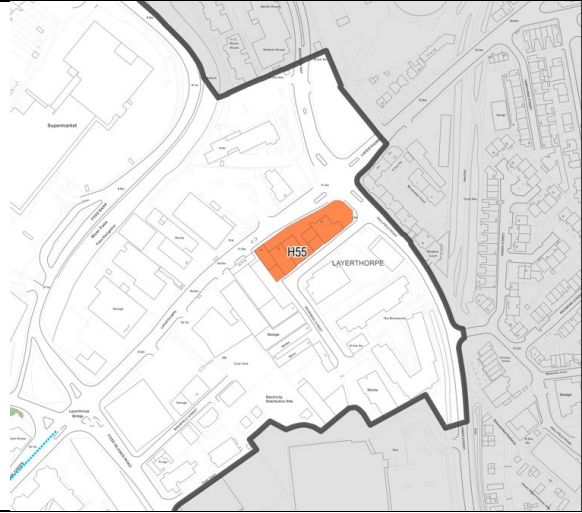
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LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference	H53		
Site Name/Address	Land at Knapton Village		
<p>Site Overview</p> <p>Greenfield site in the general extent of the green belt. It is currently rough semi-improved grassland and has defined hedgerows along its boundary with Main Street and Back Lane</p>			
Site planning status @ 1 April 2022	Emerging local plan allocation		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	4	Site size (ha)	0.33
Delivery Projections	(Yr 4) 2025/26 - 4 homes		
Developer / Landowner			
SoCG/Proforma submitted:	No		
Have SoCG/Proforma projections been used for May 2022 trajectory?	No		
Site deemed deliverable?	Yes – the site is available and there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
<p>Application progress Planning application (16/00542/FUL) for the erection of 4no. dwellings was refused 10.10.2016 on the grounds of it being inappropriate development in the greenbelt and no demonstration of very special circumstances.</p> <p>Viability / ownership / infrastructure Notwithstanding green belt location, the site is not constrained. No known developer interest in the site, but the site is in a viable and attractive location and is expected to be of interest to the smaller house builder market.</p> <p>Justification for lead-in and build rates Standard timeframe of 3 years from adoption of the local plan (assumed 2022/23) has been applied. The capacity is derived from previous planning application, to which no technical concerns were raised. The adoption of the local plan is expected to be the catalyst to a new application on the site given the current green belt constraint.</p> <p>Delivery of all homes is assumed in one year. This is considered reasonable given the scale of the development expected on the site.</p>			

LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference		H55	
Site Name/Address		Land at Layerthorpe	
<p>Site Overview</p> <p>Brownfield site previously used for employment use. Located within the York Main Urban area, site has access to bus, cycle and pedestrian routes. Accessible from Redness Street via Layerthorpe. Site not located within an area of environmental constraints.</p> <p>Subject to long lease</p>			
Site planning status @ 1 April 2022	None		
Delivery Record (if appropriate)	No completions to date		
Capacity in May 2022 Trajectory	20	Site size (ha)	0.2
Delivery Projections	(Yr 5) 2026/27 - 20 homes		
Developer / Landowner	CYC		
SoCG/Proforma submitted:			
Have SoCG/Proforma projections been used for May 2022 trajectory?			
Site deemed deliverable?			
Assessment			
<p>Application progress</p> <p>Viability / ownership / infrastructure (inc. education requirements where applicable) - Properties owned and leased by CYC. Delivery: Nick Collins (CYC) responded: place in year 5 (26/27) to resolve lease issues. Constraints may include lease agreements with existing tenants</p> <p>Justification for lead-in</p> <p>Justification for build rates</p>			

Bellerby, Neil

From: Collins, Nicholas
Sent: 25 April 2022 11:19
To: Bellerby, Neil
Cc: Bradley, Tim
Subject: RE: Housing Allocation H55:land at Layerthorpe

Hi Neil
We still own land in this location but it is subject to long leases and hence whilst it will probably happen in the future, looking at the development in the area, to put a timescale on would be highly speculative, as this depends on tenant's aspirations there.
Philip's estimate would have been likewise.

Nick

Nick Collins MRICS | Head of Property
t: 01904 552167 | e: nicholas.collins@york.gov.uk

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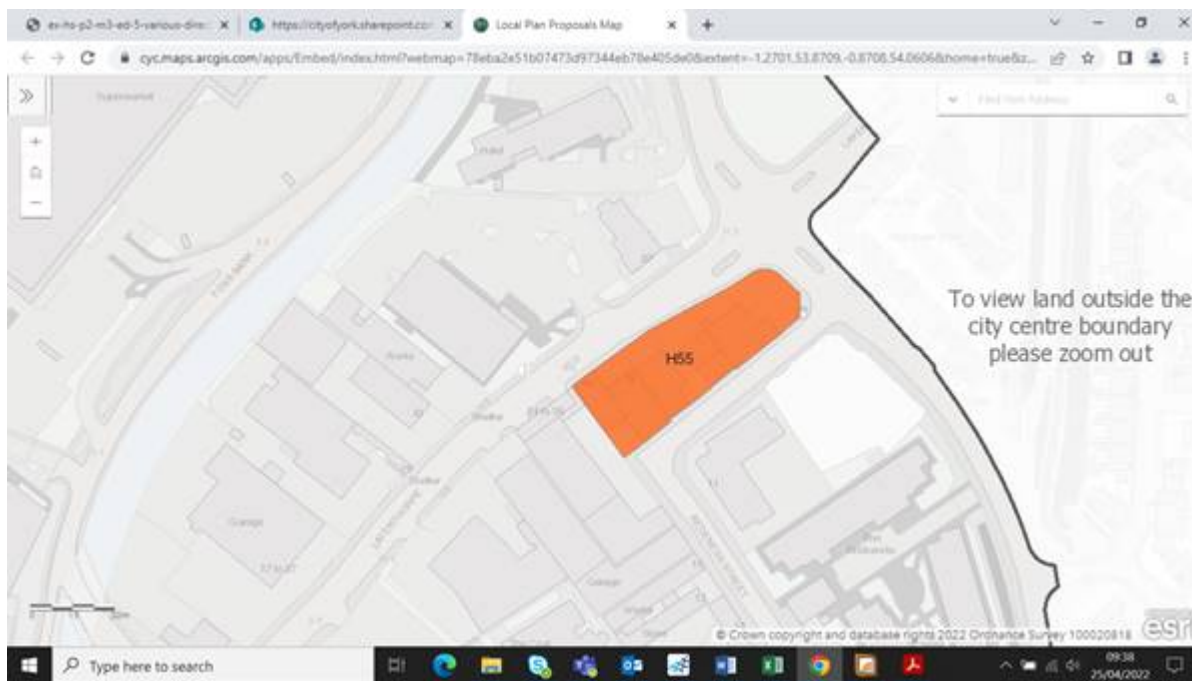
From: Bellerby, Neil <Neil.Bellerby@york.gov.uk>
Sent: 25 April 2022 09:50
To: Collins, Nicholas <Nicholas.Collins@york.gov.uk>
Cc: Bradley, Tim <tim.bradley@york.gov.uk>
Subject: Housing Allocation H55:land at Layerthorpe

Hi Nick

I've just spoken to Tim Bradley and he has directed me to yourself, hopefully you may be able to assist?

I've attached a response form submitted by CYC through Philip Callow back in 2012 on the back of which we allocated site H55: Land at Layerthorpe for housing in the Local Plan (site area 0.2 ha with an estimated housing capacity for 20 homes) – see extract from Local Plan policies map for location of H55.

I'm enquiring if this site is still owned by CYC and available for housing and if it is still appropriate for us to include this site as having potential to deliver around 20 new homes within the next five years?



Your assistance would be most welcome.

Thank you

Neil

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

Forward Planning

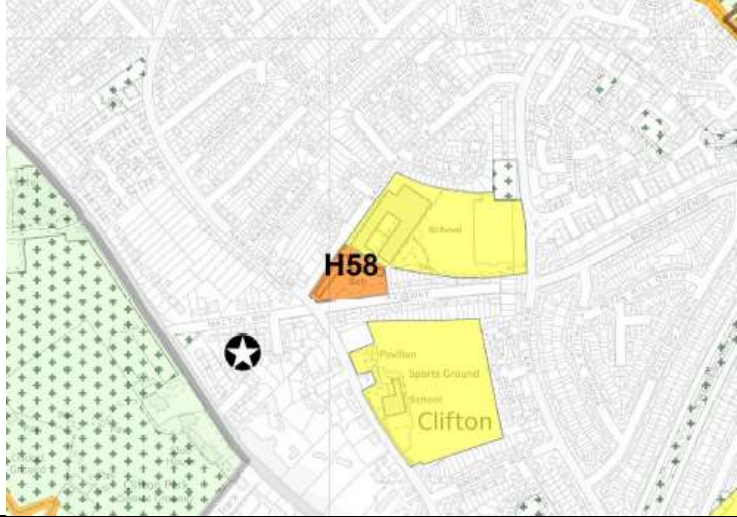
t: 01904 552411 | e: neil.bellerby@york.gov.uk

City of York Council | **Forward Planning**

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

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LOCAL PLAN ALLOCATIONS – NO CONSENT

Allocation Reference	H58		
Site Name/Address	Clifton Without Primary school		
<p>Site Overview</p> <p>Brownfield site within the urban area, occupied by former junior school buildings.</p>			
Site planning status @ 1 April 2022	Emerging local plan allocation		
Delivery Record (if appropriate)	None		
Capacity in May 2022 Trajectory	15	Site size (ha)	0.70
Delivery Projections	(Yr 3) 2024/25 - 15 homes		
Developer / Landowner	CYC		
SoCG/Proforma submitted:	Yes		
Have SoCG/Proforma projections been used for May 2022 trajectory?	Yes		
Site deemed deliverable?	Yes – clear evidence available to demonstrate there is a realistic prospect that housing will be delivered on the site within five years		
Assessment			
<p>Application progress Council Executive approval January 2022 for the former Clifton Without Junior School site to be developed as a library hub, with a part of the site to be disposed (either by freehold sale or long lease) for affordable housing.</p> <p>Viability / ownership / infrastructure Currently owned by CYC but disposal to registered housing provider expected later 2022. Site's education use ceased July 2014 and the requirement for SoS consent for disposal and appropriation/change expires July 2022.</p> <p>Brownfield site but no abnormal infrastructure constraints to delivery.</p> <p>Justification for lead-in and build rates</p>			

Accelerated lead in time informed by Council housing team's intelligence on the project. Delivery of all homes in one year is realistic given the expectation that the site will be sold for affordable housing.

Bellerby, Neil

From: Jones, Michael
Sent: 03 May 2022 09:05
To: Bellerby, Neil
Subject: Clifton Without Sites

Hi Neil,








As per our discussion, there are plans to deliver a mixed use development on the former Clifton Without Library site. This will include around 15 houses. The site will be sold to a housing association this year and we expect construction to commence in 2023 and be complete in 2024.

The existing library site on Rawcliffe Lane will be freed up by the mixed use development above. We anticipate that this will accommodate 3 new homes and that these homes will be complete in 2025.

Regards,
Michael

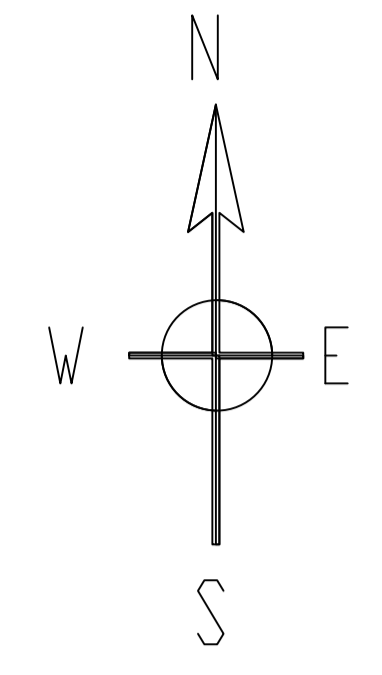
Michael Jones | Head of Housing Delivery and Asset Management
t: 01904 552598 | e: michael.jones@york.gov.uk

City of York Council | Directorate of Place
West Offices, Station Rise, York, YO1 6GA
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[Report ASB incidents](#)  [Send a message](#)  [Apply for housing](#) 
[Email your Housing Management Officer](#) 

All dimensions must be checked on site and not scaled from this drawing
RESIDUAL DESIGN RISKS- CDM REGS
ARE IDENTIFIED WITH THIS SYMBOL
SEE DESIGN RISK SHEET OR LAYOUT

REVISION NOTES



Vale of York Academy

RAWCLIFFE DRIVE

NEW CLIFTON EXPLORE LIBRARY

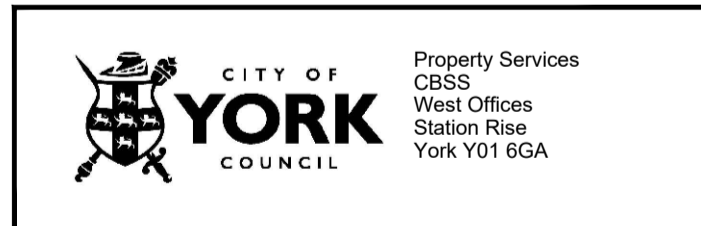
new school access

HOUSING SITE AREA 2500m2

RAWCLIFFE LANE

FAIRWAY

Rev	Date	Revision	By
-			



Contact:
Tel No:
FAX No:
Email:

Job Title
CLIFTON EXPLORE LIBRARY

SITE BOUNDARY LAYOUT

Drawn AT	Checked	Authorised
Date Nov 2021	Scale@A1 1/200	

Issue Status:

Drawing Number 200043/CE 100	Revision
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Meeting	Executive
Date	13 January 2022
Present	Councillors Aspden (Chair), Ayre, Craghill, Cuthbertson, D'Agorne, Runciman, Smalley, Waller and Widdowson
In Attendance	Councillor Kilbane

74. Declarations of Interest

Members were asked to declare at this point in the meeting any personal interests not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests, that they might have in the business on the agenda.

No additional interests were declared, but for the sake of transparency the following statements were made:

- a) In respect of Agenda Item 7 (Minute 80 refers), Cllr Ayre stated he was employed by Healthwatch Bradford, but had had no involvement with developments in Humber Coast & Vale.
- b) In respect of Items 8 and 9 (Minutes 81 and 82 refer), Cllr Craghill stated that she was a Ward Member for Guildhall.
- c) In respect of Item 12 (Minute 85 refers):
 - Cllr Waller stated that he was a Ward Member for Westfield, where Acomb Library was situated;
 - Cllr Smalley stated that he was a Ward Member for Rawcliffe & Clifton Without and a member of Clifton Without parish council;
 - Cllr Cuthbertson stated that he was a Ward Member for Haxby, a member of a York Explore users group and a user of Haxby and Wigginton library.

75. Exclusion of Press and Public

Resolved: That the press and public be excluded from the meeting during consideration of Annex Annexes C, J, K and L to Agenda Item 12 (Future Libraries Investment Programme) on the grounds that they contain information relating to the financial or business affairs of particular persons (including the

authority holding that information). This information is classed as exempt under paragraph 3 of Schedule 12A to Section 100A of the Local Government Act 1972 (as revised by The Local Government (Access to Information) (Variation) Order 2006).

76. Minutes

Resolved: That the Chief Operating Officer be recommended to approve the minutes of the Executive meetings held on 18 November 2021 and 9 December 2021, to be signed by the Chair at a later date.

77. Public Participation

It was reported that 10 people were registered to speak at the meeting under the Council's Public Participation Scheme.

Alexandra Howell spoke on Agenda Item 8 (City Centre Access – Security Measures), asking what the council was doing to ensure that city centre residents could continue to access their own properties once the measures were in place.

Flick Williams spoke on Item 8, stating that the decision to prevent Blue Badge access to the city centre was a political one and that the anti-terror measures were inconsistent and incoherent.

Anne Norton spoke on Item 8 on behalf of York Disability Rights Forum, expressing concern that staff at city centre barriers had refused access to a wheelchair user and that the Equalities Impact Assessment attached to the report was incomplete.

Jane Burton spoke on Item 8 on behalf of York Accessibility Action, urging Members to reverse their decision in respect of Blue Badge holders in York as other cities, such as Bath, had done.

Tracy Ostle spoke on Item 9 (The Groves – The Future of the Low Traffic Neighbourhood Trial), highlighting the problems caused by blocking off Amber Street/Earle Street, including pollution, damage and prevention of access by emergency services.

Angela Reynard-Pearce spoke on Item 12 (Future Libraries Investment Programme), stressing the importance of retaining the hedge at Fairway on the former CWJS site in order to reduce CO² emissions and pollution.

Anne Leonard spoke on Item 12, suggesting that part of the CWJS site be developed as housing for elderly people who could access the library as a social hub, with an area retained for wildlife and trees.

Andy Dearden spoke on Item 12, stating that the proposals to protect the environment on the CWJS site were too weak and urging the council to engage with local residents on the site layout.

Sarah Garbacz spoke on Item 12 as the COO of York Explore, welcoming the significant investment in libraries, which would allow Explore to deliver their vision within communities, and noting that 90% of consultees supported the Programme.

Anne Stamp spoke on Item 12 as Service Manager for SNAPPY, expressing her delight that SNAPPY would be a co-location partner at Clifton Library and what this would offer the children they supported.

*Written representations had been received from the following and circulated to Members before the meeting:

- Steve Westwood on Item 8, suggesting alternative traffic measures in the city centre;
- York Cycle Campaign on Item 8, suggesting opportunities for additional cycle parking;
- Diane Roworth on Item 8, on behalf of York Sight Loss Council and Reverse the Ban;
- Cllr Fitzgerald, on Item 9, commenting as a Ward Member for Guildhall;
- Andy Dearden and other local residents on Item 12, supplementing the comments made at the meeting.

**Note: At the request of the Chair, the written representations have on this occasion been published online as a supplement to the meeting agenda.*

78. Forward Plan

Members received and noted details of the items that were on the Forward Plan for the next two Executive meetings at the time the agenda was published.

79. Coronavirus Update Including Support to Businesses

The Chief Operating Officer and the Assistant Director of Customer & Digital Services presented an update report on the Council's response to the recent wave of Covid-19, largely related to the Omicron variant been designated a variant of concern by the World Health Organisation in November 2019, and on new government funding for Business Support Grants.

It was reported at the meeting that the rate of new Covid cases in York had now fallen from a high of around 1,700 per 100k population to around 1,300, which was below the national and regional averages. 84.2% of residents aged 16+ had received two vaccine doses, 59.8% of those aged 12-15 had received their first dose, and 64.3% of those aged 18+ had had a booster dose. Although hospital were rising, the severity of the illness appeared lower than previous waves. Despite a significant increase in council staff testing positive for the virus, no reductions in service were currently expected. 2% of staff were currently off work with Covid. By comparison, 7% were off sick in total.

Information on the four new support grants for business announced by government on 30 December was set out in paragraphs 13-21 of the report. Further details regarding administration of the funding had since been received, and officers made amendments to the recommendations in paragraph 4 in the light of these.

The Chair noted that the situation remained difficult and confirmed that the council would continue its support to partners and businesses in the city. He welcomed the additional grants but said clarity was needed from government on longer term funding.

Resolved: (i) That the coronavirus update contained in paragraphs 5 to 12 of the report be noted.

- (ii) That the Chief Operating Officer be recommended to:
 - a) approve the delegation for business support schemes set out in paragraph 21 for the Additional Restrictions Grant and the Covid Additional Relief Fund; and
 - b) approve the distribution of the Hospitality & Leisure Grant in accordance with the Government's prescribed scheme.

Reason: To provide urgent financial support to the city's businesses to help them through the ongoing pandemic specifically in relation to the recent Omicron variant.

- (iii) That it be noted that the Arts Council England are responsible for the distribution of the Cultural Recovery Fund on application.

80. National Reforms to the NHS and Impact on the Council

The Consultant in Public Health presented a report which summarised progress on the national reforms to the NHS, health and care, and developments locally to plan for the changes due to come into force in April 2022. This followed a report to Executive at an earlier stage of the process, on 18 March 2021.

The changes would involve the replacement of Clinical Commissioning Groups (CCGs) by Integrated Care Systems (ICSs). Humber Coast and Vale (HCV) had been designated an ICS in 2020. Once formally established, it was proposed that it be re-named, with its two arms being known as 'NHS Humber and North Yorkshire Integrated Care Board' and 'Humber and North Yorkshire Health and Care Partnership'. In October, HCV had consulted on the draft constitution attached as Annex A to the report. This set out proposed arrangements for commissioning and planning of health and social care, based on six places (of which York was one) and four sector-based collaboratives, as well as the Board and Partnership.

Implications for York and the council of the place-based partnership, the future role of the Health and Wellbeing Board, and the future of current commissioning arrangements with the CCG were considered in paragraphs 14-29 of the report.

Members welcomed the report, while stressing the importance of ensuring that all places within the HCV area had a direct influence on the ICS. The Chair also stated his commitment to work with Health Scrutiny to secure the best outcome for York.

Resolved: (i) That the developments be noted, including the proposed structure and arrangements for the NHS and care within the region from the next financial year.

Reason: As both a provider and commissioner of health and care services, and as a partner within the York health and care system, the council has a duty to participate in and influence the direction of the reforms to the NHS and care.

(ii) That the draft constitution of the proposed NHS Humber and North Yorkshire ICB and Humber and North Yorkshire ICP, included in Annex A, be noted.

Reason: The council will have direct and indirect involvement in the new structures, and Executive Members should be involved in shaping the York 'place' within health and care.

(iii) That the Chief Operating Officer be recommended, along with the Leader of the Council and the Chair of the Health & Wellbeing Board, to write to the ICS, NHS England and other affected local authorities in the region to highlight York's concerns; this letter to make clear that:

- as per NHS guidance, the place boards (such as York) should be the statutory sub-committees or joint committees of the Integrated Care Board (ICB) to which delegation is passed, and any further delegation to other regional partnerships (such as York and North Yorkshire) must be agreed from Place and not from ICB;
- each Place should be represented on the Integrated Care System (ICS) Board and ICS Partnership;

- the recently announced pause be used as an opportunity to engage residents and groups with consultation.

Reason: In view of the importance of the topic and issues raised in the report.

81. **City Centre Access - Security Measures**

The Director of Transport, Environment & Planning presented a report which sought approval to progress the installation of permanent physical hostile vehicle mitigation measures in the city centre, in accordance with the traffic regulations approved by Executive on police advice at the meeting on 18 November 2021.

Government proposals for local authorities to have a 'Duty to Protect' were likely to increase councils' responsibility to respond to counter-terrorism advice to protect publicly accessible locations. Approval was sought to install the physical measures illustrated in Annex B to the report in the locations shown in Annex A. An additional review had been carried out on the remaining exemptions to vehicle access to the footstreets and a revised exemptions list, which would be subject to consultation, was attached at Annex D. A new waiver system was proposed, whereby only vehicles essential to city centre safety would be granted a time limited waiver.

In response to comments made under Public Participation, Members acknowledged the effect of the footstreet restrictions on Blue Badge holders but noted that the focus of this report was on the location of physical measures to keep people safe, and not a change to Blue Badge access. Officers confirmed that wheelchairs, including motorised ones, were exempt from restrictions and that the incident which had occurred during the Christmas market was an isolated one.

Resolved: (i) That the locations of static and sliding bollards as detailed in Annex A be noted, and that the Chief Operating Officer (COO) be recommended to delegate authority to the Director of Transport, Highways and Environment, in consultation with the Executive Member for Transport, to approve any minor amendments to the exact locations.

Reason: To give security rated effect to the traffic restrictions in the Traffic Regulation Order changes approved by Executive in August 2019 and November 2021 and the statutory consultation which seeks to remove the remaining exemptions.

(ii) That the COO be recommended to approve an additional £500k from unallocated highways funding, to increase the Hostile Vehicle Measures capital budget to £1,832k.

Reason: To enable the delivery of the scheme of permanent measures for city centre security.

(iii) That the COO be recommended to approve the undertaking of a procurement process to engage contractors to supply, install and maintain the permanent hostile vehicle mitigation measures, and to delegate authority to the Director Transport Highways and Environment, in consultation with the Director of Governance and Chief Finance Officer, to take such steps as are necessary to award and enter in to the resulting contracts.

Reason: To enable the delivery of the scheme of permanent measures for city centre security.

(iv) That the COO be recommended to approve the statutory consultation for the advertisement of the revocation of the exemptions, as proposed in Annex D.

Reason: To allow a secure system to operate with minimal vehicular access permitted during the footstreets hours.

(v) That the COO be recommended to ask officers to report to the Executive Member for Transport, presenting an update on the statutory consultation to remove the remaining exemptions to access the footstreets and a summary of the operational protocols and procedures and associated risks, including confirmation of the ongoing revenue costs.

Reason: To enable the Executive Member to understand the procedures entailed in managing the scheme in line with the proposed changes to the Traffic Regulation Order.

(vi) That the COO be recommended to approve the continuation of the staffing of the current temporary city centre barriers, the cost of which is between £67k and £93k and is met from existing budgets.

Reason: To maintain the management of access to the city centre footstreets with temporary measures, including access for market vehicles whilst the footstreets hours are until 19:00 under the current temporary arrangement.

82. The Groves – The Future of the Low Traffic Neighbourhood Trial

The Director of Housing, Economy & Regeneration presented a report which set out the results of consultations on an 18 month Experimental Traffic Regulation Order (ETRO) in The Groves, along with an assessment of the impacts of the ETRO, and asked Executive make a permanent decision about the Low Traffic Neighbourhood and the adoption of The Groves Community Plan.

The Groves was an area that had long experienced problems with through traffic. Community engagement had led to the development of the Community Plan at Annex 2 to the report, which aimed to improve residents' health and wellbeing, including improvements to streets. York's Local Transport Plan also aimed to reduce the impact of traffic on public spaces. The Executive Member for Transport had approved the ETRO in June 2020 and the trial had commenced that September. Matters raised during consultation on the trial were discussed in the report. Objections received, both before and after scheme adjustments in November 2020, were contained in Annexes B, C and D. Details of support for the trial were provided in Annex F.

Four options were available, as detailed in paragraphs 55-61 of the report and summarised below:

Option 1 – conclude the experiment and return the road network to how it used to be. Not recommended, as it would not meet the objectives in the Local Transport Plan and Community Plan.

Option 2 – return the road network to how it used to be temporarily while an alternative scheme is developed. Not recommended due to the time and costs involved.

Option 3 – approve making the ETRO permanent with changes to the scheme and parking within The Groves, as set out in the report. This was the recommended option.

Option 4 – as Option 3, but without closing St John Street and St John's Crescent. Not recommended, as it would risk creating another cut through route, with implications for safety.

Members welcomed the proposals and the benefits they would bring in promoting active travel. In response to comments made under Public Participation and the written comments received, officers confirmed that the ambulance service no longer objected to the scheme.

Resolved: (i) That the Chief Operating Officer (COO) approve Option 3, making the ETRO permanent with the following changes to the scheme as set out in the report:

- changing the closure points to use bollards and signage improvements in and around The Groves;
- making permanent the changes that were made to a small number of parking spaces, which were removed or relocated to make room for turning points at the closures, and merging the existing resident parking zones permanently.

Reason: To provide quality alternative sustainable modes of transport in order to encourage behavioural change and maximise the use of walking, cycling and public transport and continue improving road safety; minimise the emission of harmful pollutants and traffic danger within the Groves; enhance public streets and spaces to improve the quality of life; minimise the impact of motorised traffic and encourage economic, social and cultural activity.

(ii) That the COO be recommended to ask officers to continue to monitor and review the impacts of the scheme and (as part of LTP4), consider further mitigations to be identified where required.

Reason: In line with Transport objectives, both existing LTP3 objectives and emerging LTP4 objectives and as is normal practice for newly established Low Traffic Neighbourhood schemes.

(iii) That the COO be recommended to delegate authority to the Director of Environment, Planning & Transport, in consultation with the Executive Member for Transport, to sign off the detailed design for the permanent closure points (bollard type and exact locations), and approve any further small changes to parking, signing and lining required to make the arrangements permanent.

Reason: To enable the closure points to be designed for the permanent scheme, with adequate signage for highway users within and around the Groves.

(iv) That the Groves Community Plan be noted as the outcome of the community consultation and that the COO be recommended to ask officers to explore options and opportunities for external funding to bring forward objectives identified in the Plan.

Reason: To improve the Groves area and deliver the benefits identified by the Groves Community Plan.

83. Provision of Affordable Homes on New Developments Scrutiny Review - Final Report

Cllrs Fenton and Pavlovic, as Chair and Vice Chair of the Housing & Safer Neighbourhoods Scrutiny Committee, presented the committee's final report on their review of the Provision of Affordable Homes on New Developments.

The report sought approval of the review's recommendations to Executive, as set out in paragraph 6 of the covering report and reproduced below:

Recommendation 1: When the First Homes initiative comes to be implemented in York, 75% of homes delivered through developer contributions as part of planning obligations agreed under section 106 should be for social rent.

Recommendation 2: For future iterations of the CYC Housing Delivery Programme, CYC actively considers sale to - or joint working with – RPs for potential housing development sites.

Recommendation 3: For future iterations of the CYC Housing Delivery Programme, officers consider how the programme can be structured and financed in a way that would deliver an increased proportion of affordable homes.

Recommendation 4: Officers review what steps could be taken to make it more likely that open space can be managed by CYC, particularly on CYC Housing Delivery Programme sites.

Recommendation 5: Officers consider improvements that can be made to the section 106 legal agreement template and steps that could be taken to reduce the risk of post-planning delays.

Recommendation 6: Officers consider how they might be able to more positively respond to approaches from developers and RPs for informal discussions at an early stage, prior to a scheme proposal being submitted.

The Executive Member for Housing & Safer Neighbourhoods commented on the review, confirming that she had been engaged in the process and was happy to approve the recommendations.

Resolved: That the Chief Operating Officer be recommended to approve the recommendations of the review, as set out in paragraph 6 of the covering report.

Reason: To conclude the scrutiny review in line with the council's scrutiny procedures and protocols.

84. Extension of Contract for Long-Acting Reversible Contraception (LARC)

The Nurse Consultant in Public Health presented a report which sought approval to award a contract to Nimbuscare Ltd for provision of LARC in Primary Care for a further two years after expiry of the current contract, pending the transition to the new Humber, Coast and Vale Integrated Care System Board.

The contract had been awarded to Nimbuscare from 1 April 2020 for a period of 12 months, then extended to 30 June 2022 by a waiver of the council's Contract Procedure Rules due to the pressures of the Covid-19 pandemic. In the light of these ongoing pressures, approval was now sought to directly award a further contract to Nimbuscare, as the simplest way for the council to deliver its statutory responsibilities in the current circumstances.

Three options were available, as detailed in paragraphs 17-22 of the report, and summarised below:

Option 1 – allow the existing contract to end on 30 June 2022. Not recommended, as it would prevent the council from meeting its contractual and statutory obligations.

Option 2 – commence a full re-procurement process before expiry of the contract on 30 June. Not recommended, due to pressure on council resources and the likelihood of not finding another provider.

Option 3 – award a new contract to Nimbuscare without running a full procurement exercise. This was the recommended option. Full details of the legal implications of this option were set out in the report. The potential risk of a legal challenge had been assessed as low.

Resolved: (i) That the Chief Operating Officer (COO) be recommended to approve Option 3, and agree to the direct award of a further contract to Nimbuscare Ltd for provision of LARC in Primary Care for a further two (2) years when the current contract expires on 30 June 2022 without proceeding with a full tender exercise.

Reason: To ensure that the council delivers the joint commissioning responsibilities set out in the Section 75 agreement with the CCG and to ensure that that the statutory public health responsibilities for access to sexual health and contraception are met.

(ii) That the COO be recommended to require that the provision of LARC for contraception purposes will be open to all persons who meet the clinical criteria and that the contract will reflect this and the council's policies.

Reason: To ensure equality of access to services.

85. Future Libraries Investment Programme

The Strategic Services Manager presented a report which provided an update on the Future Libraries Investment Programme and asked Executive to approve the new budget for the Programme, along with a number of property disposals, leases and other matters related to the Programme.

In April 2019, Explore had been awarded a new 15 year contract to operate the council's library estate. Since the last report to Executive on 26 October 2019 (Minute 56 of that meeting refers):

- Haxby & Wigginton (H&W) Library had come within the scope of the Programme;
- the Clifton Without Junior School (CWJS) site had been selected for a new Clifton Library Learning Centre;
- Feasibility studies had been completed for H&W and Clifton Library sites in respect of development size and costs;
- An Explore revenue business model had been completed;
- Public consultations on H&W and Clifton Libraries had begun.

The Programme was now ready to move forward to the construction delivery phases for H&W and Clifton Libraries, and to public consultation on Acomb Library. Full details were set out in the report and its annexes.

In commending the proposals to Members, the Executive Member for Culture, Leisure & Communities responded to the comments made under Public Participation on this item and the written submissions, and proposed an amendment to the recommendations to address the issues raised regarding the hedgerow on the former CWJS site.

Resolved:

In relation to Project Finances (as detailed in Table 1)

- (i) That the Chief Operating Officer (COO) be recommended to approve the new overall Programme Capital Budget of £7.701m, including:
 - Additional borrowing of £1m to fund the Programme, subject to approval by Budget Council in February 2022.

- Allocation of £0.3m from the council's Climate Change budget to the new overall Programme Capital Budget.
- Allocation of £0.8m from the Education (Basic Needs and SEND programmes) to the new overall Programme Capital Budget.
- The ring fencing an re-investment in the new overall Programme Capital Budget of all future land sale income from the disposal of the existing Clifton Library site and housing land disposal as part of the CWJS site, assumed at the date of this report to be £400k for the existing Clifton Library site and £375k for the CWJS development housing land disposal.

In relation to Property Matters

- (ii) That the COO be recommended to approve the open market disposal (by freehold sale or long lease) of the existing Clifton Library site, as shown edged red on the plan at Annex E. Such land not be disposed of until the CWJS development is complete.
- (iii) That the COO be recommended to approve, with effect from 1 August 2022, the appropriation of the former Clifton Without Junior School (CWJS) site, as shown red on the plan at Annex G, from being held for the purpose of school / education, to:
- Library and ancillary social / community purposes in respect of that part of the site shown edged in green on Annex G;
 - Housing purposes in respect of that part of the site shown edged in blue on Annex G.
- (the 8 year restriction period imposed by Paragraphs 4 and 6 of Schedule 1 of the Academies Act 2010 ("AA 2010") requiring that the consent of the Secretary of State for Education is obtained for the disposal or appropriation/change in use of land which was used wholly or mainly for the purposes of a school/academy will expire by the end of July 2022 as any use for education purposes (non-sport/non playing-field use) ceased by 18 July 2014 according to confirmation received from Hope Sentamu Learning Trust).

- (iv) That the COO be recommended to approve the principle of disposal (by freehold sale or long lease) of that part of the former CWJS site shown edged in red on the boundary plan at Annex I for the purpose of affordable housing provision, including negotiation of the terms of, and entering into, any legal documentation including the requirements set out in paragraph 36 of the report, which shall be amended to read as follows:
- *The purchaser of the site will be required to adhere to all statutory permissions governing the development of the site, including planning considerations such as ecology (which shall include an objective to retain the majority of the Fairway hedgerow), Tree Protection Orders, landscaping, all other ecology issues and character of the scheme.*
- (v) That the COO be recommended to approve the disposal by an open market sale (by freehold sale or long lease) of the vacant former Haxby Library site, as shown edged in red on the plan at Annex D, including negotiation of the terms of, and entering into, any necessary legal documentation. Capital income from such sale returning to be classed as a corporate capital receipt.
- (vi) That the COO be recommended to approve the entry into a Settlement Agreement with Hope Sentamu Learning Trust (HSLT) regarding the former CWJS site, on the proposed terms set out in paragraphs 38-40 of the report.
- (vii) That the COO be recommended to approve the entry into an Agreement for Surrender and Leases with both Haxby & Wigginton Youth & Community Association (HWYCA) and Explore regarding a proposed new co-located library and community centre at Oaken Grove in Haxby whereby:
- a. The council will agree to apply for planning permission for the proposed development.
 - b. If and when planning permission is granted on satisfactory terms:
 - HWYCA will surrender its current lease of the site back to the council;

- the council's chosen contractor will carry out the necessary construction works, on completion of which:
 - the council will grant HWYCA a replacement Head Lease of the redeveloped site on similar terms to HWYCA's existing lease (at nil Premium and peppercorn rent for a Term expiring on 31 December 2102);
 - HWYCA will grant the council a long sublease of the 'library exclusive areas' (with a communal right to use the 'shared used areas') for a Term expiring circa 25 December 2102 at nil Premium and peppercorn rent until the 34th anniversary of the lease date ('the Rent Commencement Date') (after the Rent Commencement Date the rent payable by the council to HWYCA would increase to open market rent, which would after that point be subject to upwards only review every 5 years but the council can terminate the lease at any point after the Rent Commencement Date by giving at least 6 months' prior written notice to HWYCA);
 - the council will in turn grant Explore a sublease of the 'library exclusive areas' (with a communal right to use the 'shared used areas') at nil Premium and at peppercorn rent for a Term/period expiring on 31 March 2034 (with option for grant of further lease if the libraries service contract between the council and Explore is extended).

(viii) That the COO be recommended to delegate authority to the Director of Housing, Economy & Regeneration, in consultation with the Director of Governance and the Executive Member for Culture, Leisure & Communities, to negotiate the terms of and enter into any and all legal agreements necessary to implement the property transactions referred to above including, but not limited

to, the leases with HWYCA and Explore relating to the site at Oaken Grove in Haxby consequent upon the proposed Agreement for Surrender and Leases.

In relation to all other matters in respect of the Programme

- (ix) That the COO be recommended to approve the principle of future development at the current Explore Centre at Acomb and associated public consultation.
- (x) With regard to the CWJS Development, that the COO be recommended to grant approval for the council to undertake works within the adjoining Vale of York Academy site (which is leased by the council to HSLT) to create a new access path for students, safe vehicle access to the school parking with safe delivery and drop off points, and relocation of a school garage that sits across the land boundary.
- (xi) That the COO be recommended to delegate authority to the Director of Customer & Communities, in conjunction with the Director of Governance and in consultation with the Executive Member for Culture, Leisure & Communities, to develop and submit planning applications in 2022 for both H&W and Clifton library developments.
- (xii) That, following successful planning approvals, the COO be recommended to delegate authority to the Director of Customer & Communities, in consultation with the Director of Governance and the Chief Finance Officer, to procure the building contractors to deliver the construction of H&W and Clifton library developments and enter into the relevant necessary contracts.
- (xiii) That the current anticipated Programme timetables for delivery, as set out in the report at tables 3-5, be acknowledged.

Reason: To progress with the Programme, entering into all necessary legal agreements, to deliver new libraries for Haxby & Wigginton and Clifton, and start the public conversation with regard to planned future development at the current Explore Centre in Acomb.

Cllr K Aspden, Chair

[The meeting started at 5.33 pm and finished at 8.11 pm].