

**Client**  
ASSOCIATED BRITISH  
FOODS



**Services**

TOWN PLANNING

ENVIRONMENTAL  
ASSESSMENT

AFFORDABLE  
HOUSING AND  
VIABILITY

DEVELOPMENT  
CONSULTANCY

COMMUNITY  
CONSULTATION

**Project**

Redevelopment of a redundant sugar beet refining and processing site comprising 98 acres to create a new sustainable community of 1,100 new homes, community uses and open space. The site forms part of the largest regeneration project in York.

**What we did**

Rapleys secured planning permission for the comprehensive redevelopment of the former British Sugar site, to provide a new residential led community of 1,100 new homes, community uses and open space. Rapleys continue to provide strategic planning and development consultancy services to ensure the delivery of the development.

Rapleys was responsible for the full management of the planning application process, including detailed pre-application consultation with the Council, in line with the site specific Planning Performance Agreement. As part of the pre-application consultation process, Rapleys co-ordinated and managed a series of Community Forum meetings and a full public exhibition, ensuring that the local community was involved in shaping the future development.

Our dedicated team was responsible for the preparation and submission of an outline planning application for the comprehensive redevelopment of the site, managing the sub-consultant team in the preparation of all necessary supporting information.

In addition, Rapleys co-ordinated the full environmental statement to support the planning applications.

As part of the bespoke planning strategy we promoted, dual applications were submitted with the agreement of the Council. Consequently, following negotiations over some months with the Council, an appeal against non-determination was submitted in relation to one of the ‘twin tracked’ applications, to protect the client’s interest and ensure determination at the earliest opportunity. This appeal was dealt with at a Public Inquiry, at which Rapleys acted as Expert Witness, and was then granted by the Secretary of State, following ‘call-in’.

Rapleys also provided commercial and viability advice in respect of the regeneration to inform affordable housing and s106 planning obligation requirements.

**What we achieved**

Our town planning and environmental assessment services ensured that the vision of creating a sustainable, inclusive community through the regeneration of this key brownfield site will be achieved in the most expedient timescale. Commercial and viability advice provided by Rapleys will ensure that the masterplan is deliverable and commercially viable. The redevelopment will leave a positive legacy for British Sugar and ABF in York.