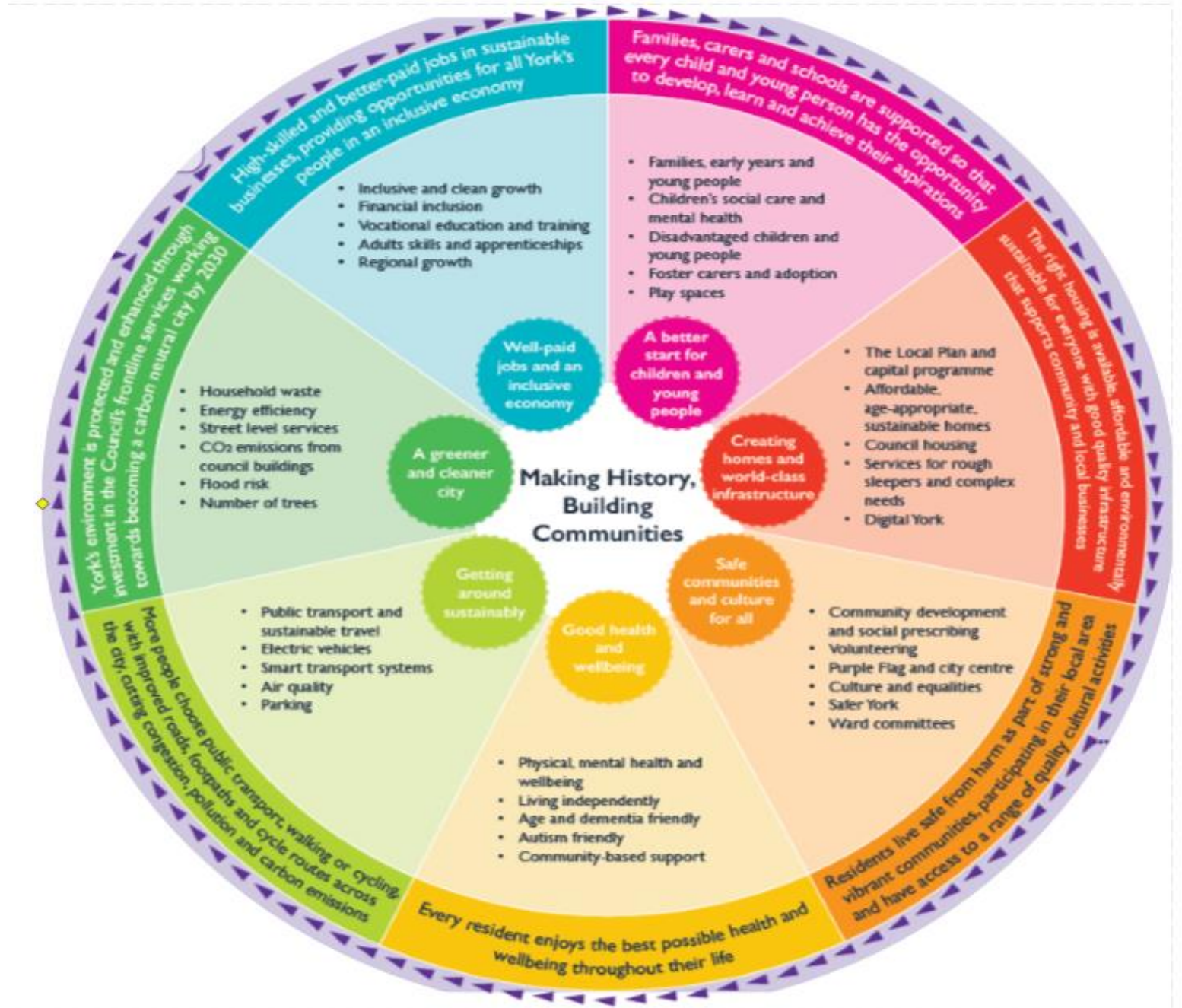


York Central

Council Plan 2019-2023

Making History, Building Communities:

- A greener and cleaner city
- Good health and wellbeing
- A better start in life for children and young people
- Well paid jobs and an inclusive economy
- Getting around sustainably
- Creating homes and world class infrastructure
- Safe communities and culture for all
- An open and effective council





York: Levelling-Up

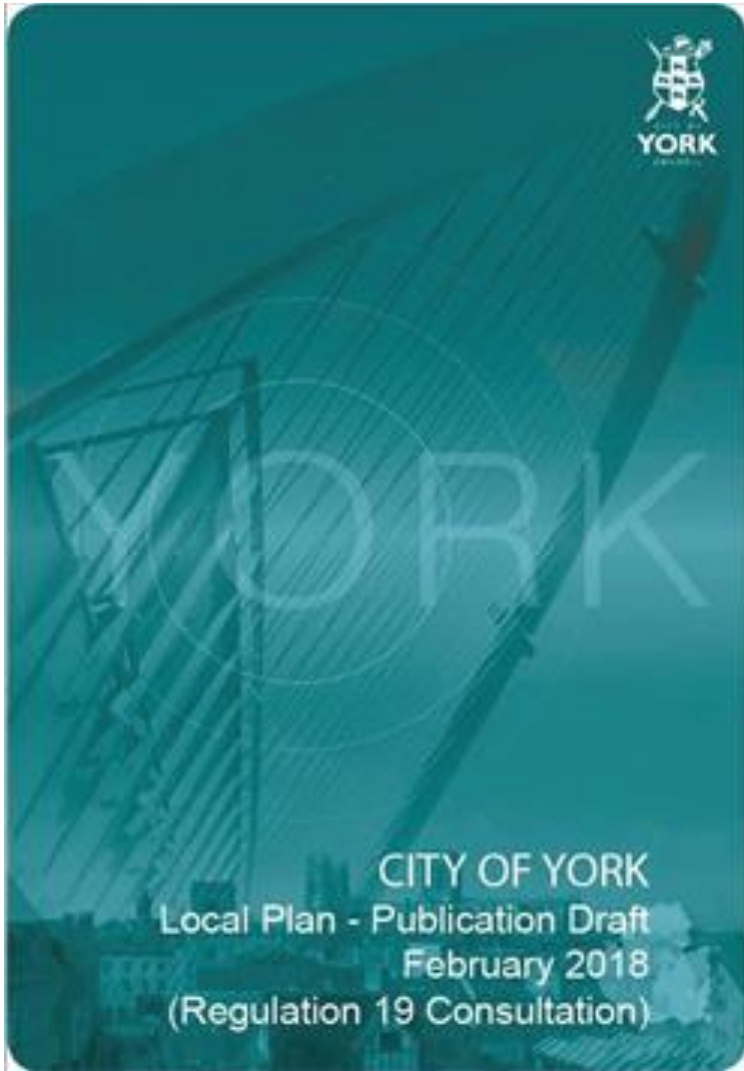
- Voted best place in the UK to live and work from home;
- Growing employment, growing wages, fastest growing GVA in the region;
- High skills levels – 4 HE institutions & excellent schools;
- 8 million visitors a year;
- 2000 years of heritage;
- Catalytic potential to drive regional economic growth.

The Case for Change

1. York should be an economic comparator with Russell Group university cities in the South East.
2. A high quality sense of place is a magnet for inward investment and tourism.
3. 700 of the most deprived communities in Britain are within one hour commute of York.
4. For Levelling-Up to succeed in North Yorkshire and the North East, York needs to thrive.

York – the catalyst to drive the regional economy

- ❖ A global city with international brand recognition;
- ❖ World class culture, heritage, innovation and education;
- ❖ A gateway to investment for the North
- ❖ A natural home for HQs and government hubs as a magnet for investment across North Yorkshire;
- ❖ A place to innovate – ‘Grow in North Yorkshire’ Strategy underpinned by high quality place here in York.



Draft Local Plan

- ❖ Creating sustainable growth while protecting York's heritage;
- ❖ Spatial strategy to 2033 – Key development sites including York Central and Garden Villages:
- ❖ Policies on economy, housing, environment and transport;
- ❖ Agreed by Full Council in May 2018:
- ❖ The Plan proposes 18,000+ new homes, with housing delivery expected to double to over 1,100 homes per annum in the first years of the Plan:
- ❖ Currently at Public Examination.



Castle Gateway



Riverside Quarter



Station Gateway



Deliver My City Centre vision

York's £62m Regeneration Programme

Our Proposal

Pump prime funding to create shovel ready schemes for competitive funding bids and to leverage private investment into the city.

A revenue gain share to allow the region to borrow to fund capital projects.

Housing Delivery Programme



- ❖ City of York has committed to develop 600 new homes across York in council-owned sites.
- ❖ The new developments will be mixed tenure. Affordable homes will be provided through social rent council homes and shared ownership. Revenue from market sale homes will help to cross fund the development costs and support inclusive and sustainable communities. The programme will deliver at least 40% affordable housing. Individuals and community groups will also have opportunities to self-build as part of the programme.
- ❖ We have appointed award-winning architect Mikhail Riches to work on the programme and deliver the ambitions outlined in the Design Manual, 'Building Better Places', which sets the framework for the largest zero carbon house building programme in the country, supporting our ambitions for York to become carbon neutral by 2030.
- ❖ CYC is also a minor land owner on York Central and with Mikail Richies have worked up proposals for early delivery options in conjunction with Homes England.

An aerial photograph showing a large-scale urban development project in York, UK. The image features a mix of modern, light-colored residential and commercial buildings, some with curved facades, interspersed with green spaces and a prominent railway line. The surrounding area includes older residential neighborhoods and open fields in the distance.

York Central: A new piece of city

- ❖ Key project for the regional economy;
- ❖ 2,500 homes / 6,500 homes / space for our key business sectors;
- ❖ New public spaces, park, community facilities, enhanced Railway Museum & improved rail station interchange;
- ❖ Place making, excellent design and community building at the heart of York Central vision.



45ha

One of the UK's largest and most exciting brownfield regeneration sites at 45 hectares



Excellent public transport connections at the heart of the UK rail network



1.16bn

To the economy (GVA)



Up to

2,500

new homes on brownfield land



HS2

Future infrastructure growth with HS2 and Northern Powerhouse Rail enhancing connectivity



Up to

112,000m²

Commercial space, including high-quality office accommodation



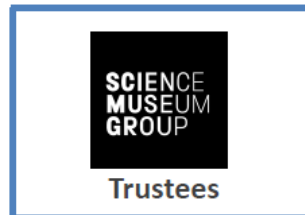
£155m

Public investment to deliver key infrastructure



6,500+

FTE high value jobs in industries such as professional services, insurance and high value rail



York Central Strategic Board

Independent Chair – Greg Dyke

Charlie Jeffries
Uni of York
& Civic Trust

Keith Aspden
CYC

Sir Peter Hendy
Network Rail

Peter Denton
Homes England

Dame Mary Archer
SMG

York Central Delivery Co-ordination Board

Tracey Carter
CYC

Stephen Hind
Network Rail

Marie Kiddell
Homes England

Catherine Clayton
SMG

Partnership Approach: 2016 - 2022

York Central: Outline Planning Consent



- ❖ Major milestone with OPA confirmed, December 2019 and infrastructure RMA agreed 2020;
- ❖ Developed through extensive engagement, including through 'My York Central';
- ❖ Defines parameters for development and indicative masterplan;
- ❖ Establishes design and quality benchmarks;
- ❖ Detailed reserved matters applications to follow.

York Central: Infrastructure delivery



- ❖ Enabling work packages underway;
- ❖ Full construction contract expected by end May 2022 for completion mid-2025;
- ❖ Phase 1 infrastructure funded through: WYCA Transport Funding (£23.4m) / Housing Infrastructure Grant (£77.1m) / CYC EZ backed borrowing (£35m);
- ❖ Future Infrastructure phases include: Park open space and public realm / Additional pedestrian / cycle links / Rail station western entrance
- ❖ Project to enhance the station gateway to the city also underway



York Station Frontage

- ❖ In 2021, planning permission was granted for the York Station Front masterplan, which looks to improve the use of space in front of York Station;
- ❖ The success of the project depends on removing Queen Street Bridge to create extra space, which would then be used to separate vehicle, pedestrian and cycle access. In addition to creating new open areas and revealing the long-hidden views of the City Walls;
- ❖ Enabling works have now begun. The full scheme, which is valued at over £25m, is funded by the West Yorkshire-Plus Transport Fund and the Leeds City Region Transforming Cities Fund;
- ❖ Initial works to divert the utilities from Queen St Bridge have started, later in the year, a contractor will be appointed to carry out the main highway and public realm works including the removal of the bridge.



York Central: NRM Masterplan

- ❖ £60 million transformative vision for 2025 marking the museum's 50th anniversary and 200th anniversary of the railways;
- ❖ New central hall in planning;
- ❖ Wonderlab first phase into construction soon.

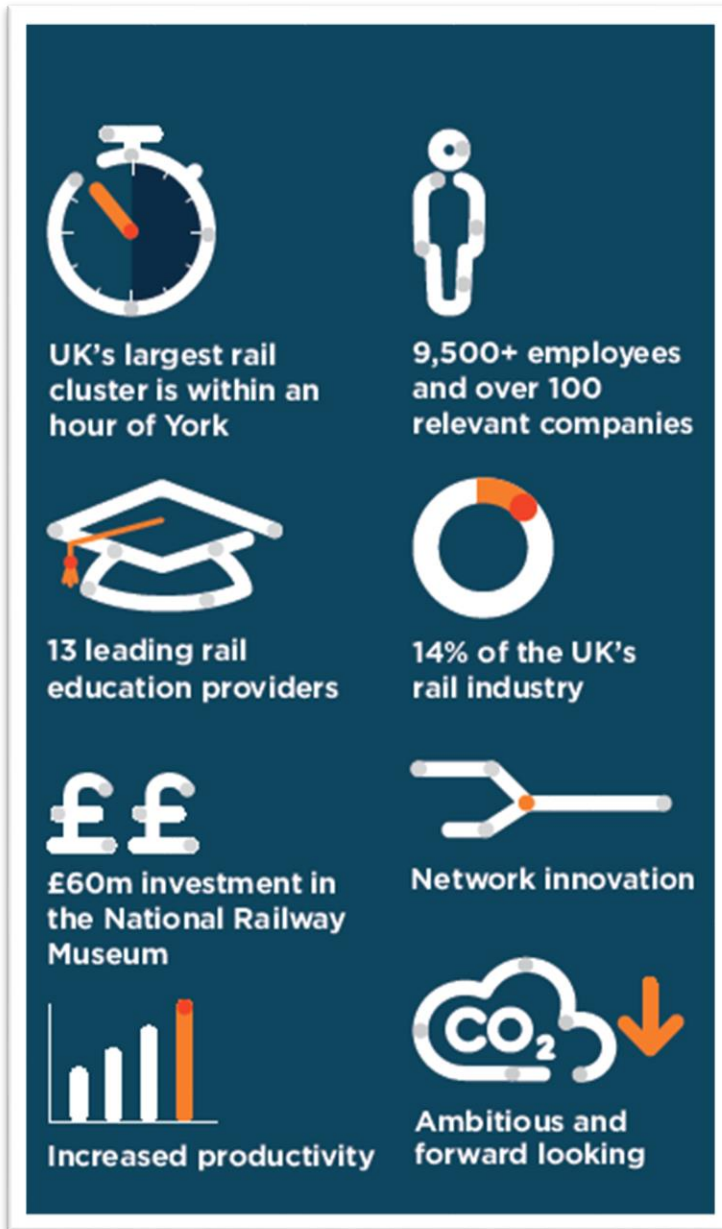
2022: Nearly there...

- ❖ Land assembled, Outline Planning Permission and Reserved Matters for enabling infrastructure including Design Guide secured;
- ❖ Access issues resolved;
- ❖ City wide commitment to deliver and engagement via My York Central and community forum;
- ❖ Partnership Agreement and Funding Package in place;
- ❖ Land owners established as delivery agents;
- ❖ Procured construction partner;
- ❖ NRM Vision 2025 funded and in development;
- ❖ Procurement of developer investor partner underway;
- ❖ Early occupier interest in negotiation;
- ❖ Bid to be home of Great British Rail



York's bid for Great British Railways

- ❖ York is bidding to become the home of the newly created Great British Railways, with York Central being the perfect place to locate the HQ;
- ❖ York's rail cluster includes 5,200 jobs and is worth £350m GVA. 14% of all UK rail jobs within 1hr by train from York;
- ❖ GBR in York means £110m per annum GVA (cluster to £500m) and 1,600 well paid jobs in York and beyond;
- ❖ GBR makes York a global player in rail and is a key Levelling Up mission.





City of York Council
Head of Regeneration and Economy

