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Our ref.
Your ref.

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PRIVATE AND CONFIDENTIAL

Dear Carol,

**ELVINGTON INDUSTRIAL ESTATE
CITY OF YORK LOCAL PLAN – EMPLOYMENT ALLOCATION E9**

I write following a recent meeting with the new owners of the land currently identified as Employment Allocation E9 in the emerging City of York Local Plan. A plan extract from the City of York Local Plan is provided below for information.



Employment allocation E9 is identified as having the potential to deliver 3,300sqm of the following: -

- Research & Development (Use Class E);
- Light Industrial (Use Class E);
- General Industrial (Use Class B2); and,

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- Storage/Distribution (Use Class B8).

On the basis that access to the site will now be provided from Elvington Lane (B1228) through a property known as 'Three Oaks' (and not through the Elvington Industrial Estate) the landowner has **no** intention to develop the site for General Industrial (Use Class B2).

As you will be aware Elvington Lane is characterised by residential properties; therefore it would **not** be appropriate to bring vehicles typically associated with general industrial practices between the existing residential properties.

Residential properties already border the eastern and southern site boundaries. In this context the landowner is proposing to deliver a transitional arrangement; with storage / distribution and light industrial type uses (predominantly Use Class E) proposed along the northern and western boundaries and dwellings houses (Use Class C3) centrally and along the eastern and southern boundaries. The overall split is expected to be circa. 70% / 30% in favour of dwelling houses. A plan showing the proposed access point (in red) is set out below.



The delivery of dwelling houses is therefore key material consideration; the site will **not** be developed for Class E or Class B8 uses without the dwelling houses.

The proposed arrangement will assist in mitigating the existing operational impacts of the Elvington Industrial Estate and will significantly improve the residential and visual amenity of neighbouring properties.

In the context of the above and in the interest of ensuring the City of York Local Plan is robust the supporting text should be amended to read as follows: -

- **Research & Development (Use Class E);**
- **Light Industrial (Use Class E);**
- **Dwelling houses (Use Class C3); and,**
- **Storage/Distribution (Use Class B8).**

Allocating the land for the uses identified above will ensure the site can be delivered in the shorter term.

Please can you confirm receipt of this correspondence and advise how this matter is to be dealt with moving forward.

Please feel free to give me a call on 07824479132 if you need to discuss anything further.

I look forward to hearing from you.

Yours sincerely,

Richard Mowat

Director