



YORK

CITY OF YORK  
LOCAL PLAN  
Further Sites Consultation  
June 2014

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Note: the appendices below are separate documents

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**APPENDIX 2: RESIDENTIAL SITE ASSESSMENT PROFORMAS**

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**APPENDIX 6: SAFEGUARDED LAND ASSESSMENT**

**APPENDIX 7 : OPENSOURCE SITE ASSESSMENT PROFORMAS**

**APPENDIX 8: RENEWABLE ENERGY METHODOLOGY AND SITE ASSESSMENT PROFORMAS**

**APPENDIX 9: GYPSY, ROMA, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION ASSESSMENT**

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**APPENDIX 13: POTENTIAL QUANTUMS FOR DEVELOPMENT**

## 1. Introduction

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We consulted on the Preferred Options for the City of York Local Plan in summer of last year. We received a huge response to that consultation including some proposals for additional sites that we were asked to consider for a range of development possibilities - housing, employment, retail, education, gypsy and travellers and renewable energy generation. Proposals were also made for new open space around the city. In addition, we received some proposals to make significant changes to the boundaries of sites we had proposed in our Preferred Options consultation; along with additional evidence to support sites that we had previously considered but were not proposed as potential sites in the Preferred Options Consultation.

To help in deciding which sites we should include in the Submission Local Plan we are asking for your views on the merits of the additional sites and the major changes to the sites we consulted on last summer. **In this consultation we are only seeking your views on these specific new proposals and the changes to existing sites that have been suggested.**

Where sites are new or revised and were not included in the preferred options draft Local Plan the site references used are those used in the 'call for sites'. Where sites were included in the preferred options Local Plan the reference number from that document is used.

There will be opportunity to make a response to all the factors we have considered in deciding the final package of sites as part of the consultation on the publication draft Local Plan that will follow in summer 2014. The publication draft Local Plan will be informed by all your responses made last summer to the Preferred Options Local Plan as well as any responses made to this consultation on further sites and changes to sites.

Your responses to the current consultation will provide information which will help us make a fair comparison of all the possible sites that we could include in the submission Local Plan. This fair comparison of the merits of individual sites is important because it will help ensure that the decisions on which sites to include in the submission Local Plan are properly justified.

## 1.1 Consultation timetable

The consultation will last for **six weeks** with the final deadline for your comments being **16<sup>th</sup> July 2014** .

You can respond to the consultation using a response form which is available from the City of York Council website, the Council reception at West Offices or in any of the libraries. Alternatively please contact the Forward Planning team using the contact details given below.

Further information is available on our website:

[www.york.gov.uk/NewLocalPlan](http://www.york.gov.uk/NewLocalPlan)

or please contact us:

FREEPOST RTEG-TYYU-KLTZ  
City of York Council  
West Offices  
Station Rise  
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YO1 6GA

Tel: 01904 552255

Email: [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

## 2. New Residential, Employment and Retail Sites Considered

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### 2.1 The assessment methodology

The assessment methodology for new sites proposed for Housing, Employment and Retail that we have used is the same one that was used to test the sites that we included in the Preferred Options Local Plan last summer. This will enable a fair comparison of the results of this assessment and the earlier one. The flow diagram (**Appendix 1**) describes in detail the process of analysing sites. In summary, there are 4 stages to this process, which is set out in the bullet points below.

- Criteria 1: Environmental Assets
- Criteria 2: Openspace
- Criteria 3: Flood Risk
- Criteria 4a: Access to facilities and services
- Criteria 4b: Access to Transport

The size threshold for sites is 0.2 hectares and above. Any site over 5 hectares is considered a Strategic Site.

Any sites which passed the criteria were then taken to our Technical Officer Group for more detailed consideration regarding their potential for development<sup>1</sup>. Further views were sought from City of York's Economic Development Unit regarding the potential of any employment sites. Additional comments regarding the potential retail sites were also gained from consultants White Young Green who have been employed by the Council to undertake an update to the York Retail Study.

As a result of the Technical Officer Group, several residential sites also had green space/ openspace suggested to provide recreation land for future occupiers, land for nature conservation purposes and / or a green edge to development. These areas are depicted on the maps set out in section 2.2.

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<sup>1</sup> It should be noted that retail sites were not subject to Criteria 4 assessment given that a sequential test approach would be taken upon any application in line with the retail policy set out in the Local Plan.

## 2.2 Residential Site Outcomes

This section of the report details those sites which have been identified as having potential for residential development. Further detail is provided in **Appendix 2** which also includes sites that were assessed as not having potential for residential development.

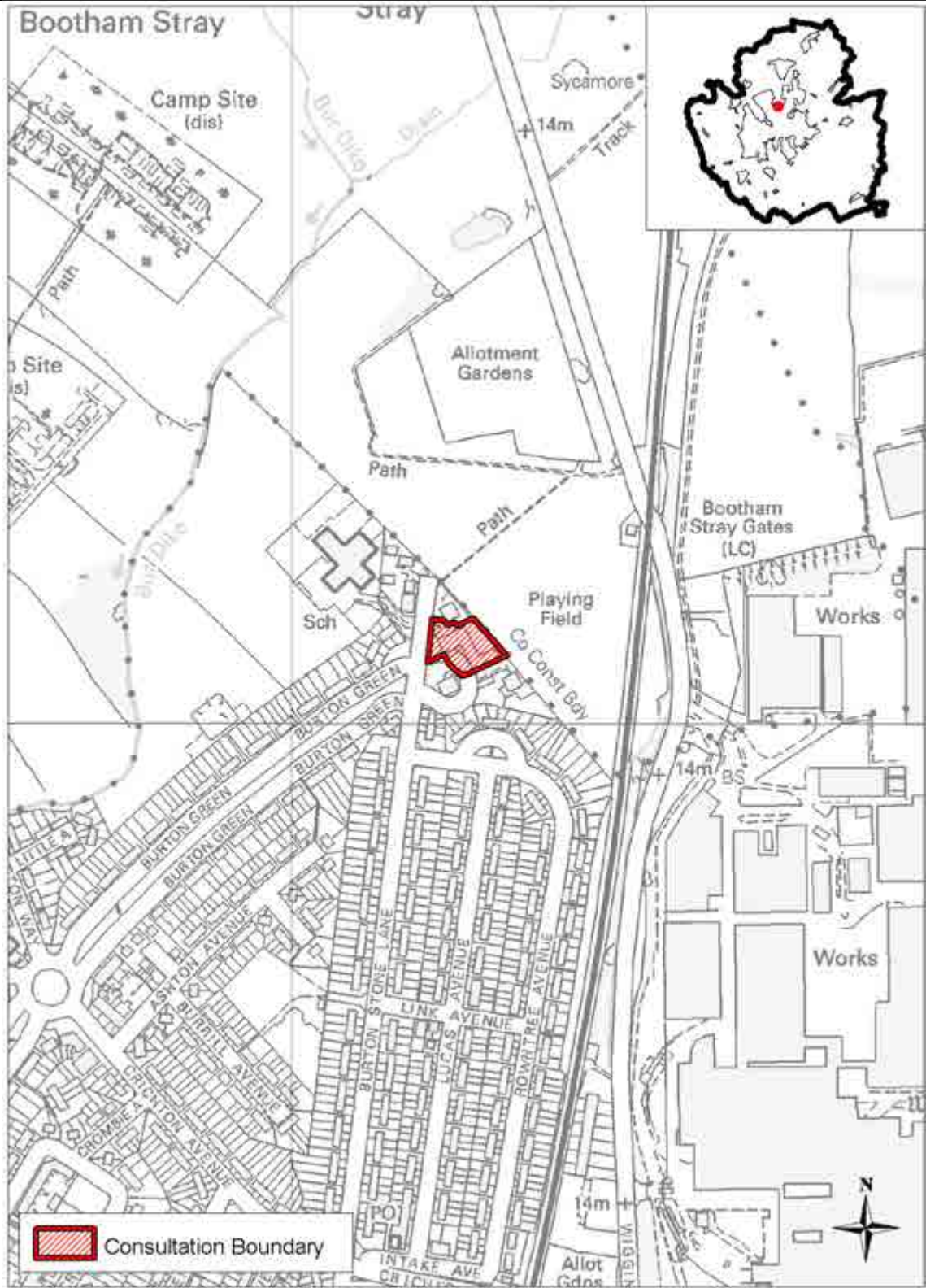
Each of the site proformas show indicative amounts of development. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

**The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only to allow comparison with the Preferred Option Local Plan site allocations and are liable to change subject to further work.**

More detail is provided in **Appendix 13** to this report.

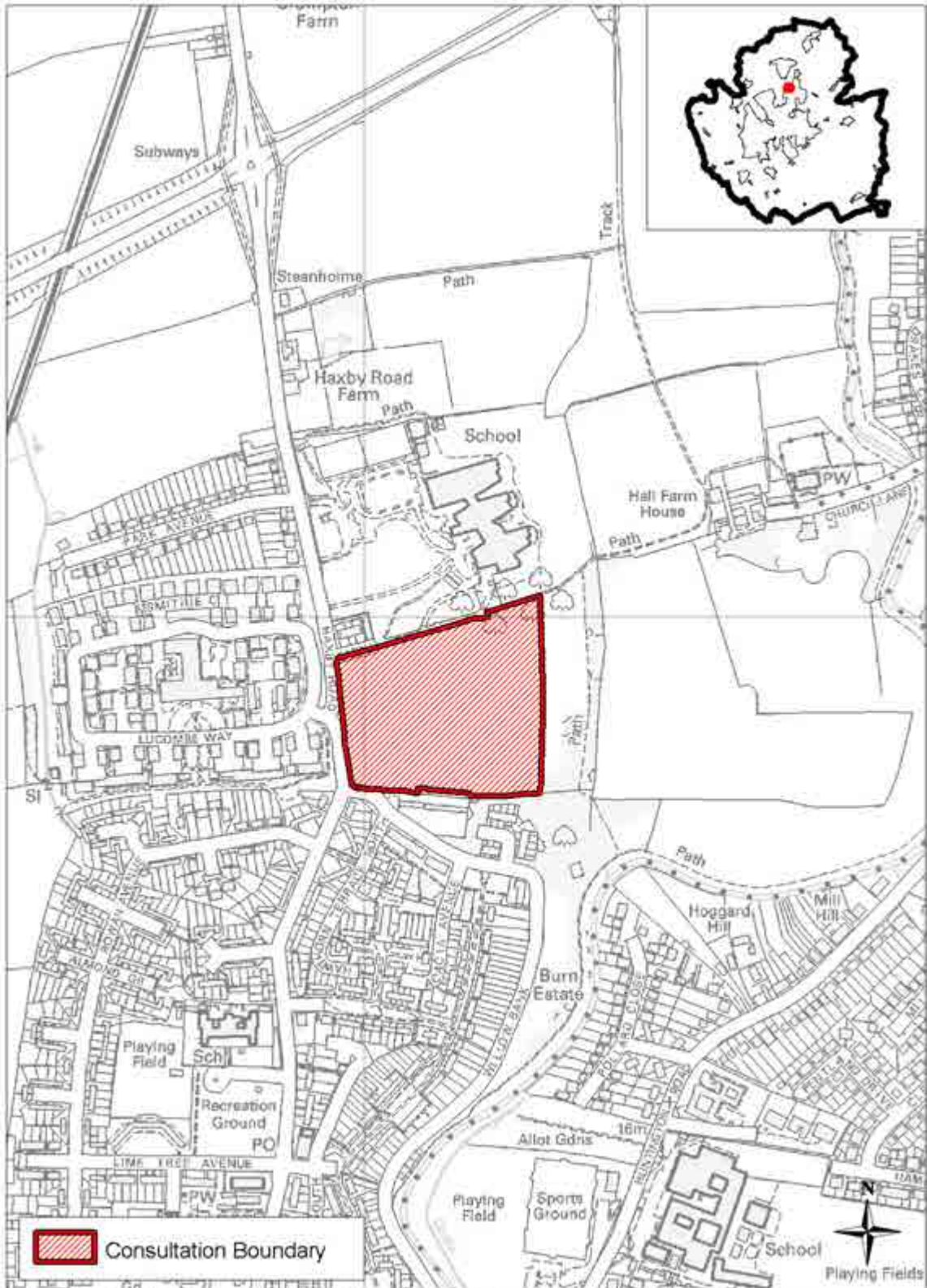
<b>Site ref:</b> 125	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	<b>Morrell House Elderly Persons Home</b>



<b>Site size:</b>	0.23 ha	<b>Indicative Amount:</b>	10 dwellings
<b>Recommendation:</b>	To include the site for residential development within the Local Plan		



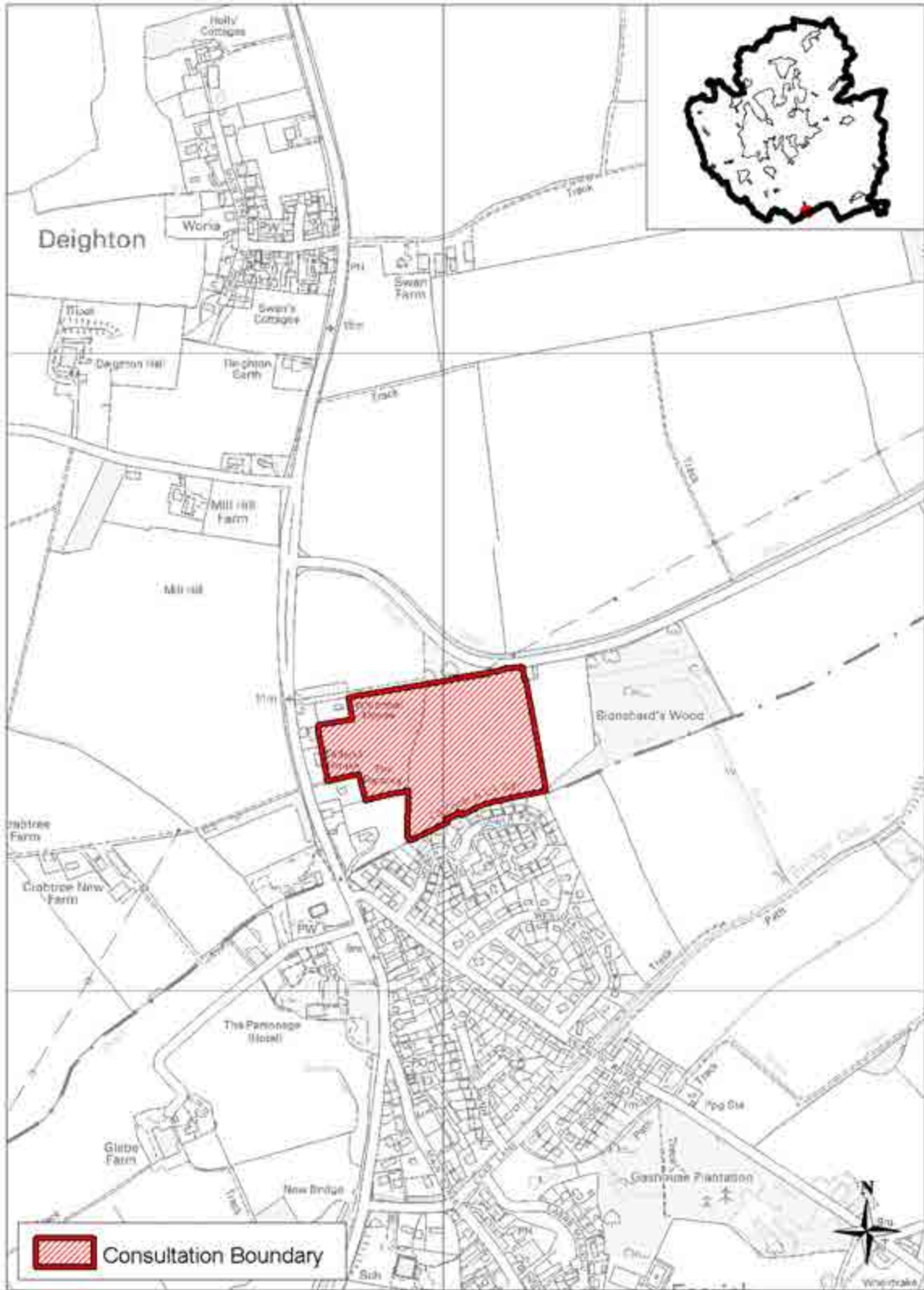
<b>Site ref:</b> 182	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	Old School Playing Field, New Earswick



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<b>Site size:</b>	4.2 ha	<b>Indicative Amount:</b>	118 dwellings
<b>Recommendation:</b>	To include the site for residential development within the Local Plan		

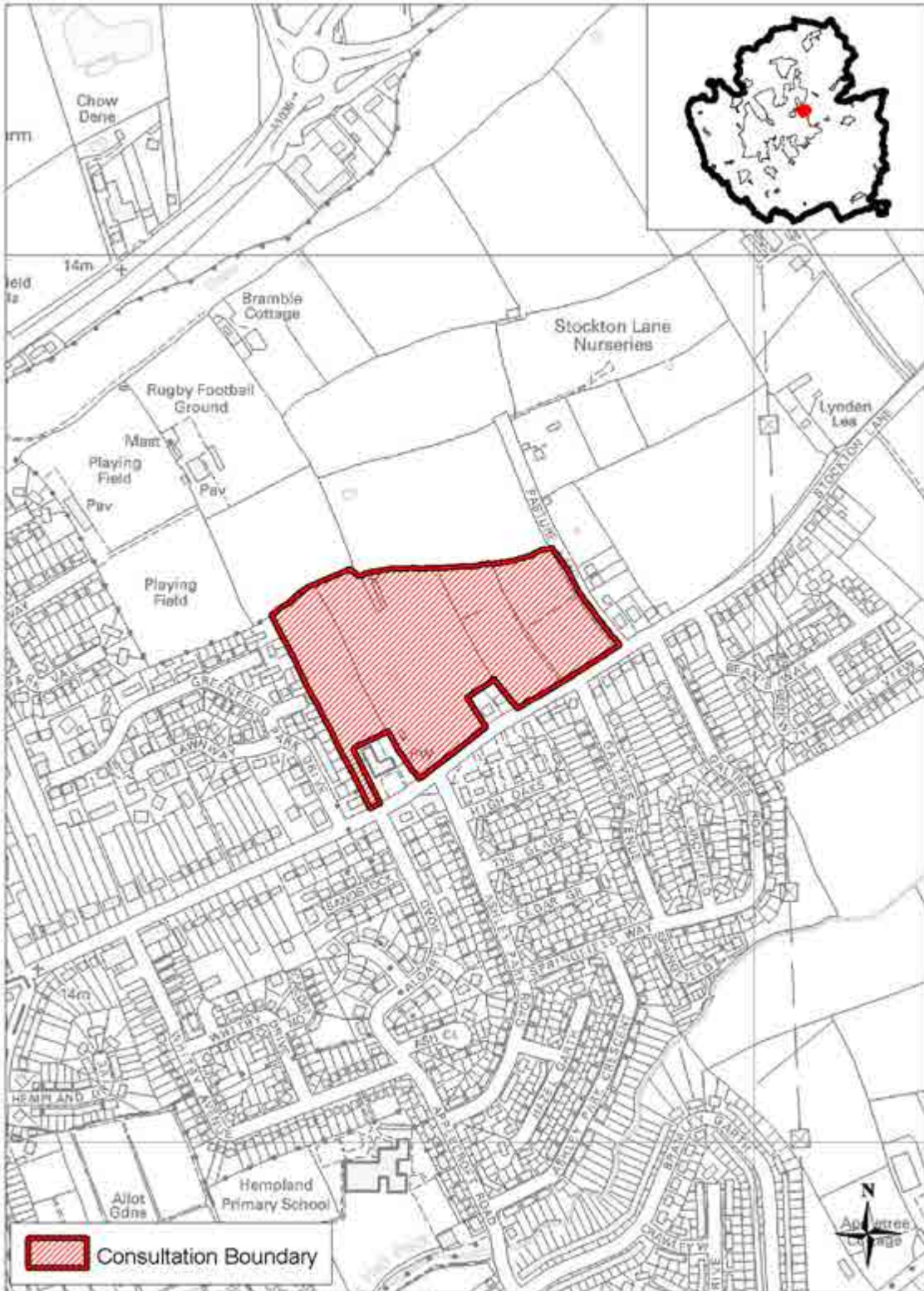
<b>Site ref:</b> 183	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	Land to the North of Escrick



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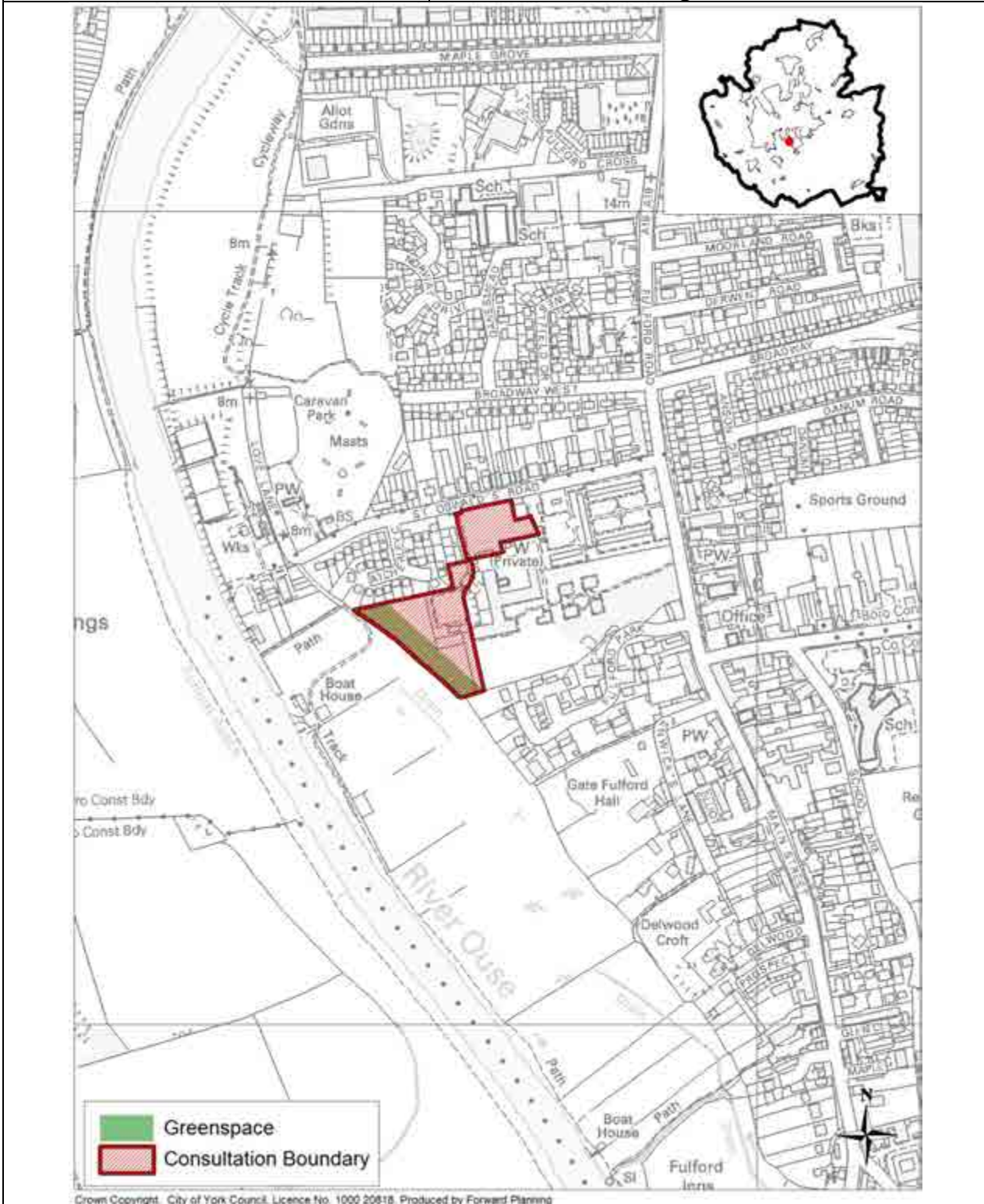
<b>Site size:</b>	6.1 ha	<b>Indicative Amount:</b>	128 dwellings
<b>Recommendation:</b>	To include the site as a strategic site for residential development within the Local Plan		

<b>Site ref:</b> 187	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	Land to the North of Stockton lane



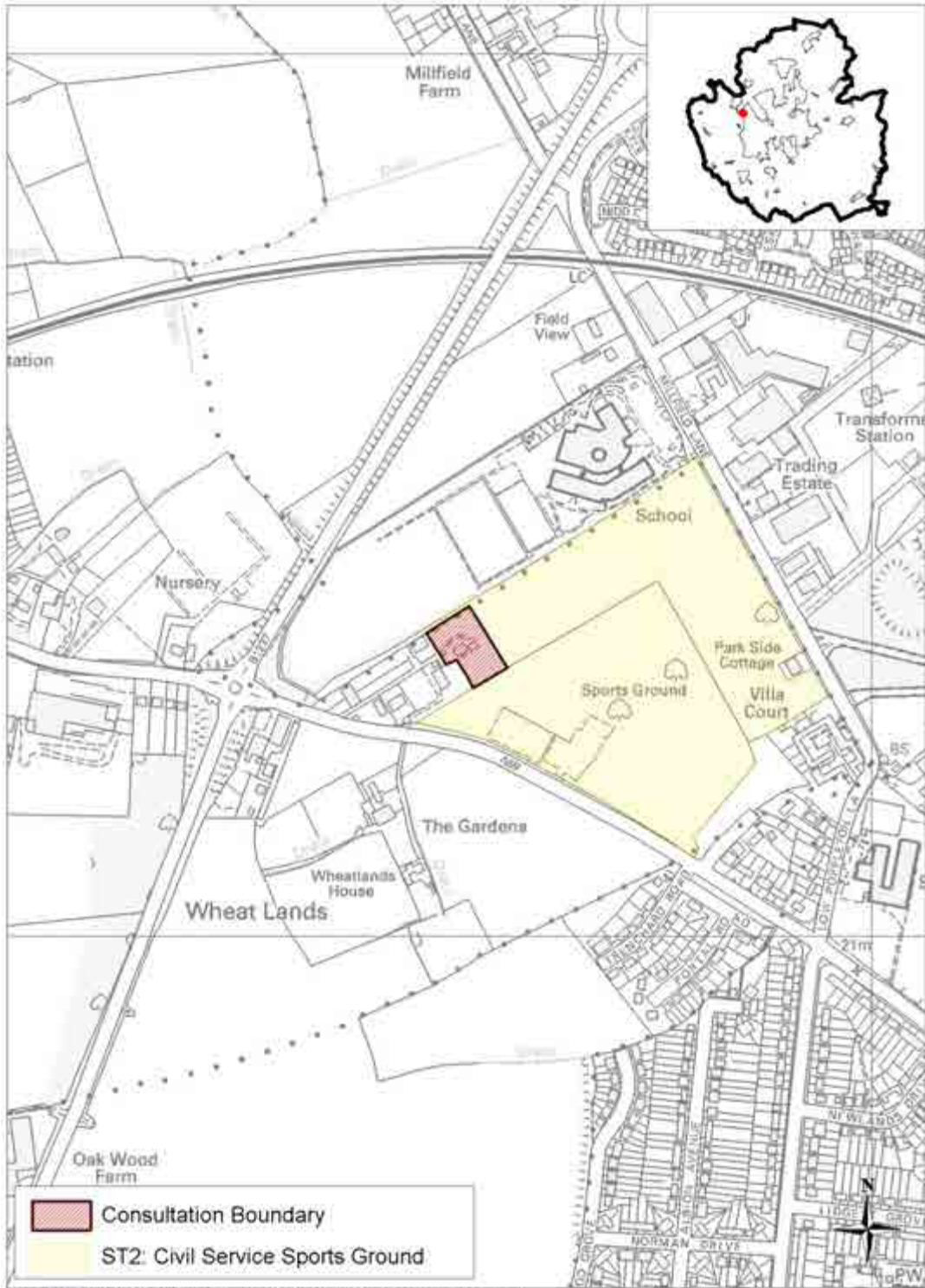
<b>Site size:</b>	5.9 ha	<b>Indicative Amount:</b>	165 dwellings
<b>Recommendation:</b>	To include the site as a strategic site for residential development within the Local Plan		

<b>Site ref:</b> 298	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	<b>Sites at Connaught Court</b>



<b>Site size:</b>	Site boundary: 1.6 ha (0.45 ha Green space)
<b>Indicative Amount</b>	37 dwellings
<b>Recommendation:</b>	To include the site for residential development within the Local Plan

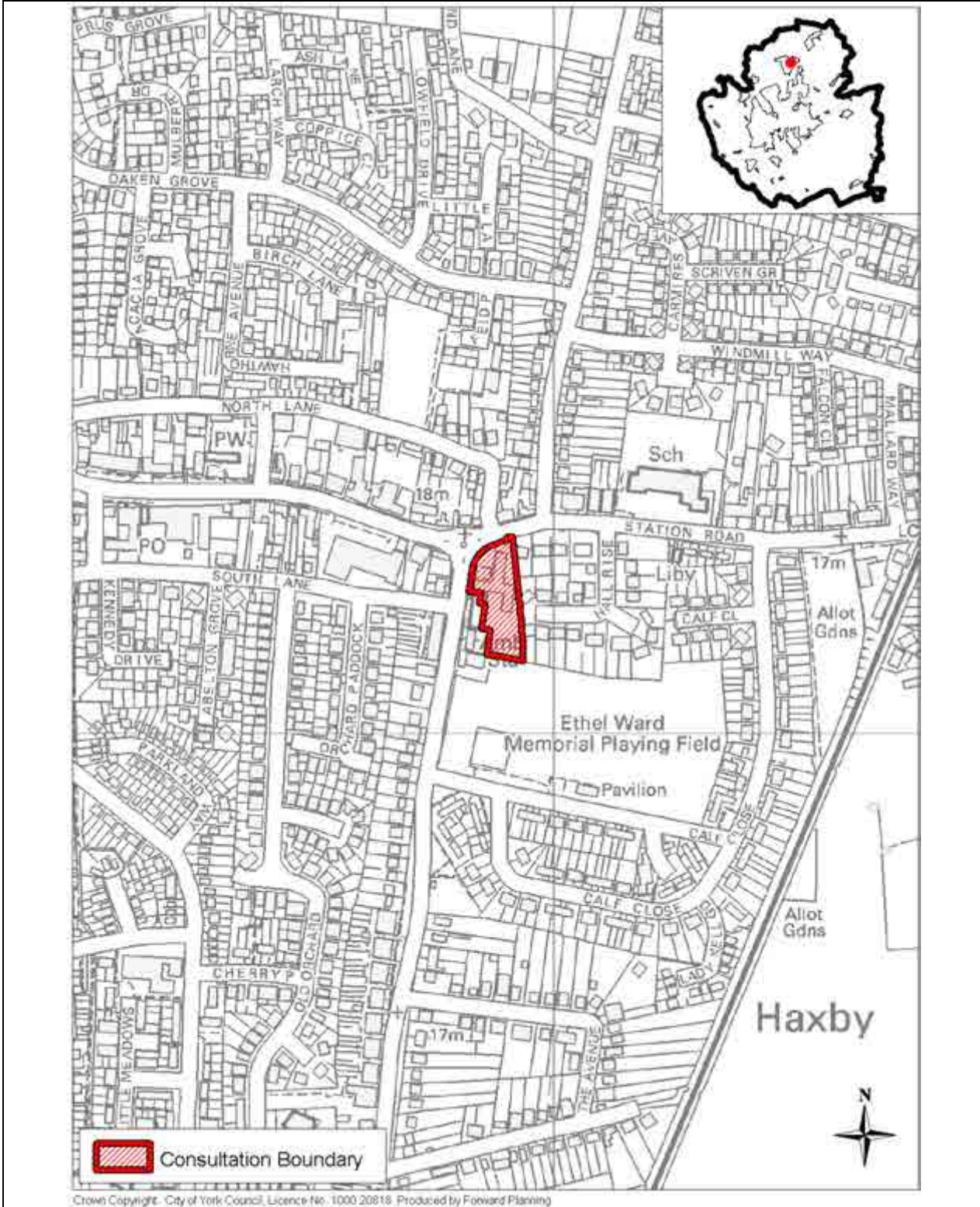
<b>Site ref:</b> 733	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	The Old Vinery, Cinder Lane



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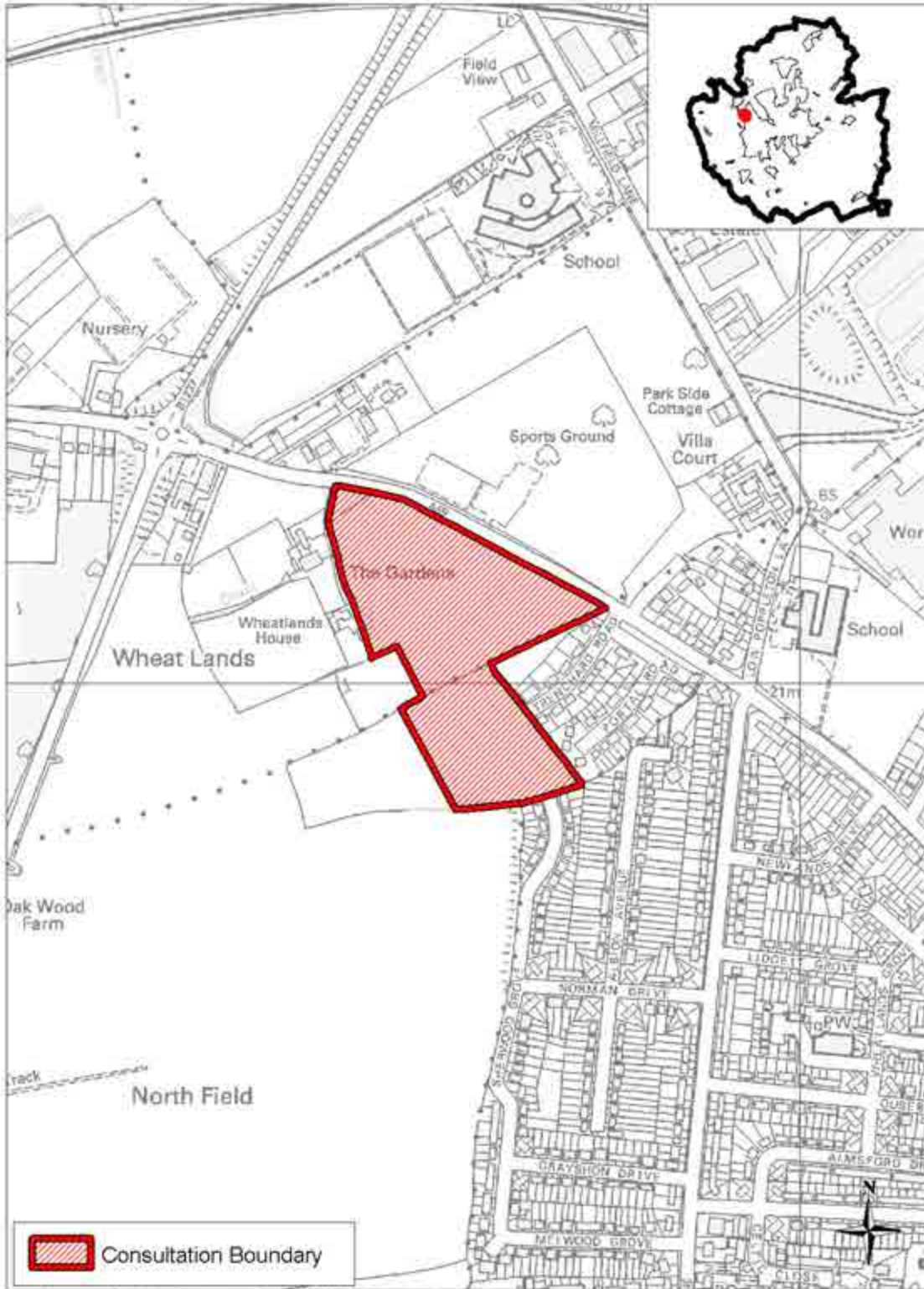
<b>Site size:</b>	0.4 ha	<b>Indicative Amount:</b>	11 dwellings
<b>Recommendation:</b>	To include the site as a potential extension to strategic allocation ST2: Civil Service Sports Ground subject to resolving issues regarding an existing covenant on the property.		

<b>Site ref:</b> 757	<b>Site Name:</b>
<b>Allocation Ref:</b> N/a	<b>Haxby Hall Elderly Persons Home</b>



<b>Site size:</b>	0.42 ha	<b>Indicative Amount:</b>	15 dwellings
<b>Recommendation:</b>	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan		

<b>Site ref:</b> 779	<b>Site Name:</b> Land at Boroughbridge Road
<b>Allocation Ref:</b> N/a	



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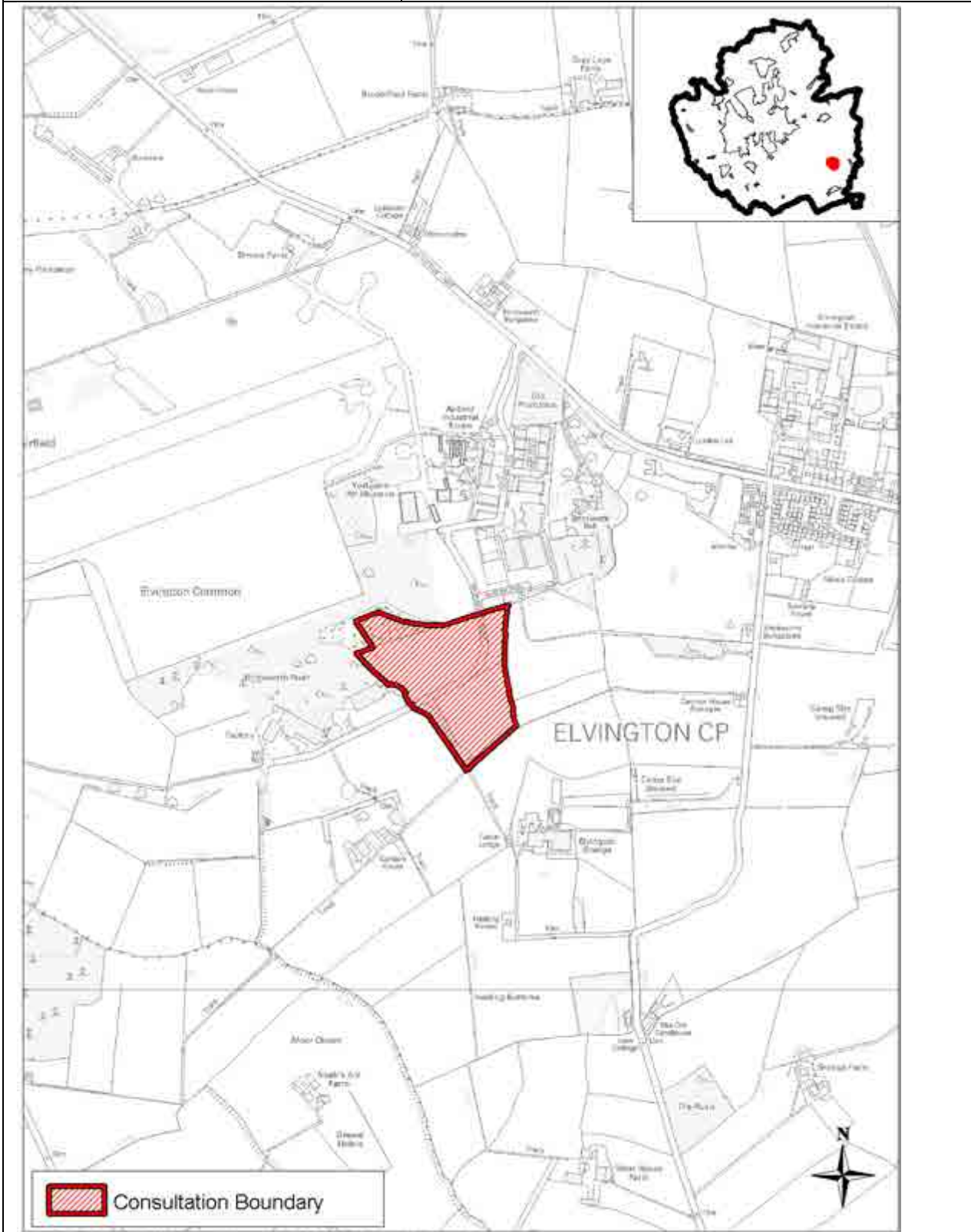
<b>Site size:</b>	5.8 ha	<b>Indicative Amount:</b>	161 dwellings
<b>Recommendation:</b>	To include the site as a strategic site for residential development within the Local Plan		

## **2.3 Employment/Retail Site Outcomes**

This section of the report details those sites which have been identified as having potential for employment/retail development (Further details are provided in Appendices 1 and 3 which also includes sites which were assessed as not having potential for employment/retail development).



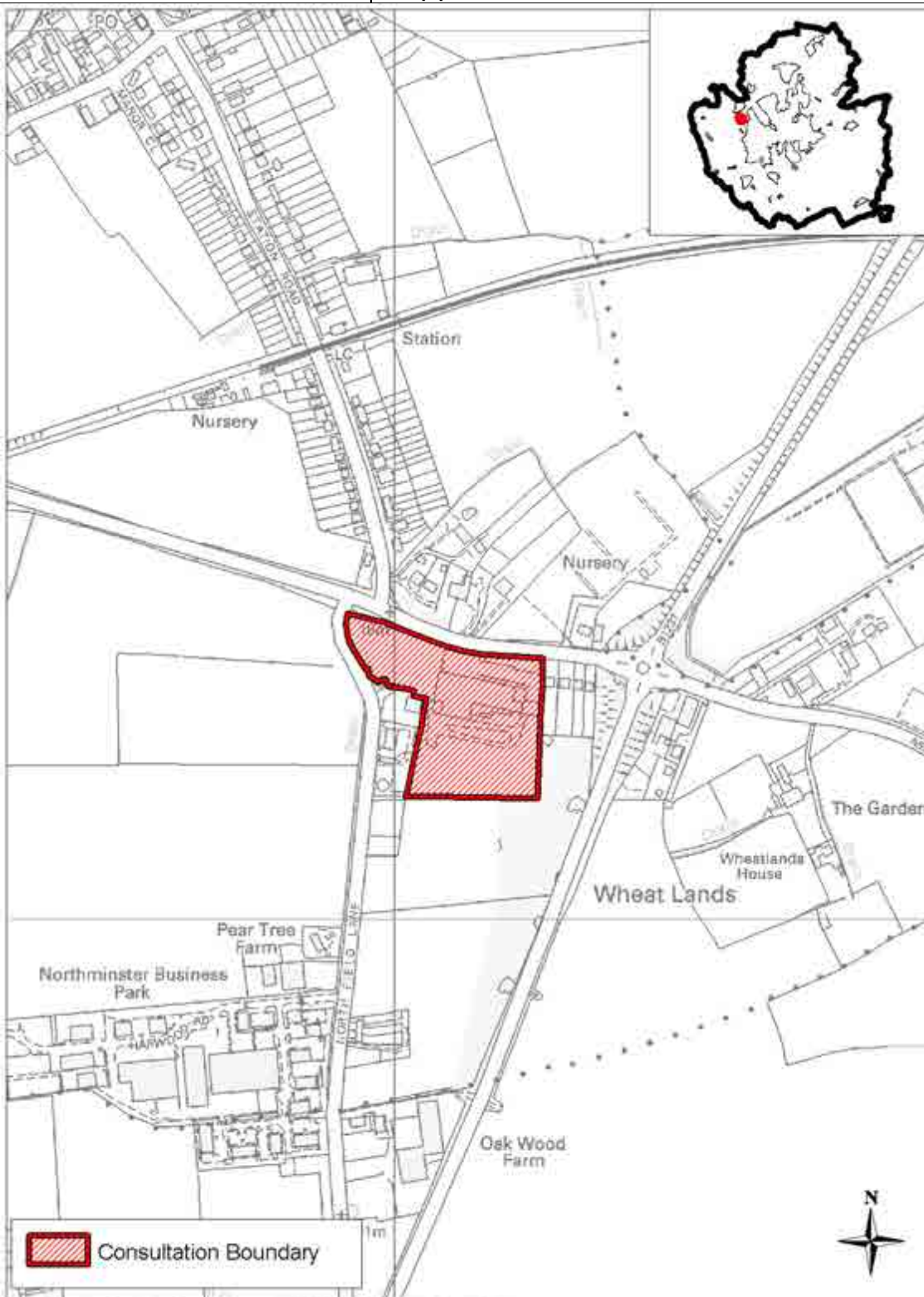
<b>Site ref: 97</b>	<b>Site Name:</b>
<b>Allocation Ref : N/a</b>	<b>Airfield Business Park</b>



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<b>Site Size:</b>	8.4 ha
<b>Recommendation:</b>	To include this site as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.

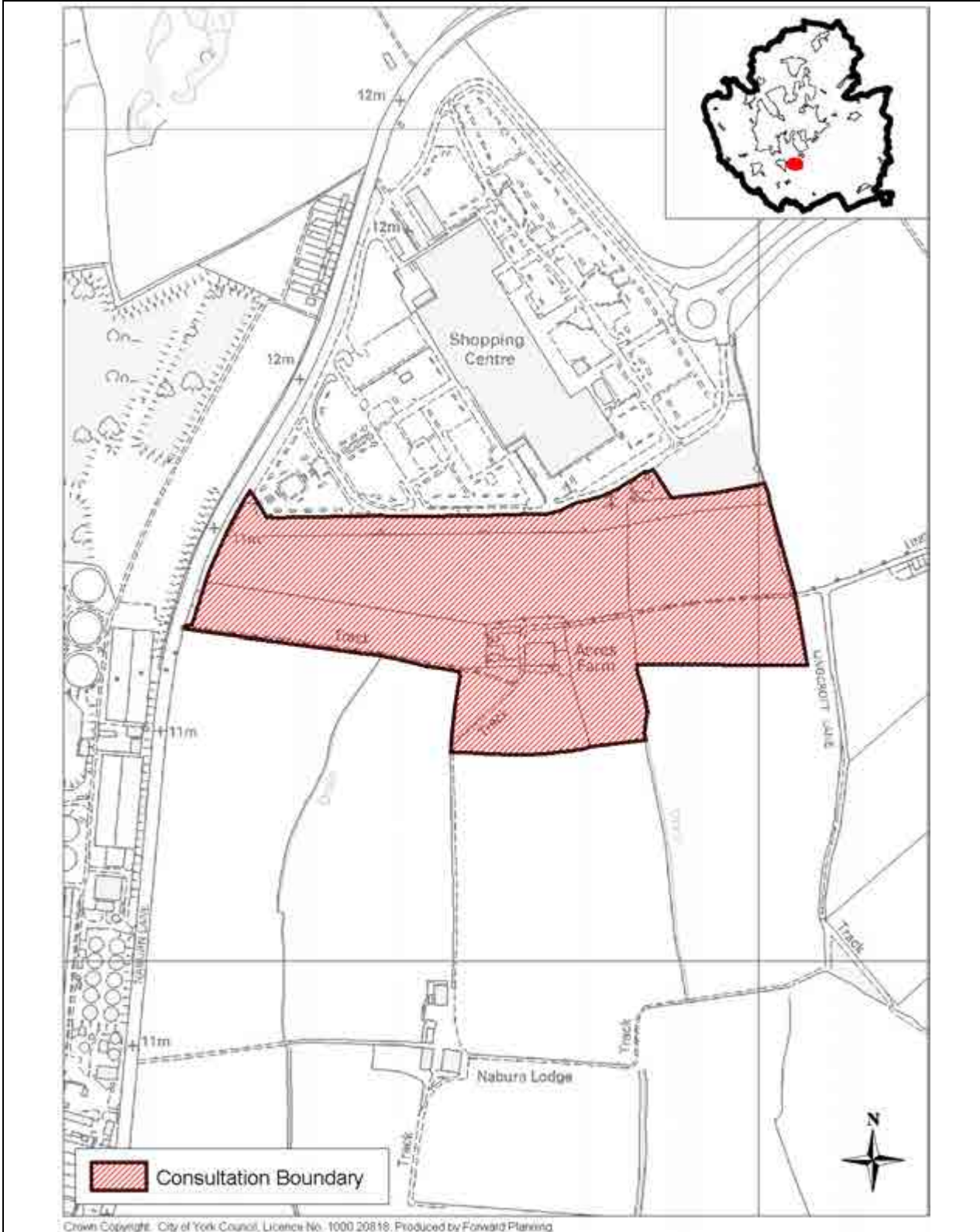
<b>Site ref:</b> 742	<b>Site Name:</b>
<b>Allocation Ref :</b> N/a	Poppleton Garden Centre



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<b>Site Size:</b>	2.8 ha
<b>Recommendation:</b>	To include this site for employment use (B1b/B1c/B2/B8) within the Local Plan.

<b>Site ref:</b> 800	<b>Site Name:</b>
<b>Allocation Ref :</b> SF7	Land to South of Designer Outlet



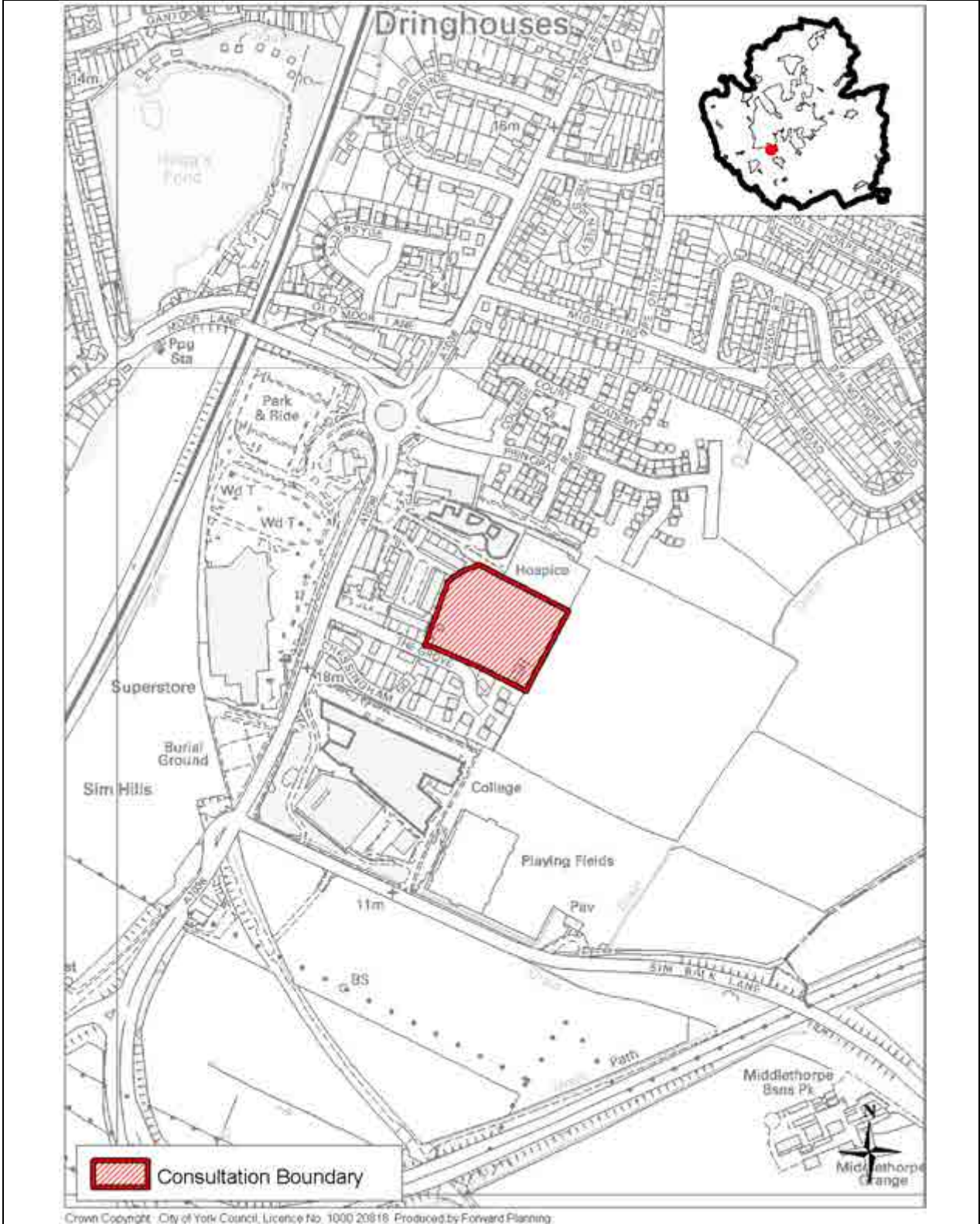
<b>Site Size:</b>	15.1 ha
<b>Recommendation:</b>	To include this as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.

### **3. Changes to Allocated Sites**

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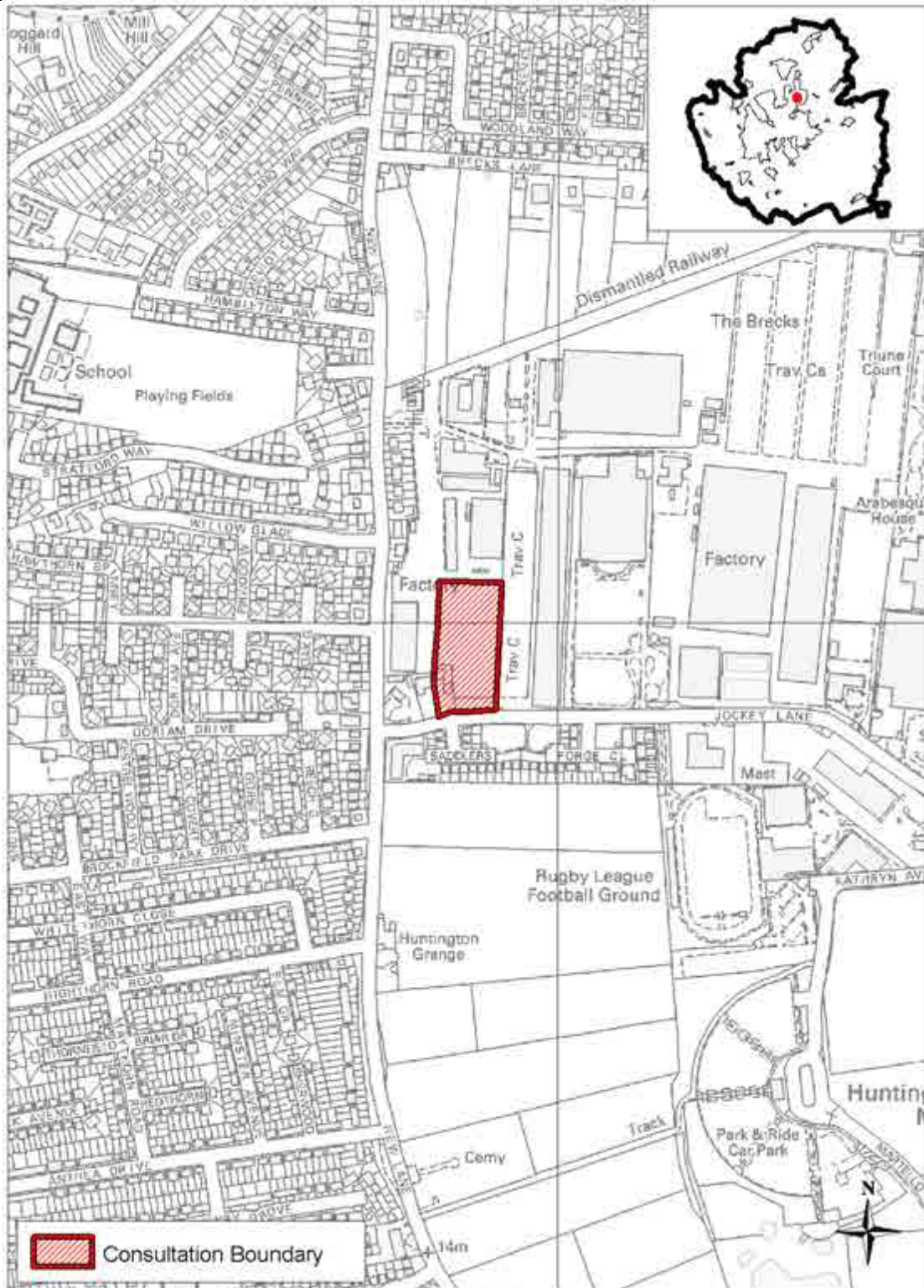
This section of the report details those sites which have been submitted for alternative uses or a boundary change from their allocation in the Local Plan Preferred Options and this has been supported by technical work. Further details can be found in **Appendix 4**.

<b>Site ref:</b> 247	<b>Site Name:</b>
<b>Allocation Ref:</b> H6	Land RO The Square, Tadcaster Rd



<b>Site size:</b>	1.5 ha	<b>Indicative Amount:</b>	48
<b>Recommendation:</b>	To reduce the site boundary for Site H6 previously allocated in the Preferred Options to protect the land adjacent to St Leonard's Hospice		

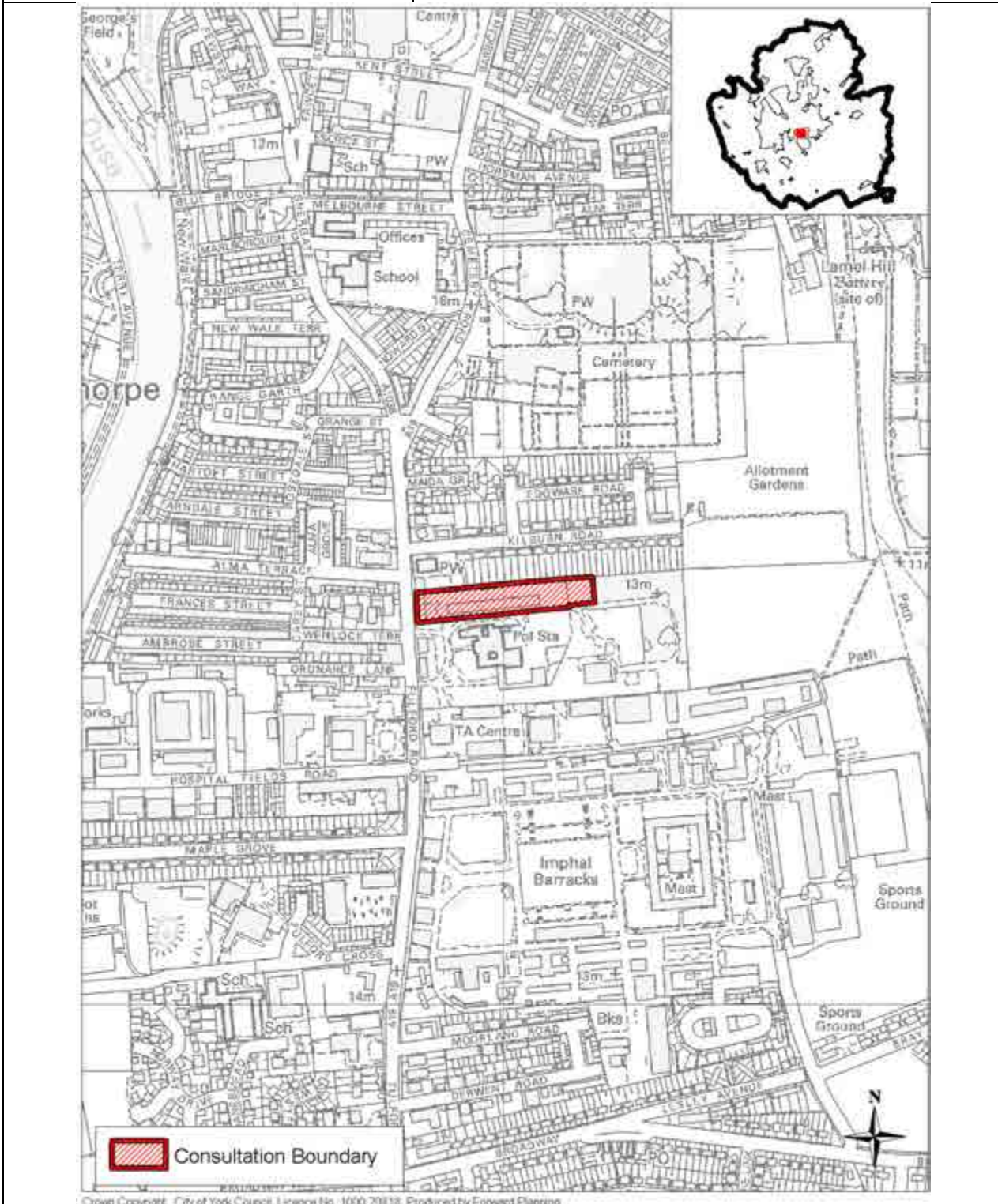
<b>Site ref: 639</b>	<b>Site Name:</b>
<b>Allocation Ref : E11</b>	<b>Annamine Nurseries</b>



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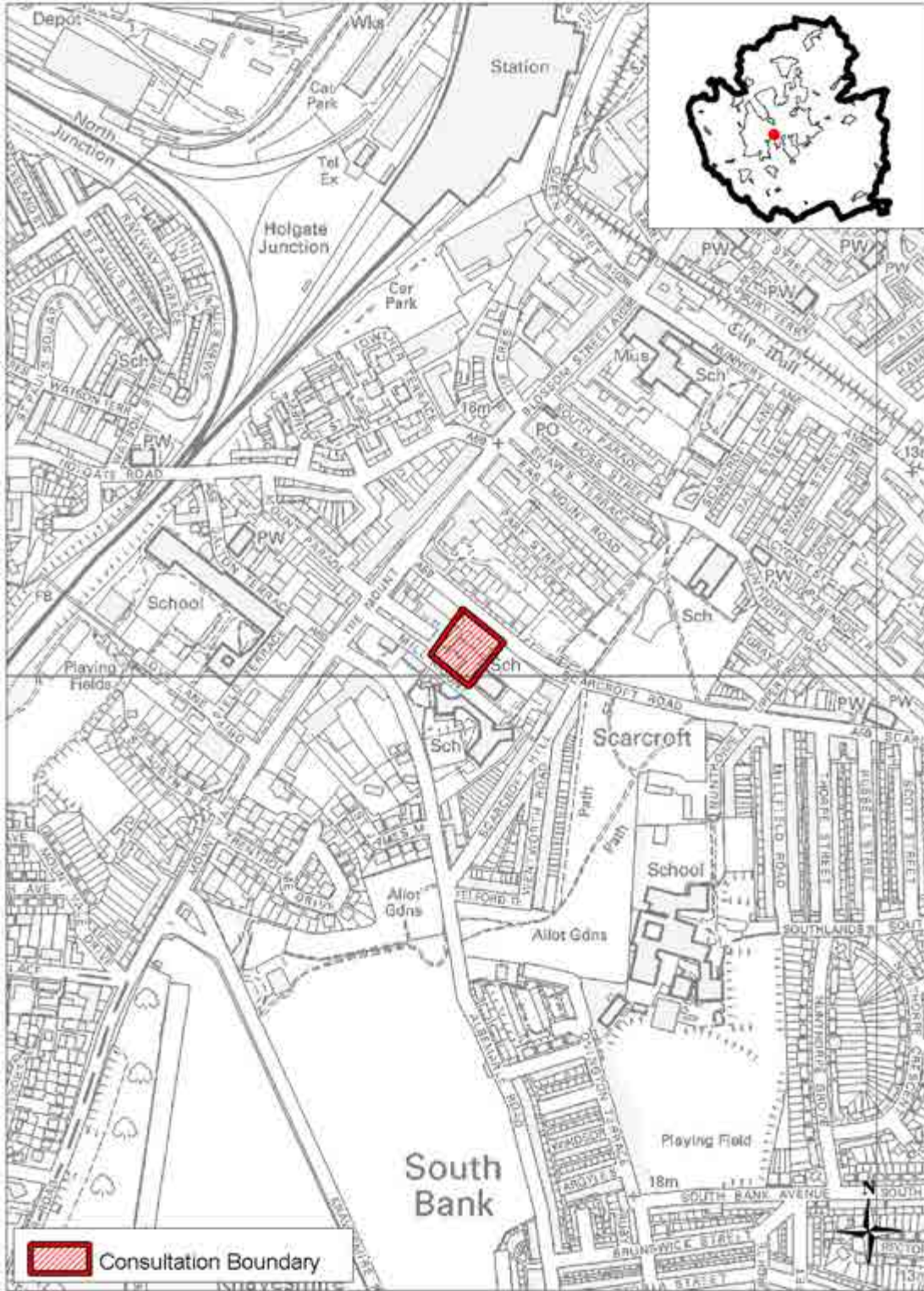
<b>Site Size:</b>	1 ha
<b>Recommendation:</b>	To include this site for B1a Office Use as well as other employment within the Local Plan where this is connected to the adjacent use.

<b>Site ref:</b> 627	<b>Site Name:</b>
<b>Allocation Ref :</b> H11	<b>Land at Fredrick House</b>



<b>Site Size:</b>	0.8 ha
<b>Recommendation:</b>	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan

<b>Site ref:</b> 654	<b>Site Name:</b>
<b>Allocation Ref:</b> H19	<b>Land at Mill Mount</b>



<b>Site size:</b>	0.4 ha
<b>Recommendation:</b>	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan



## 4. Changes to Strategic Sites

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### 4.1 Introduction

The Preferred Options Local Plan comprises twenty four strategic sites for a number of uses including, residential, employment and retail.

Following ongoing work on how development could be arranged on the site in relation to strategic sites delivery, a number of boundary revisions were submitted to the Council for consideration. Any proposed change has been considered by the Technical Officer Group, the detailed outcomes of which are set out in section 2.3 of this appendix. The strategic sites where changes have been requested are:

- ST1: British Sugar/Manor School
- ST2: Former Civil Service Sports Ground, Millfield Lane
- ST6: Land East of Grimston Bar
- ST7: Land to the East of Metcalfe Lane
- ST9: Land North of Haxby
- ST10: Land at Moor Lane, Woodthorpe
- ST11: New Lane, Huntington
- ST12: Manor Heath Road, Copmanthorpe
- ST14: Land North of Clifton Moor
- ST15: Whinthorpe
- ST19: Northminster Business Park

The following maps highlight where changes are proposed for comment.

Some of the sites presented include ideas for the arrangement of strategic green space within the site. At present these are suggested arrangements and do not describe the full extent of all open space and landscaping that will be required in the development.

Each of the site proformas show indicative amounts of development. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

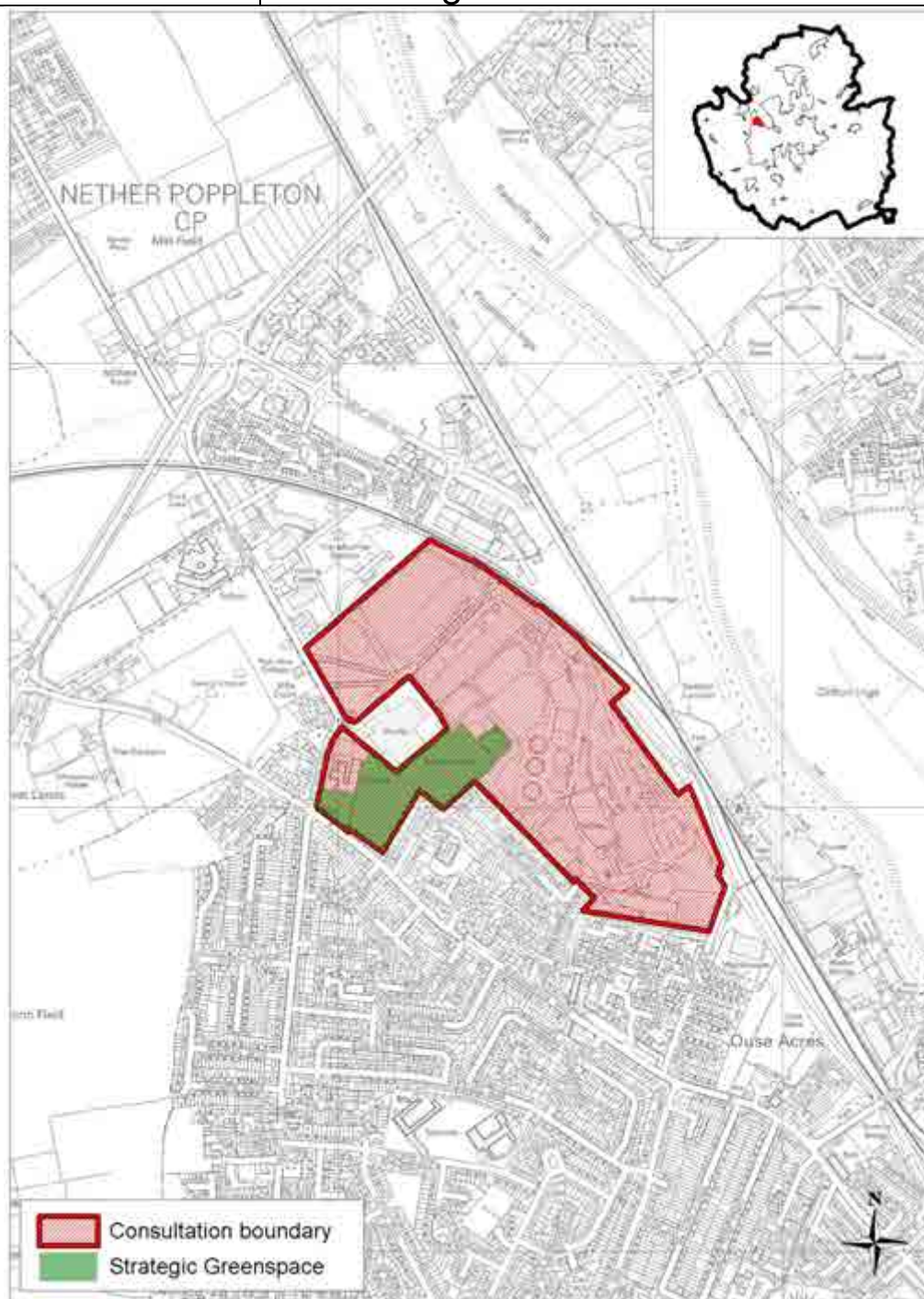
**The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only to allow comparison with the Preferred Option Local Plan site allocations and are liable to change subject to further work.<sup>2</sup>**

More detail is provided in **Appendix 13** to this report.

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<sup>2</sup> Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

<b>Site Reference:</b> ST1	<b>Site Name</b> British Sugar/ Manor School
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<b>Site Size:</b>	40.7ha (Strategic green space – 5.2ha)
<b>Indicative Amount:</b>	994 dwellings <sup>2</sup>
<b>Recommendation:</b>	To include the revised boundary for ST1 within the Local Plan to reflect the comprehensive masterplan approach which includes the former Manor School site and the existing and former open spaces.

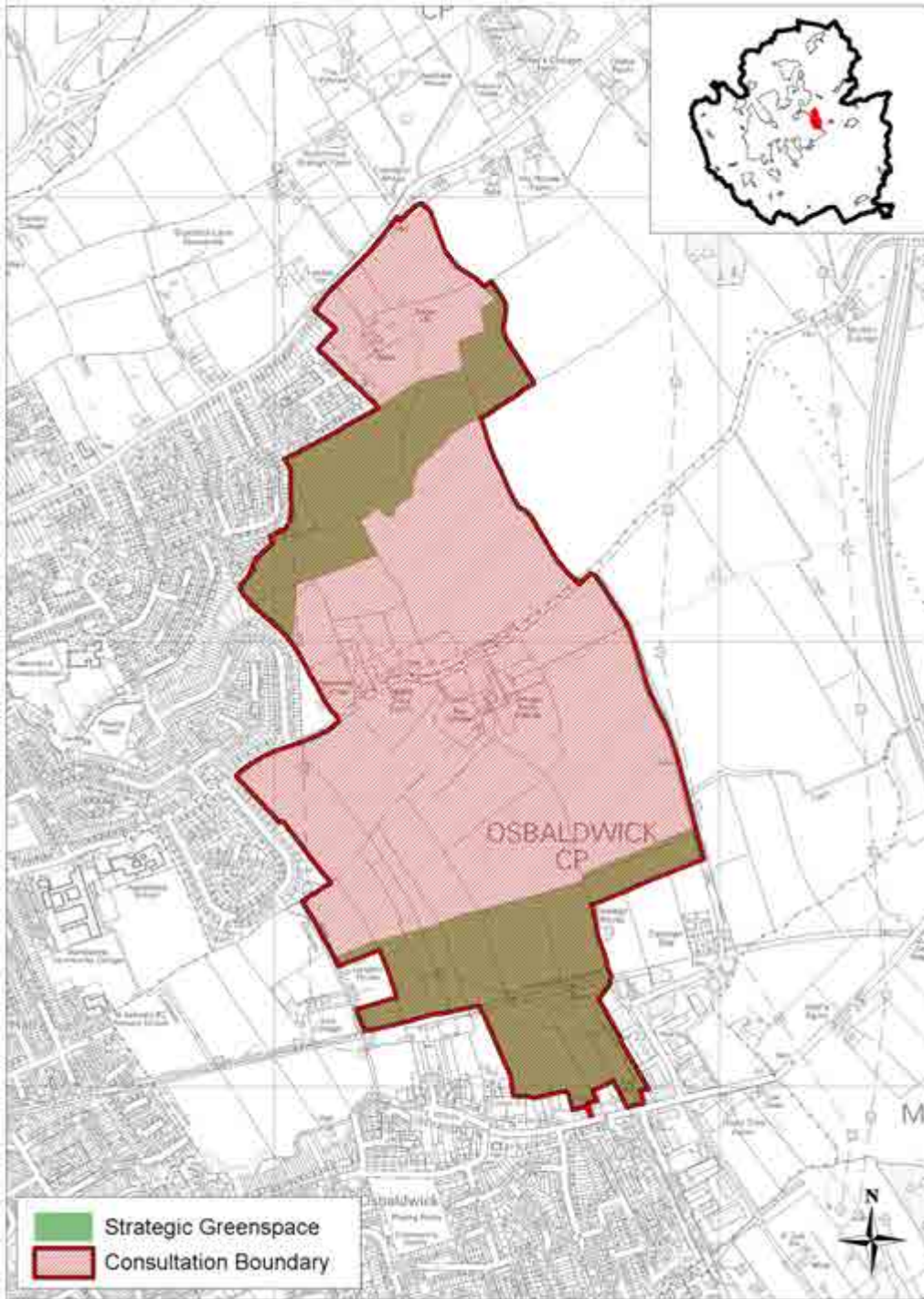
<b>Site Reference:</b> ST2	<b>Site Name</b> Former Civil Service Sports Ground, Millfield Lane
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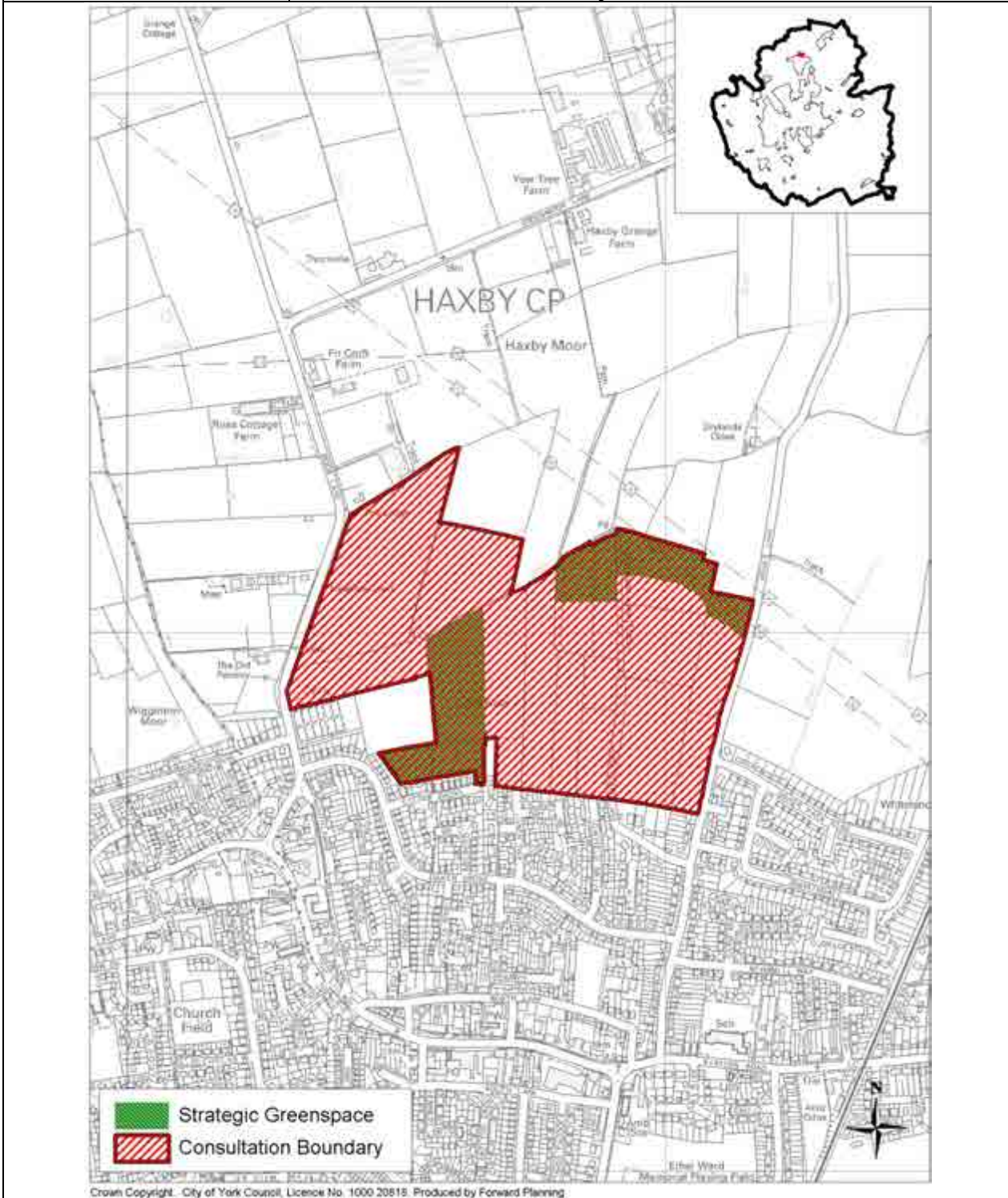
<b>Site Size:</b>	10.9ha ( Strategic green space – 2.3ha)
<b>Indicative Amount:</b>	241 dwellings <sup>2</sup>
<b>Recommendation:</b>	To include the revised boundary to ST2 to exclude land within the planning consent now granted at Westview Close and additional land submitted in the north west corner for inclusion within the Local Plan.

<b>Site Reference:</b> ST7	<b>Site Name</b> Land to the East of Metcalfe Lane
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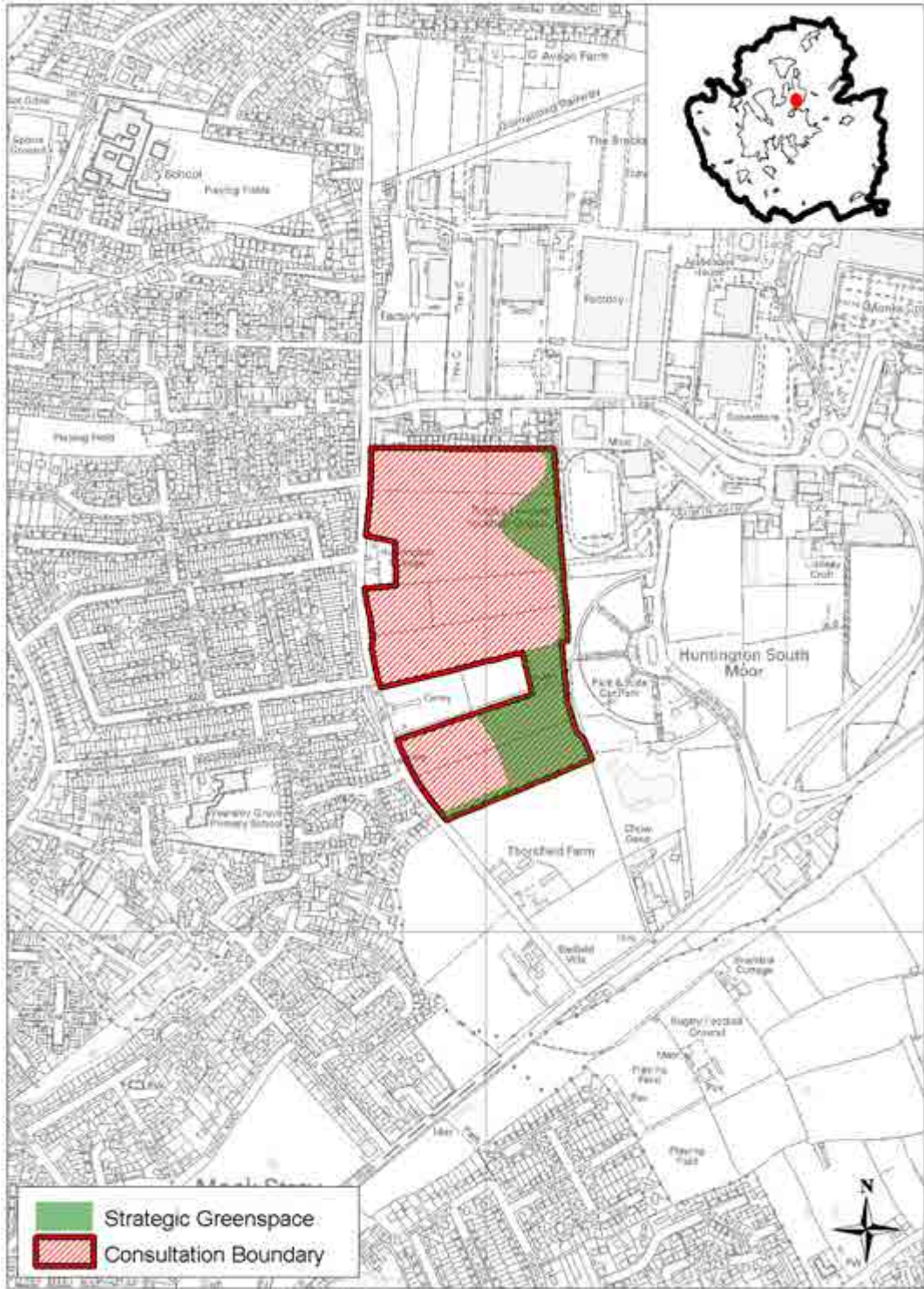
<b>Site Size:</b>	Site boundary: 113.3ha (Strategic greenspace 34ha)
<b>Indicative Amount:</b>	2379 dwellings <sup>2</sup>
<b>Recommendation:</b>	To include the revised boundary to ST7 to reflect the need for appropriate greenspace to provide a setting to Osbaldwick village and create a green wedge and ensure appropriate options for highways access are safeguarded within the Local Plan.

<b>Site Reference:</b> ST9	<b>Site Name:</b> Land North of Haxby
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<b>Site Size:</b>	Site boundary: 33.5ha (Strategic green space 6.4ha)
<b>Indicative Amount:</b>	813 dwellings <sup>2</sup>
<b>Recommendation:</b>	To include this revised boundary to reflect the need to build at lower densities and to accommodate drainage arrangements for inclusion within the Local Plan.

<b>Site Reference:</b> ST11	<b>Site Name:</b> Land at New Lane, Huntington
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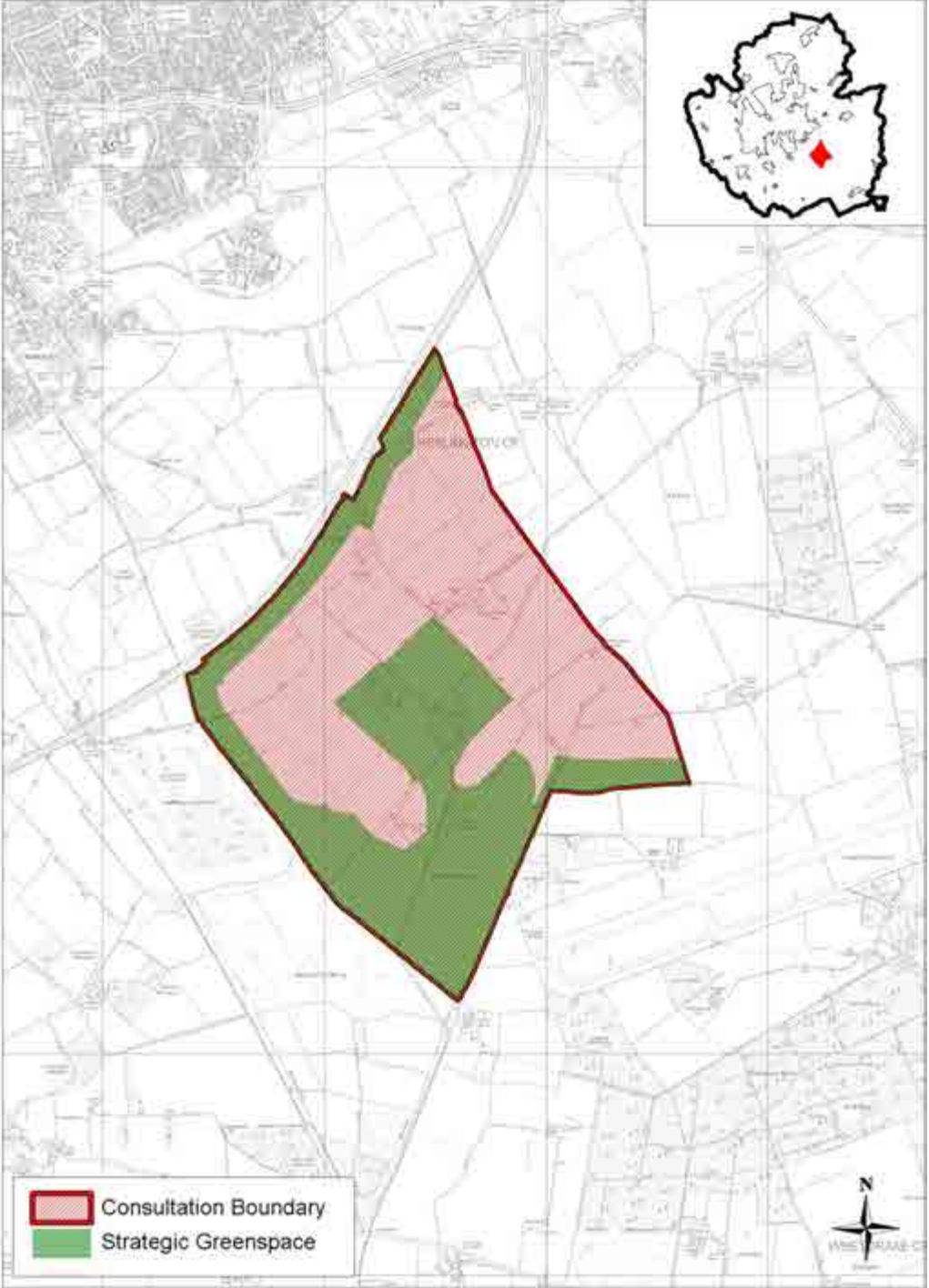
<b>Site Size:</b>	Site boundary: 16.3ha (Strategic green space 4.1ha)
<b>Indicative Amount:</b>	366 dwellings <sup>2</sup>
<b>Recommendation:</b>	To include within the boundary of ST11 green space to protect the setting of the Scheduled Ancient Monument within the Local Plan.

<b>Site Reference:</b> ST14	<b>Site Name:</b> Land to the North of Clifton Moor
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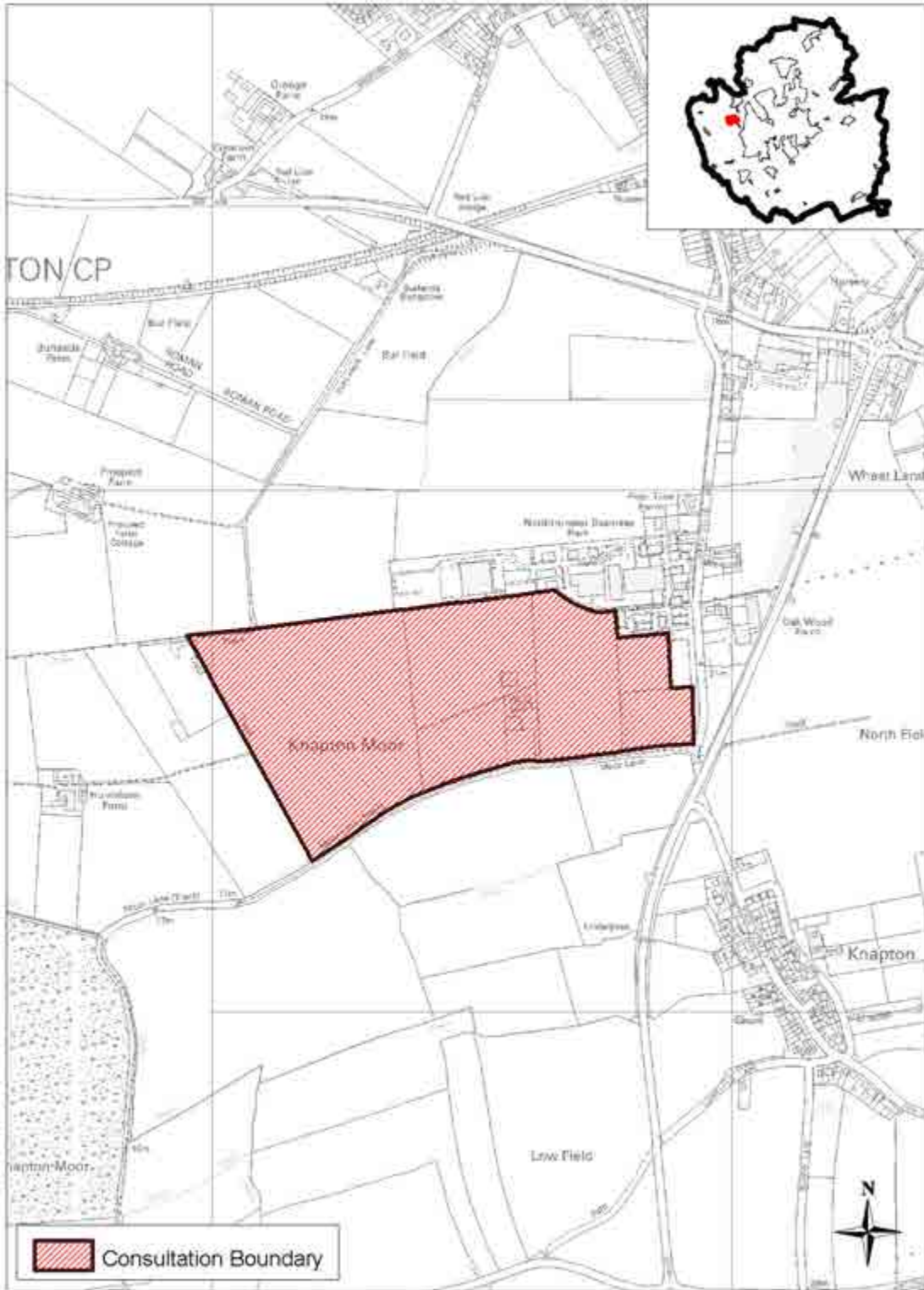
<b>Site Size:</b>	Site boundary 157ha (Strategic green space 47.3ha)
<b>Indicative Amount:</b>	3291 dwellings <sup>2</sup>
<b>Recommendation:</b>	To include the revised boundary to ST14 to reflect the need for a strategic landscape buffer around the site for inclusion within the Local Plan.



<p><b>Site Reference:</b> ST15</p>	<p><b>Site Name:</b> Whinthorpe</p>
 <p><small>© Crown Copyright. City of York Council. Licence No. 1000 20618. Produced by Forward Planning</small></p>	
<p><b>Site Size:</b></p>	<p>Site boundary 301.5ha (Strategic green space 132.4ha)</p>
<p><b>Indicative Amount:</b></p>	<p>5073 dwellings<sup>2</sup></p>
<p><b>Recommendation:</b></p>	<p>To include the revised boundaries to ST15 to reflect the need for appropriate levels of Strategic Greenspace in proximity to the Tillmire and create a more deliverable site</p>

**Site Reference:**  
ST19

**Site Name:**  
Northminster Business Park



**Site Size:**

Site boundary 28.5ha

**Recommendation:**

To include this revised boundary to ST19 for employment use (B1b/B1c/B2/B8) for inclusion within the Local Plan.

## 5. New and Revised Safeguarded Land

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Safeguarded land is a term used in the National Planning Policy Framework (NPPF) for land which is excluded from the green belt to provide a reserve of sites that can be considered for development when a Plan is reviewed. Such sites help to ensure that the green belt endures beyond the Plan period and is not subject to incremental change each time the Plan is reviewed. Sites identified as Safeguarded Land can only be considered for development through a Plan review. The designation of a site as safeguarded land should not be assumed to mean that the site will be brought forward for development at plan review. The deliverability and suitability of the site for development will be judged in detail at that time.

The Local Plan preferred options consultation identified a number of sites that were designated as safeguarded land. There have been a number of boundary changes proposed to several Strategic Sites put forward in the Local Plan preferred options document. These changes have reduced the amount of safeguarded land which will need to be replaced to ensure flexibility.

The preferred options consultation responses included a number of suggestions for new sites that we consider could be designated as safeguarded land. These sites have been tested in the same way as the sites that were included in the preferred options consultation Local Plan. This process assessed sites against the primary constraints used in the selection of sites for development. These criteria are designed to; protect the City's heritage and environmental assets, and ensure flood risk is properly managed.

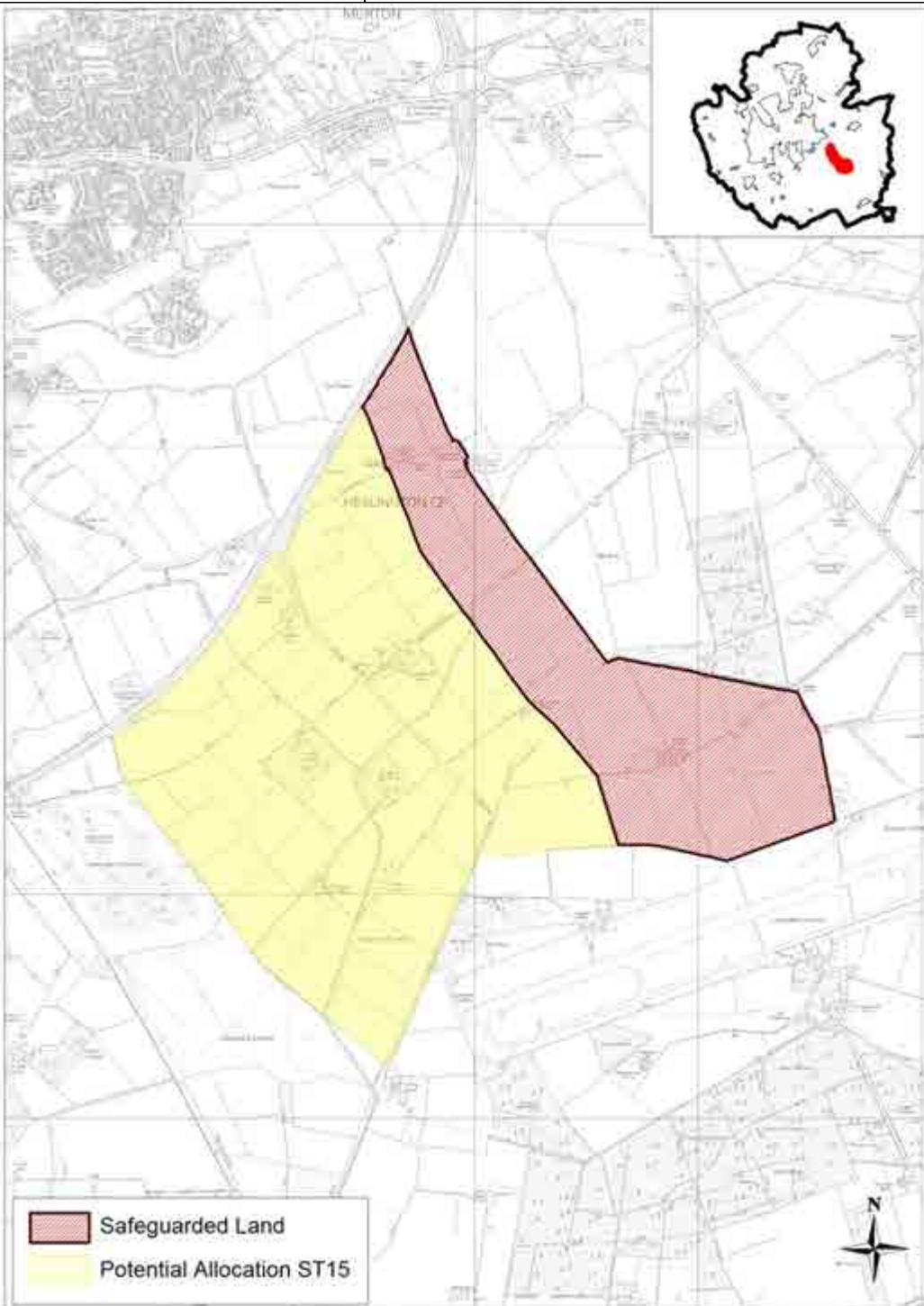
The Local Plan preferred options document included 397 ha of safeguarded land, 97 ha of safeguarded land would be lost if revised site boundaries proposed in other sections of this document relating to previously safeguarded are taken forward.

Sites with potential for inclusion in the Local Plan for safeguarded land are set out in this section. These include boundary changes to existing areas of safeguarded land identified in the Preferred Options Local Plan. In these cases the full site areas are shown. For those areas of safeguarded land

which are considered suitable for potential residential use in the future, an indicative amount of development has been indicated and is for illustrative purposes only to allow comparison with the Preferred Option Local Plan site allocations.

It should be stressed that safeguarded land is not identified for development and could only be brought forward with a review of the plan. Safeguarded land therefore may not come forward for development or may come forward in part. Consequently, for indicative purposes, we have presented 100% of the land coming forward and 50% of the land coming forward. The quantum's have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

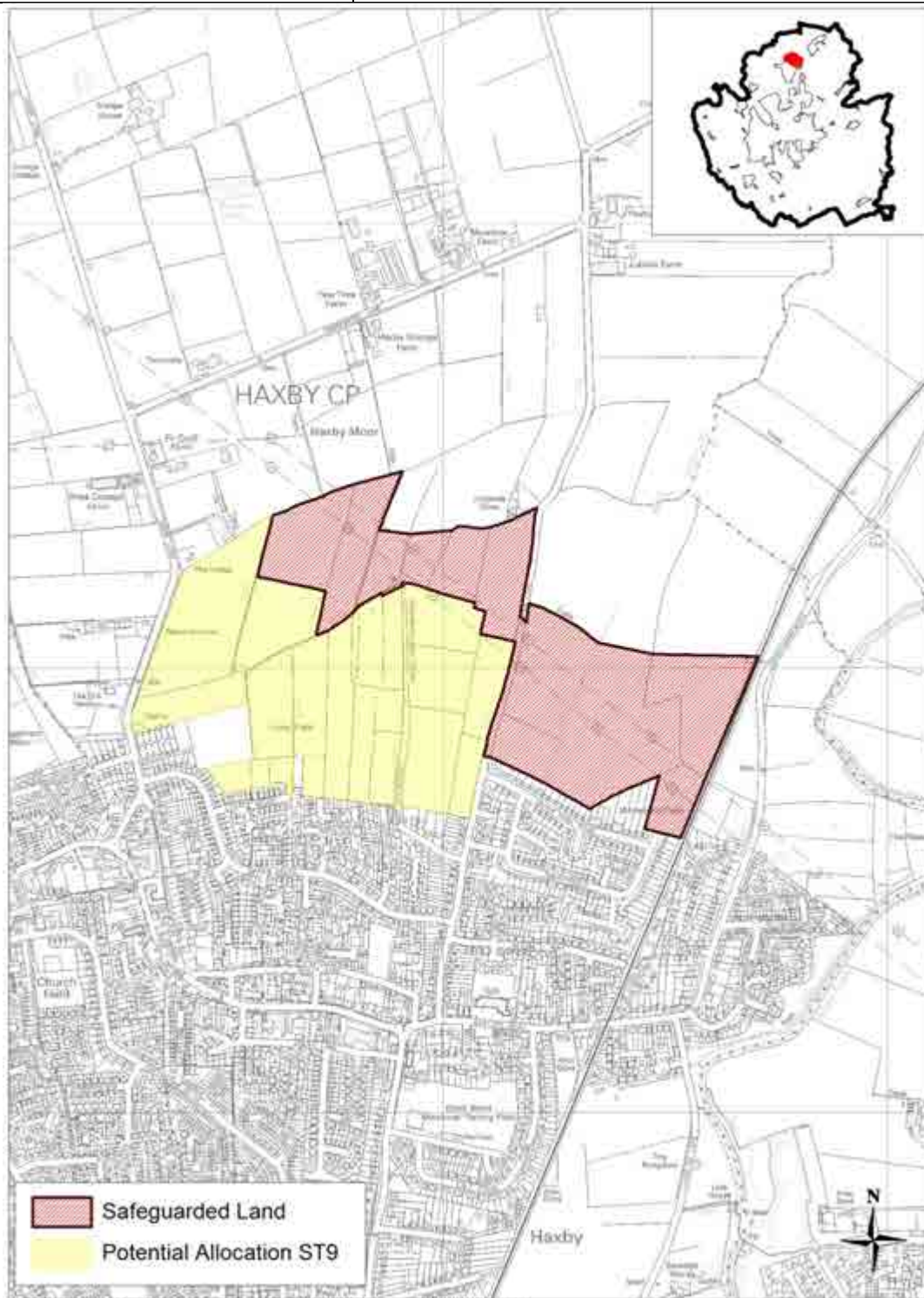
<b>Site ref:</b> 813	<b>Site Name:</b> Whinthorpe
<b>Allocation ref:</b> SF3	



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<b>Site Size:</b>	141ha
<b>Indicative Amount:</b>	100% of land: 4200 dwellings 50% of land: 2100 dwellings
<b>Recommendation:</b>	To include the revised boundary as safeguarded land within the Local Plan.

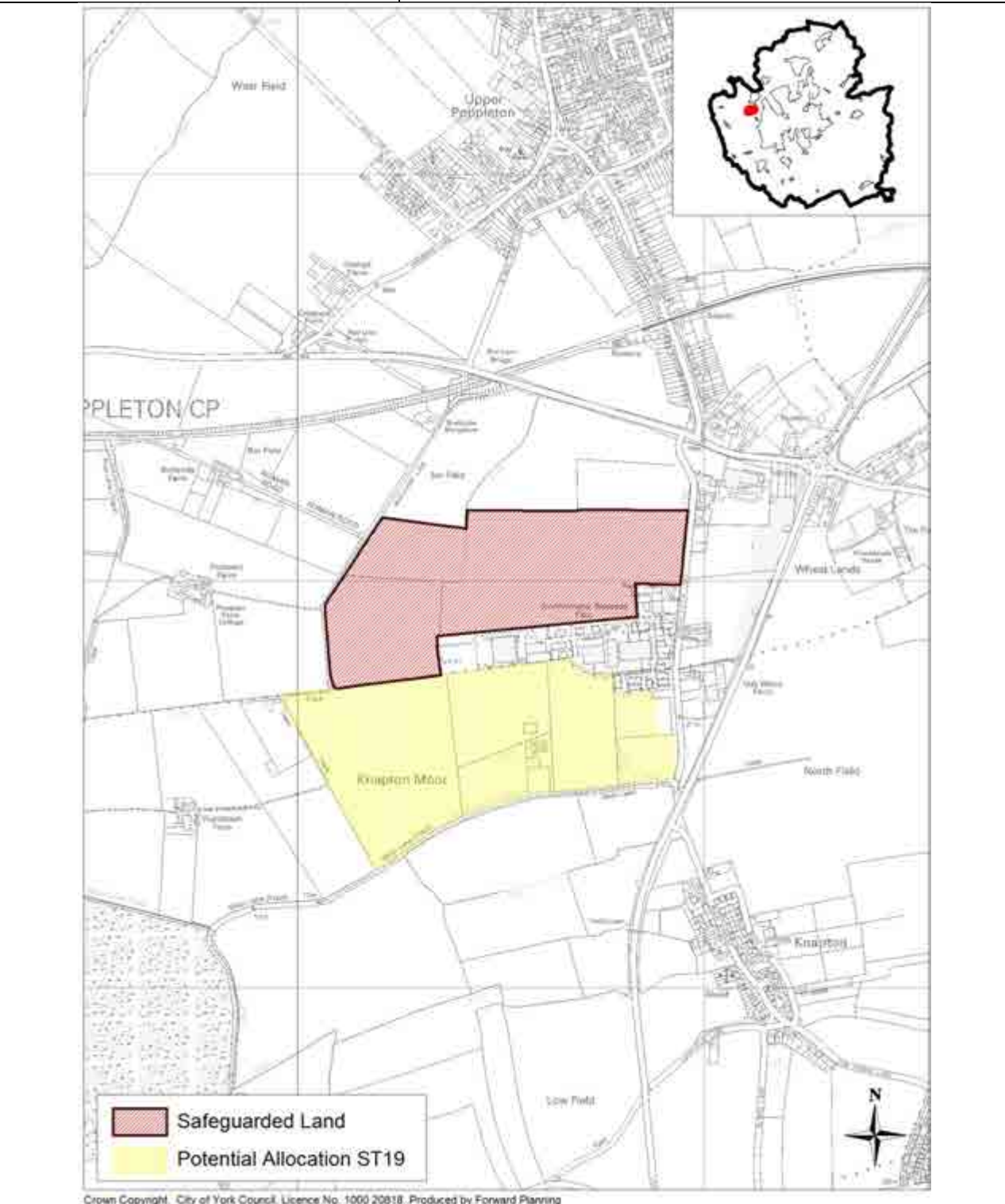
<b>Site ref:</b> 814	<b>Site Name:</b> Land North of Haxby
<b>Allocation ref:</b> SF4	



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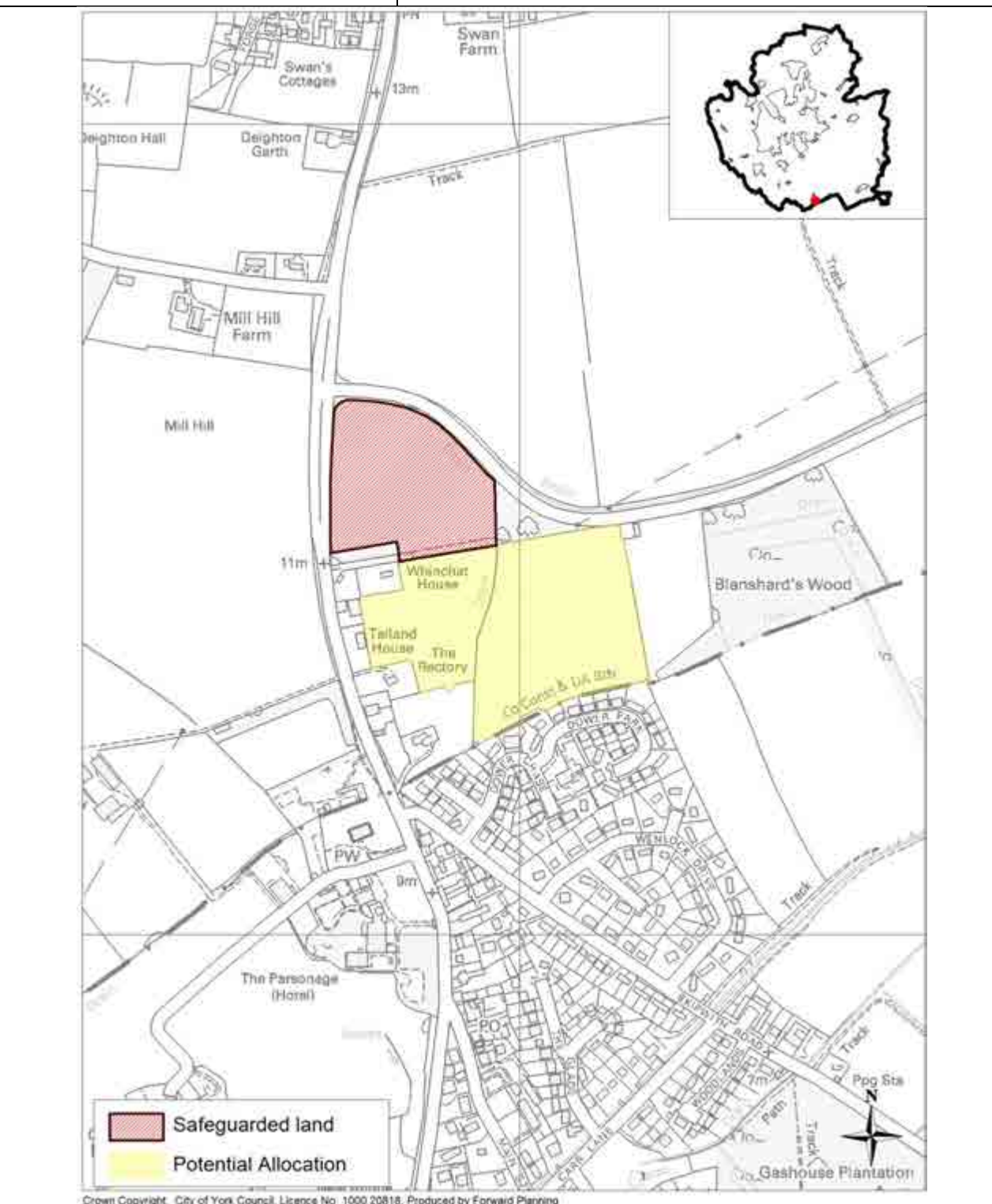
<b>Site Size:</b>	30ha
<b>Indicative Amount:</b>	100% of land: 720 dwellings 50% of land: 360 dwellings
<b>Recommendation:</b>	To include the revised boundary as safeguarded land within the Local Plan.

<b>Site ref: 793</b>	<b>Site Name:</b> Land at Northminster Business Park
<b>Allocation ref: SF8</b>	



<b>Site Size:</b>	25ha
<b>Indicative Amount:</b>	n/a
<b>Recommendation:</b>	To include the site as safeguarded land within the Local Plan.

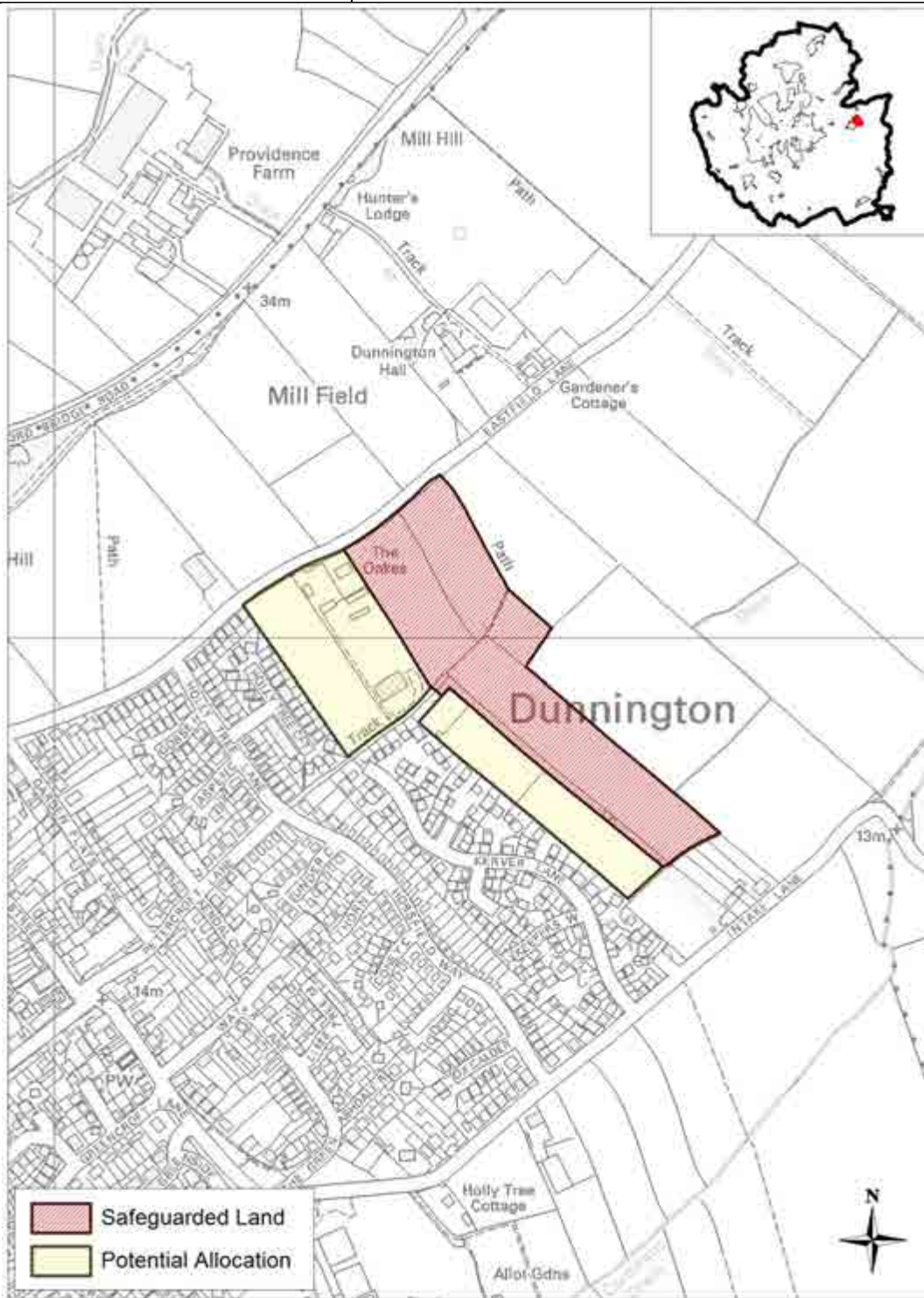
<b>Site ref:</b> 183	<b>Site Name:</b>
<b>Allocation ref:</b> n/a	Land to the North of Escrick



<b>Site Size:</b>	3ha
<b>Indicative Amount:</b>	100% of land: 63 dwellings 50% of land: 32 dwellings
<b>Recommendation:</b>	To include this site as safeguarded land within the Local Plan.

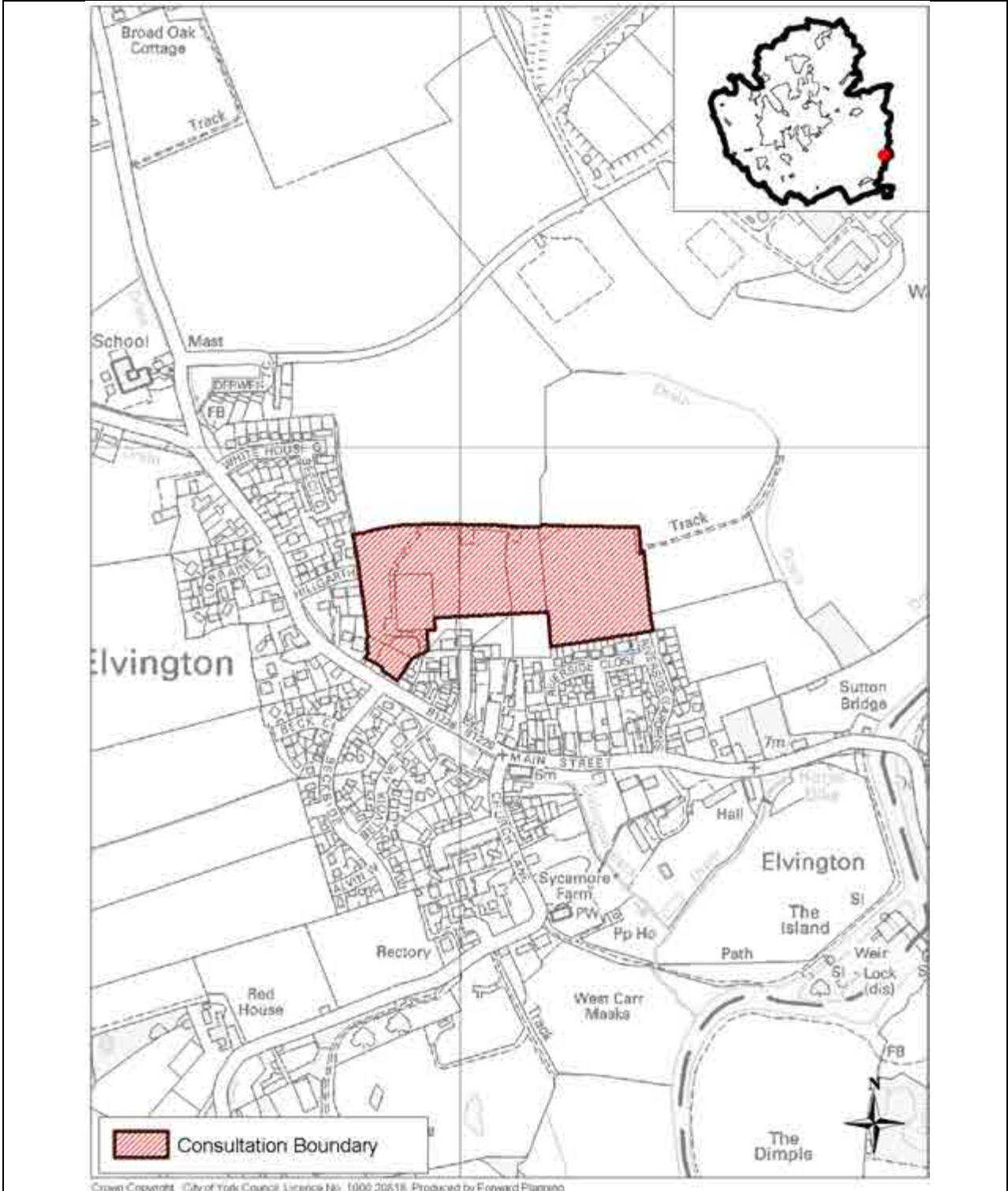


<b>Site ref: 811</b>	<b>Site Name:</b>
<b>Allocation ref: n/a</b>	Land at Intake Lane, East of Dunnington



<b>Site Size:</b>	5ha
<b>Indicative Amount:</b>	100% of land: 105 dwellings 50% of land: 53 dwellings
<b>Recommendation:</b>	To include this site as safeguarded land within the Local Plan.

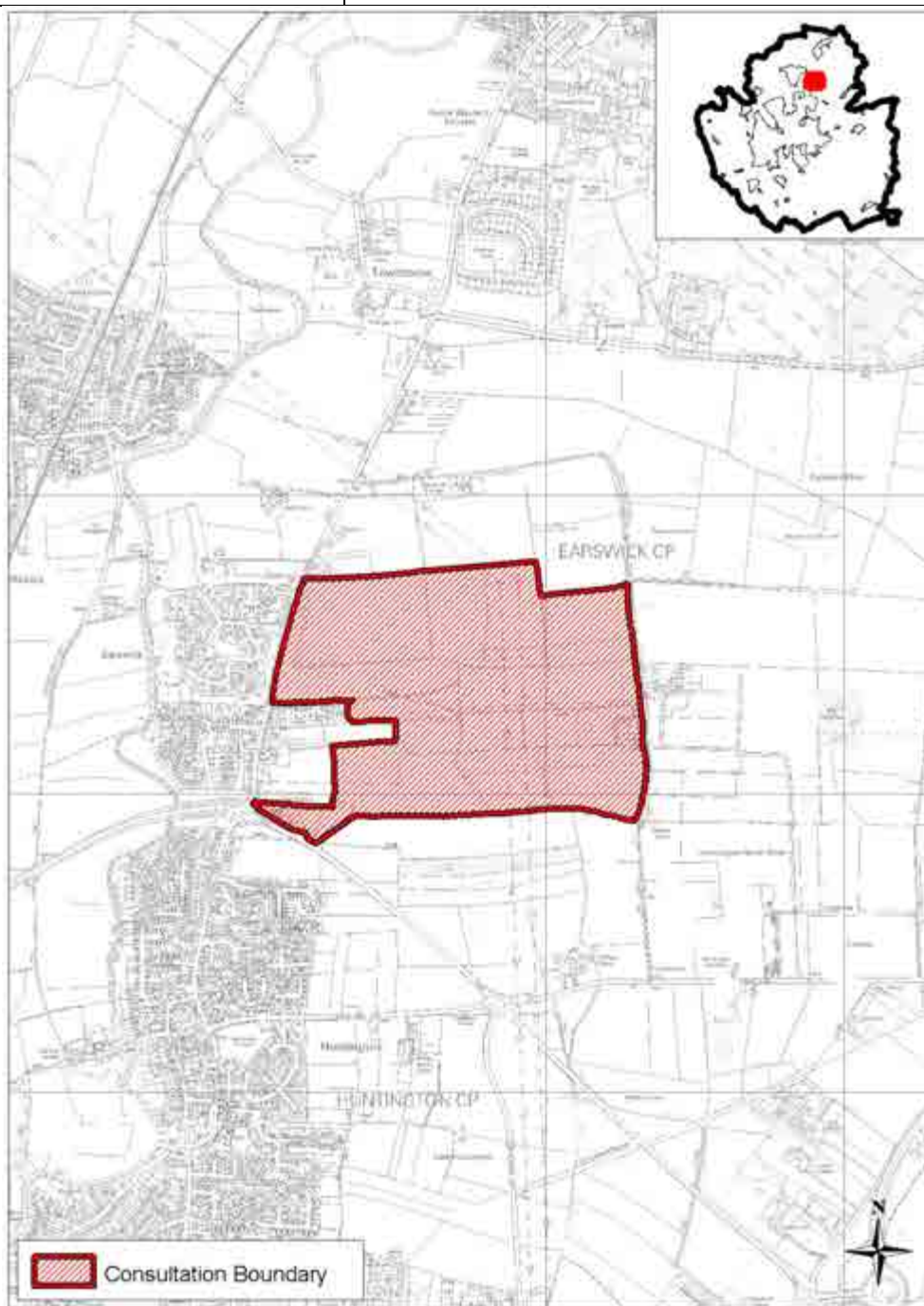
<b>Site ref: 802</b>	<b>Site Name:</b> Land at Elvington Village
<b>Allocation ref: n/a</b>	



<b>Site Size:</b>	4ha
<b>Indicative Amount:</b>	100% of land: 84 dwellings 50% of land: 42 dwellings
<b>Recommendation:</b>	To include this site as safeguarded land within the Local Plan.

<p><b>Site ref: 815</b></p>	<p><b>Site Name:</b></p>
<p><b>Allocation ref: n/a</b></p>	<p>Elvington Industrial Estate</p>
<p><b>Legend:</b>  <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9534f; border: 1px solid black; margin-right: 5px;"></span> Safeguarded Land  <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Potential Allocation</p> <p><small>Crown Copyright. City of York Council. Licence No. 1000 20818. Produced by Forward Planning</small></p>	
<p><b>Site Size:</b></p>	<p>7ha</p>
<p><b>Indicative Amount:</b></p>	<p>n/a</p>
<p><b>Recommendation:</b></p>	<p>To include this site as safeguarded land within the Local Plan.</p>

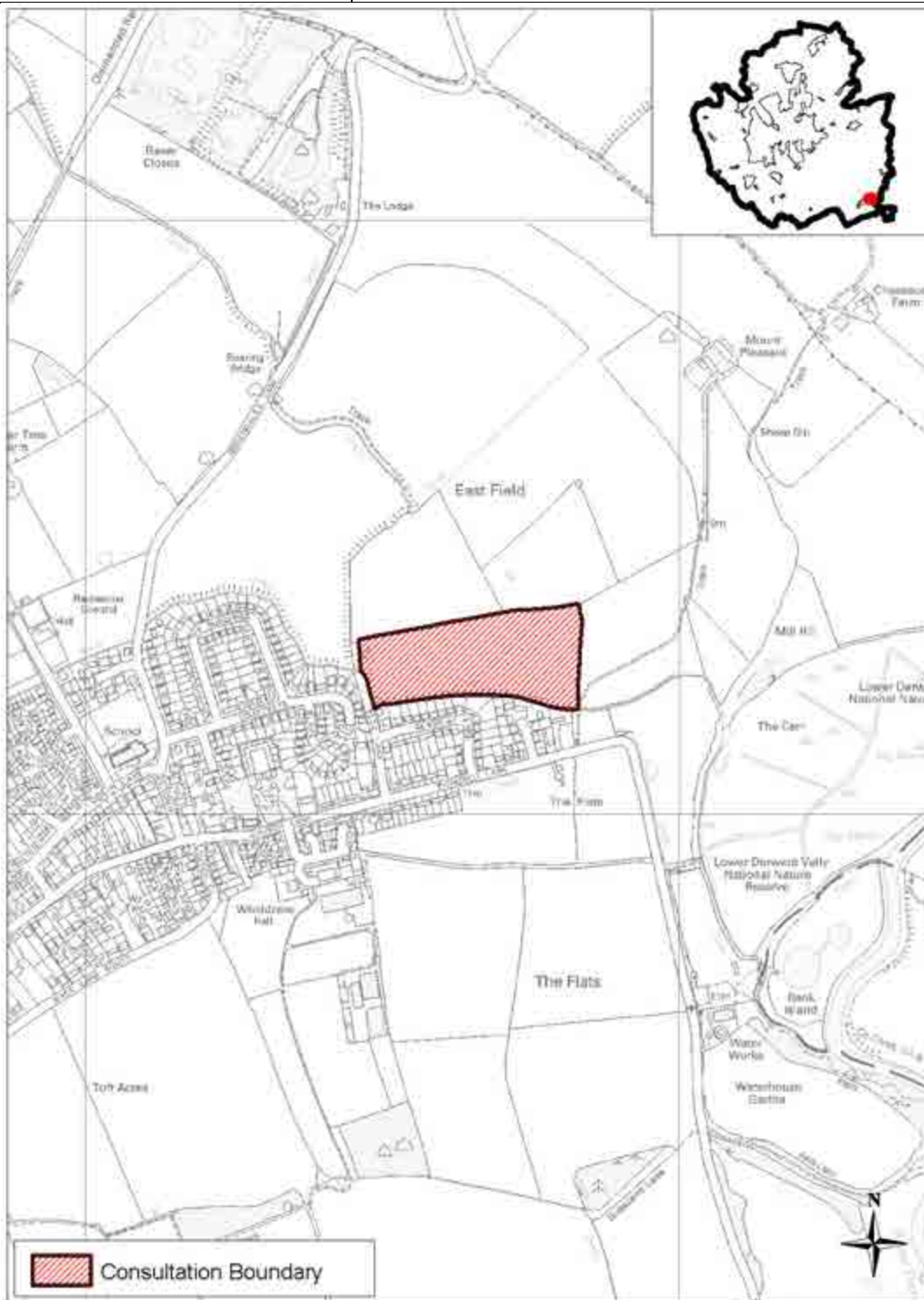
<b>Site ref:</b> 810	<b>Site Name:</b> Earswick
<b>Allocation ref:</b> N/a	



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<b>Site Size:</b>	88ha
<b>Indicative Amount:</b>	100% of land: 2112 dwellings 50% of land: 1056 dwellings
<b>Recommendation:</b>	To include this site as safeguarded land within the Local Plan. This reflects concerns over access and the creation of a sustainable neighbourhood. If these concerns can be overcome part of this land could potentially be considered as an allocation for years 1-15 of the Plan.

<b>Site ref: 752</b>	<b>Site Name:</b> East Field, Wheldrake
<b>Allocation ref: n/a</b>	



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<b>Site Size:</b>	5ha
<b>Indicative Amount:</b>	100% of land: 103 dwellings 50% of land: 51 dwellings
<b>Recommendation:</b>	To include this site as safeguarded land within the Local Plan.

## **6. New Openspace Sites**

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### **6.1 Methodology**

The sites that were submitted specifically for open space uses through the preferred options consultation have been assessed for their suitability. This assessment has been undertaken through the technical officer assessment which included officers from the Council's Sport and Active Leisure team.

The following sites have potential for open space use (further details are provided in Annex 6). This section does not include potential new strategic open space in conjunction with strategic site allocations.

<b>Site Ref:</b>	206
<b>Site Name:</b>	Temple Road, Copmanthorpe
<b>Submitted for:</b>	Sport and Recreation/Open Space
<b>Site Size:</b>	13 ha
<b>Recommendation:</b>	To include as new openspace in the Local Plan (this open space is linked to the delivery of Site ST12).

## **7. New Renewable Energy Sites**

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City of York Council is undertaking further work, in conjunction with consultants, on renewable energy to assess the potential of sites for renewable energy use.

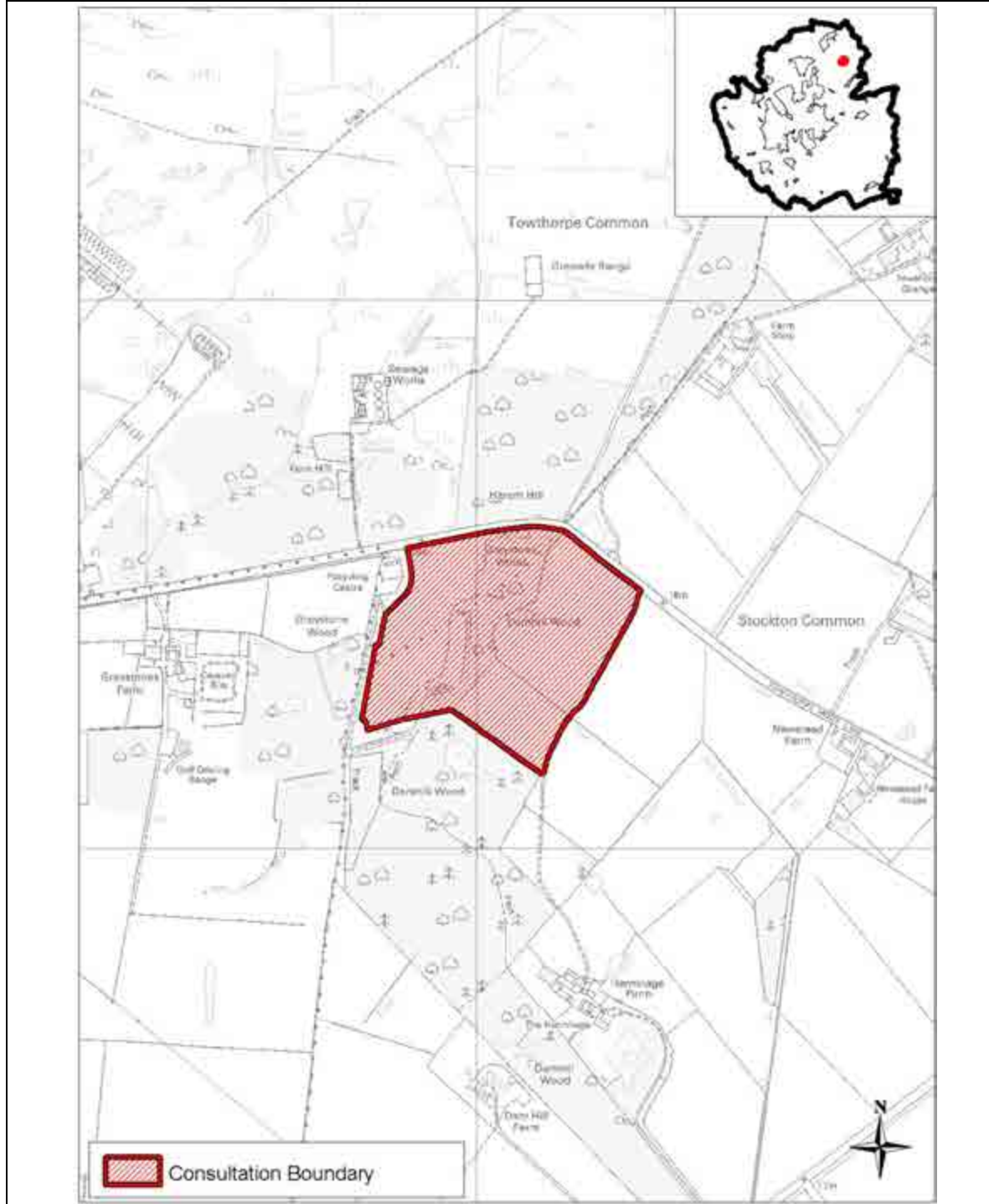
Depending on the type of renewable energy proposed different assessment criteria are used. In addition all sites were considered by the Technical Officer Group. Both of these are detailed in Appendix 8.

The following sites are considered to have potential for renewable energy use.



<b>Site Ref:</b>	<b>772</b>
<b>Site Name:</b>	<b>Knapton Moor, Wetherby Road</b>
<b>Submitted for:</b>	Renewable Energy – Solar
<b>Site Size:</b>	2.4 ha
<b>Potential Capacity:</b>	1.3 MWp
<b>Estimated Annual Energy Output:</b>	1,103 MWh
<b>Recommendation:</b>	To include the site in the Local Plan for solar renewable energy generation.

<b>Site Ref:</b>	750
<b>Site Name:</b>	Land Northwest of Hermitage farmland



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<b>Submitted for:</b>	Renewable Energy – Solar
<b>Site Size:</b>	9.7 Ha
<b>Potential Capacity:</b>	6 MWp
<b>Estimated Annual Energy Output:</b>	5,110 MWh
<b>Recommendation:</b>	To include the site in the Local Plan for solar renewable energy generation.

## **8. New and Revised sites for Gypsies, Roma & Travellers and Travelling Showpeople**

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### **8.1 Introduction**

The Local Plan Preferred Options identified need and sites for Gypsy, Roma & Traveller and Travelling Showpeople for the plan period. Following this consultation the council employed specialist consultants to look at this further. These consultants carried out further work on the need for sites and on the suitability, viability and deliverability of sites.

Both sets of consultants were provided with summaries of comments submitted during the consultation period which relate to the proposed Gypsy, Roma & Travellers and Travelling Showpeople policies in the Local Plan Preferred Options.

A summary and explanation of the work undertaken relating to future demand for and supply of sites along with potential future approaches are provided below for comment. The full accommodation assessment study is provided in Appendix 9. Work on the site selection is still emerging but the consultants work to date is presented below for comment. The Council will use the comments from this consultation before coming to a final view.

#### **8.1.1 National Planning Policy Context**

The National Planning Policy Framework (NPPF) was published in March 2012 and has replaced the suite of Planning Policy Guidance notes and Planning Policy Statements.

The importance of allocating sites for the travelling community is reflected in the fact that this topic is specifically referred to in the NPPF. Paragraph 4 makes reference to planning for travellers, which reads that the NPPF

“should be read in conjunction with the Government’s planning policy for traveller sites. Local planning authorities preparing plans for and taking decisions on traveller sites should also have regard to the policies in this Framework as far as relevant.”

The further importance of this issue is reflected in the publishing of a supplementary document specifically dedicated to Gypsies, Travellers and

Showpeople: Planning Policy for Traveller Sites (March 2012). Available to download from <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

## 8.2 The need for sites

The Local Plan Preferred Options identified need for 68 Gypsy, Roma & Traveller pitches and 22 Travelling Showpeople plots over the 15 years plan period. This was an update based on the North Yorkshire Gypsy and Traveller Accommodation Assessment (2008) and Accommodation Requirements of Showmen (2009).

The work undertaken by Opinion Research Services (ORS) reviewed this position and subsequent work for the study has identified that 66 Gypsy, Roma & Traveller pitches and 8 Travelling Showpeople plots are needed over the 15 year plan period.

ORS were able to undertake significantly more primary research than Council officers when seeking to understand the need and where it originates. ORS conducted an extensive survey which sought to speak to Gypsy and Traveller families, both living in caravans or in bricks and mortar accommodation. This provided a clearer picture of the preference families have to their living arrangements. ORS held a drop in session with York Travellers Trust to encourage families to come forward to discuss their preference for sites or bricks and mortar.

The main difference in predicting the forecasted growth between the Local Plan Preferred Options and the ORS report is the formula used to calculate the New Household Formations and Population Growth. The recognised formula used in the past has been a 3% growth per annum of the travelling population, however, an average of the growth over the past 34 years is 2.5% and this is the number ORS have used to predicted the population growth.

**Recommendation 8a: To use the figures produced by ORS as the basis for defining the need for accommodation when progressing the Local Plan**

### **8.3 Identifying the supply of sites**

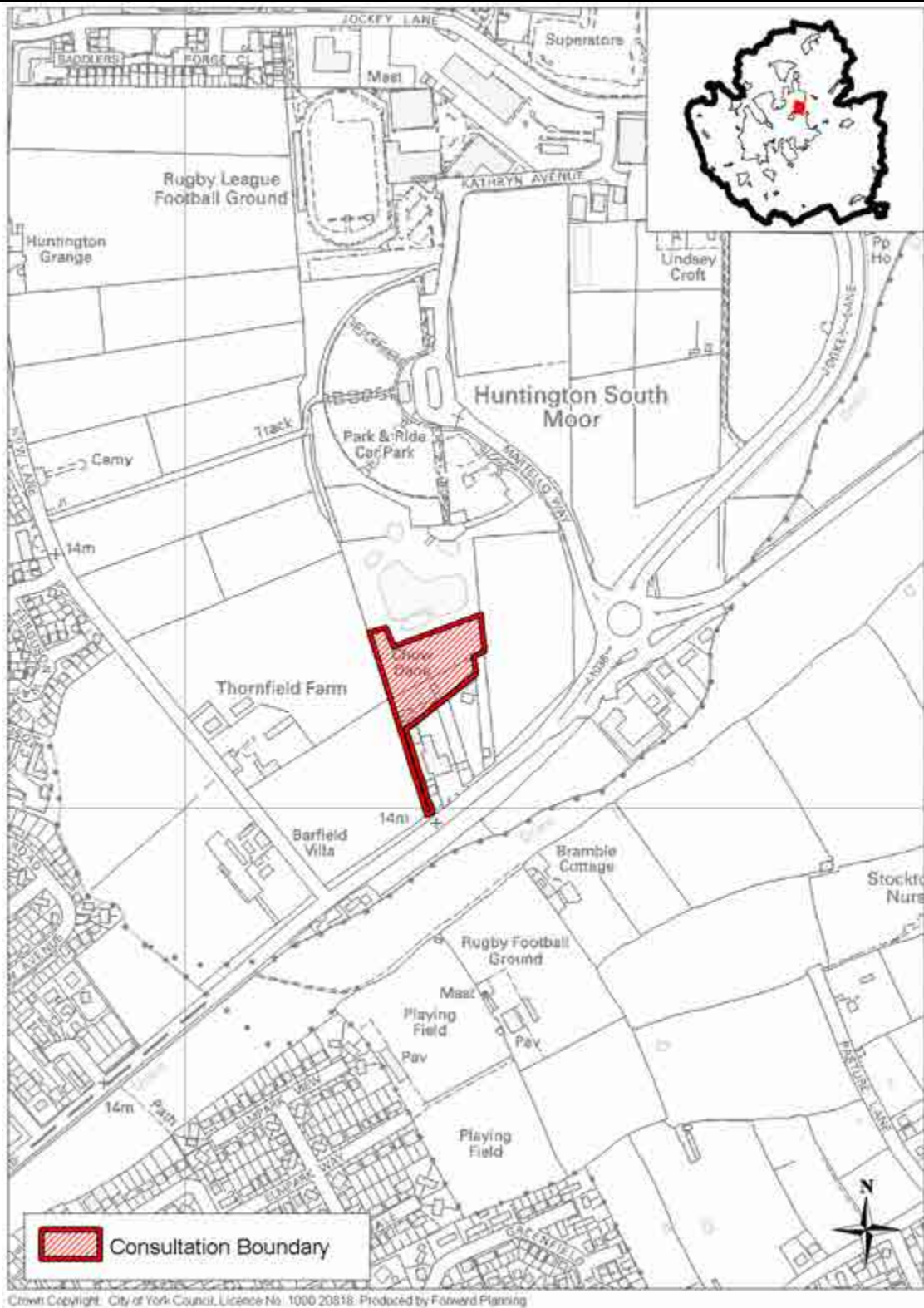
Peter Brett Associates (PBA) have been employed by the Council to consider future supply and their work to date is presented below for comment. They considered:

- the suitability of sites put forward in the Local Plan Preferred Options;
- an assessment of the suitability of new sites put to the council by landowners and developers during the Preferred Options consultation; and
- the possibility of increased provision on existing sites.

At Local Plan Preferred Options the following sites were identified as areas of search for Gypsy, Roma & Travellers and Travelling Showpeople:

- Chowdene, Malton Road
- Land at Common Road, Dunnington
- Land at Outgang Lane, Osbaldwick
- Land at Wetherby Road, Knapton (withdrawn by landowner)
- The Stables, Elvington

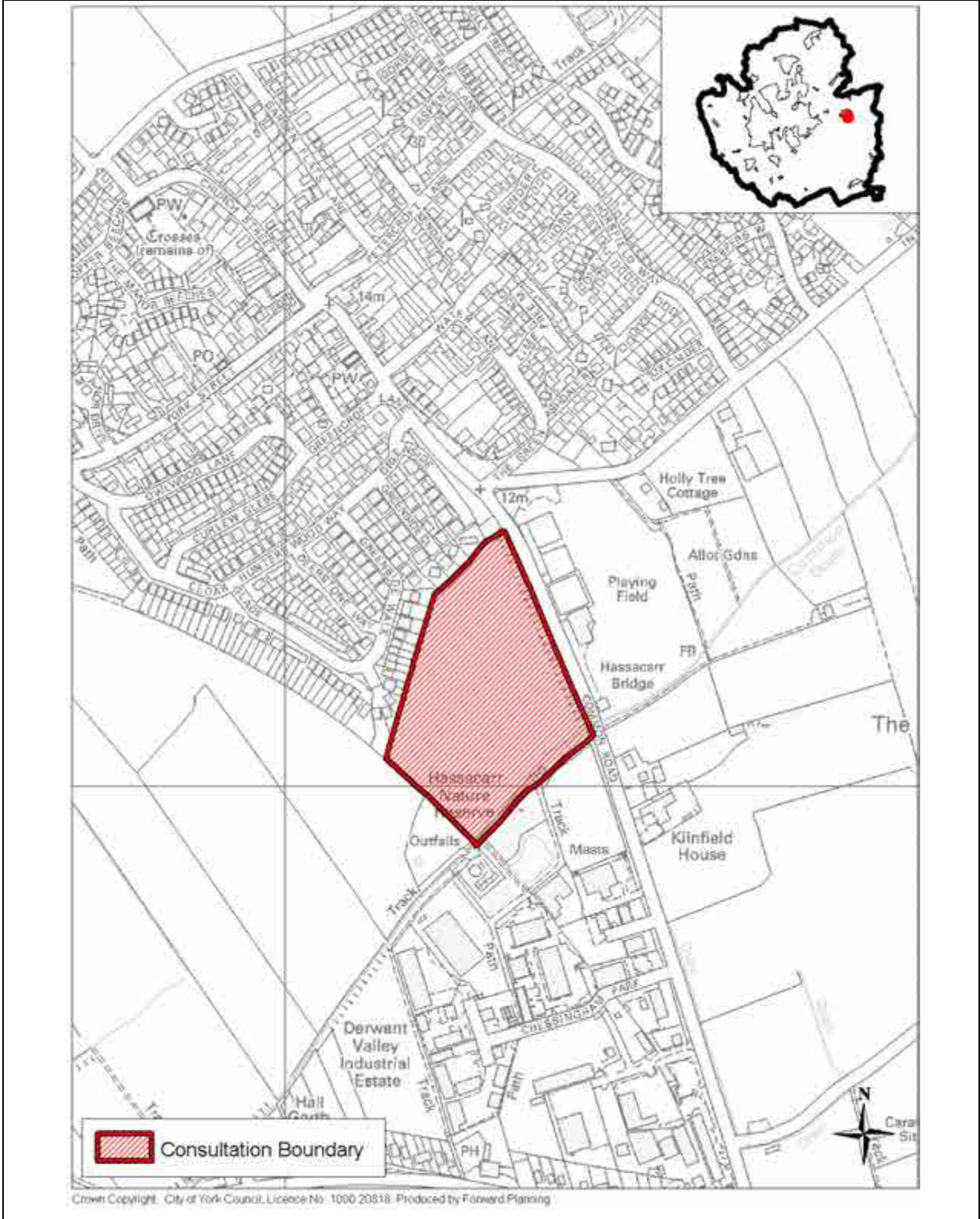
<p><b>Site Ref:</b> 3</p>	<p><b>Site Name:</b> Chowdene, Malton Road – Area of Search for Gypsy, Roma and Travellers site</p>
<p><b>PBA Ref:</b> YORK001</p>	



<p><b>Summary of Analysis:</b></p>	<p>Development could be accommodated in landscape terms, but it would impact on the openness of the</p>
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	<p>draft Green Belt in an area where the draft Green Belt is becoming very limited in extent and where it is vulnerable to further erosion (loss of openness) from piecemeal development. Access currently is single carriage but there is capacity to improve the access working with the neighbouring landowner. However the existing access currently serves a caravan park and therefore already provides an access for a similar development use. The site is potentially available for Gypsy, Roma &amp; Traveller use. However, the current asking price would be too high to make the site viable.</p>
<b>Recommendation:</b>	<p>The site is therefore not considered viable for Gypsy, Roma &amp; Traveller development and should not be included in the next stage of the Local Plan.</p>

<p><b>Site Ref:</b> 9</p>	<p><b>Site Name:</b> Land at Common Road and Hassacarr Road, Dunnington – Area of Search for Gypsy, Roma and Travellers site</p>
<p><b>PBA Ref:</b> YORK002</p>	

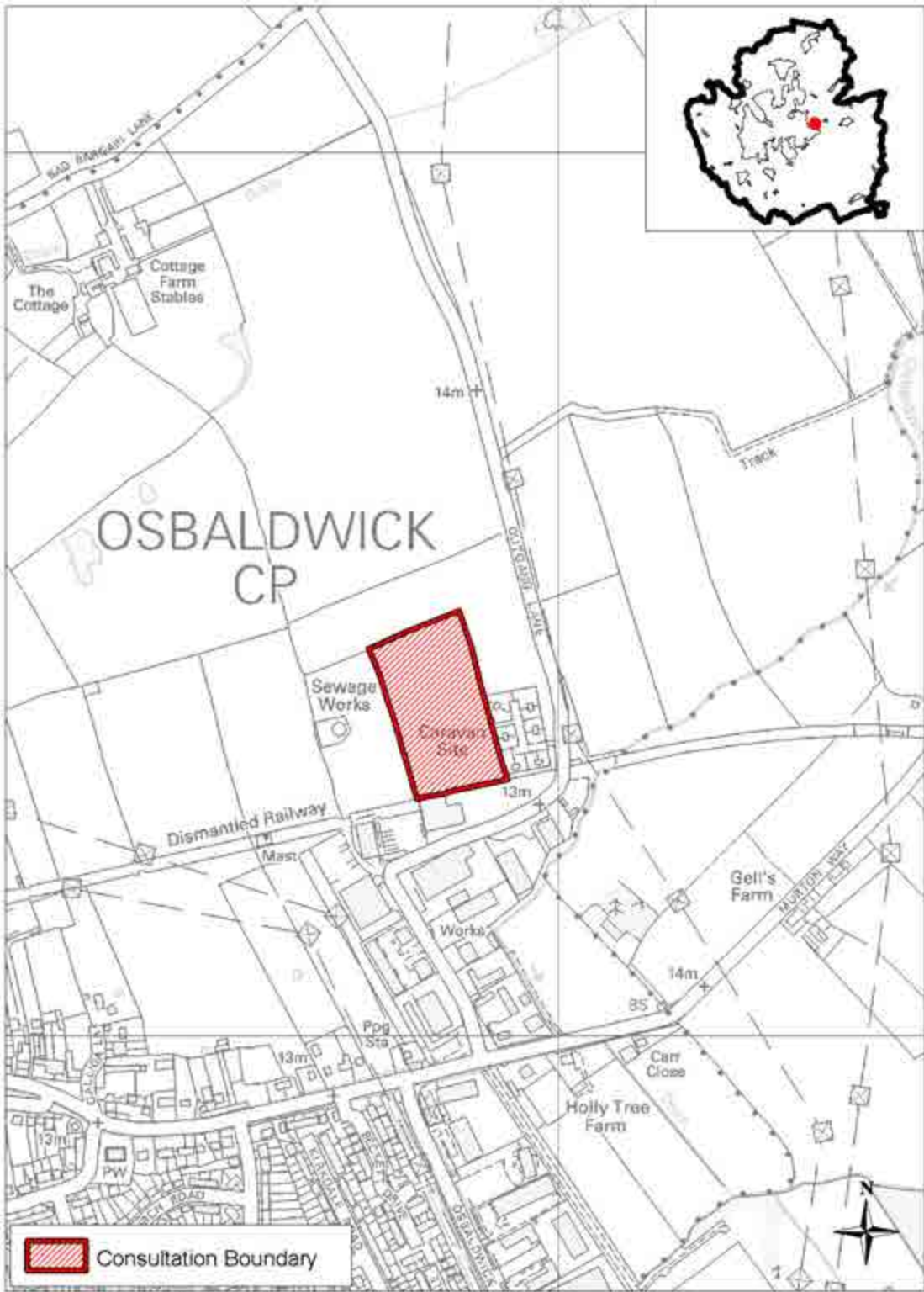


<p><b>Summary of</b></p>	<p>The majority of the site is within flood zone 3 and</p>
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<b>Analysis</b>	unsuitable for Gypsy, Roma & Traveller use. The remaining northern corner is outside flood zone 3. However it is considered that development in this location would have a significant adverse effect on the village's approach and setting. Development would conflict with the purposes of the draft Green Belt, would appear as an obvious encroachment into the open countryside, and would reduce the openness that exists in the small area of open draft Green Belt.
<b>Recommendation:</b>	The significant screening and landscaping required would impact on the character and setting of the area and therefore the site is not considered suitable for Gypsy, Roma & Traveller development. This site should not be included in the next stage of the Local Plan.

<p><b>Site Ref:</b> 36</p>	<p><b>Site Name:</b> Land at Outgang Lane, Osbaldwick – Area of Search for Gypsy, Roma &amp; Traveller Site</p>
<p><b>PBA Ref:</b> YORK005</p>	

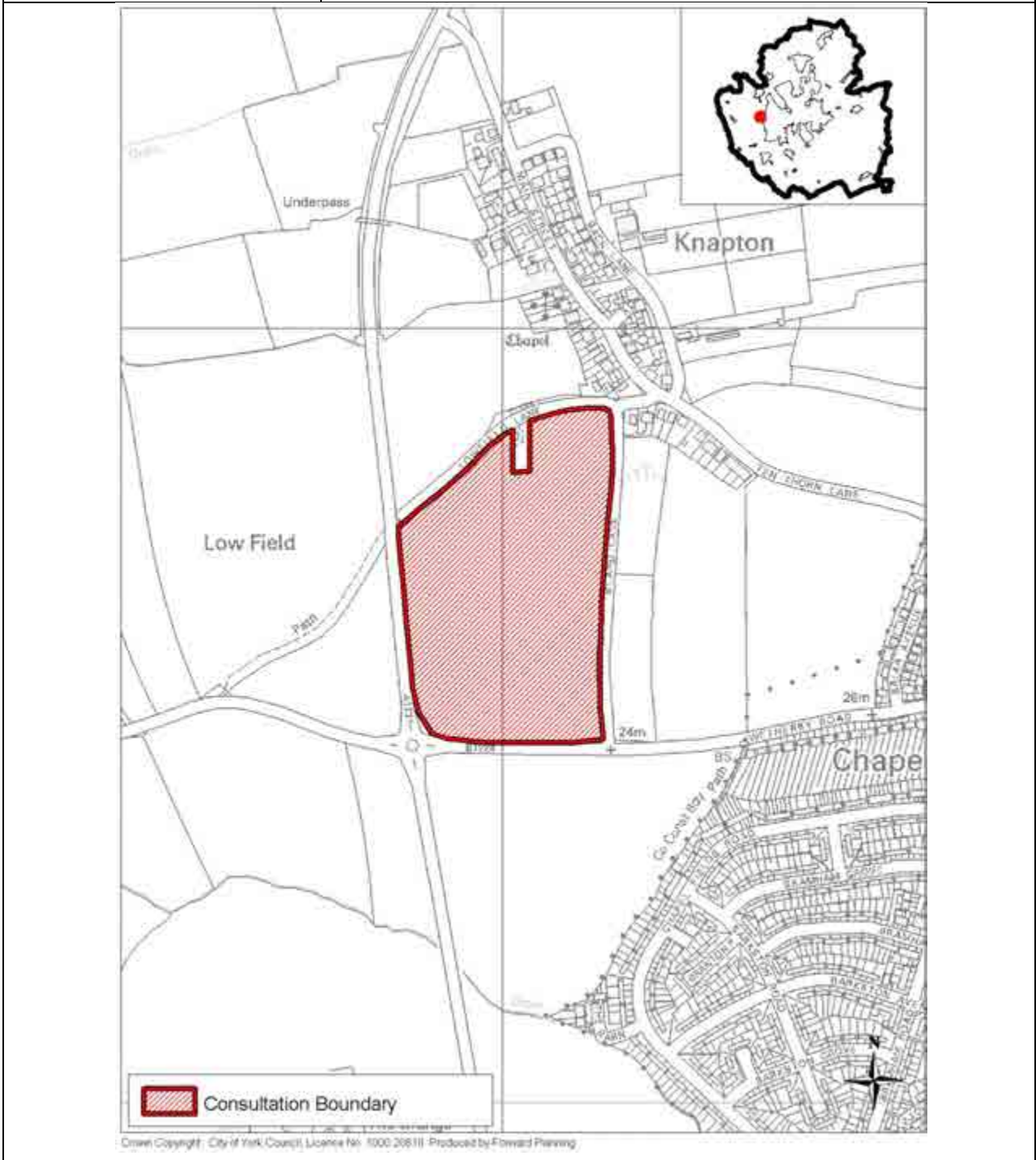


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<p><b>Summary of Analysis</b></p>	<p>The site gained planning permission for 6 pitches in October 2013 (13/02704/GRG3), which was after the</p>
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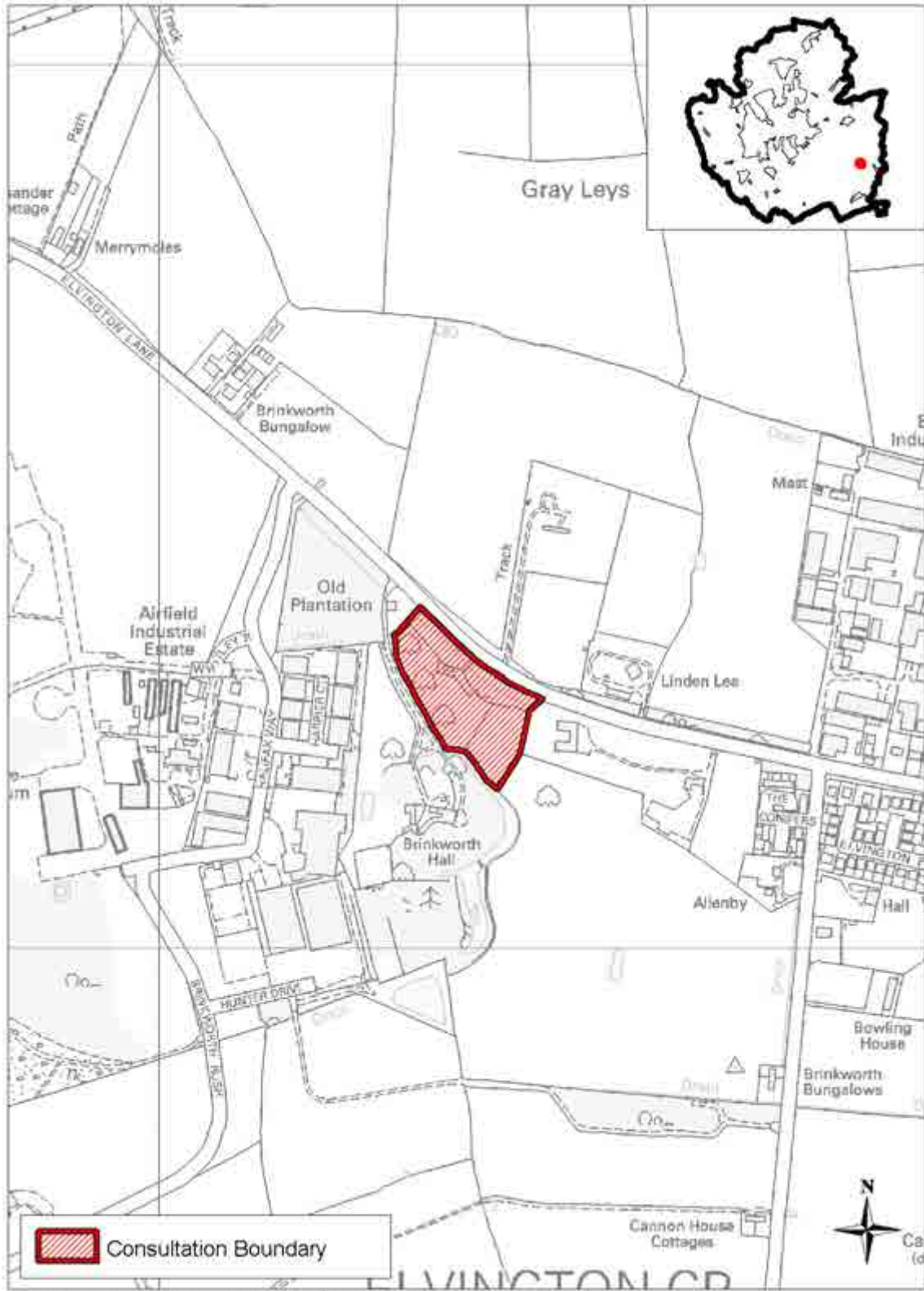
	<p>base date of the study (1 April 2013), and therefore contributes towards the identified need in the GTAA. The 6 pitches are an extension to the existing Gypsy, Roma and Traveller site to the east. Together the 2 parcels of land provide 18 pitches. These pitches need to be safeguarded for Gypsy, Roma and Traveller use in the Local Plan.</p>
<b>Recommendation:</b>	<p>Given the number of pitches once the planning application is implemented the site is not considered suitable for further intensification or expansion, beyond what is already permitted but should be designated for this use in the Local Plan.</p>

<p><b>Site Ref:</b> 220  <b>PBA Ref:</b> YORK007</p>	<p><b>Site Name:</b> Land at Wetherby Road, Knapton (withdrawn) - Travelling Showpeople</p>
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<p><b>Recommendation</b></p>	<p>The landowner has withdrawn the land for the use of Travelling Showpeople. As such this site is unavailable and should not be included at the next stage of the Local Plan.</p>
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<b>Site Ref:</b> Ref 22	<b>Site Name:</b> The Stables, Elvington – Area
<b>PBA Ref:</b> YORK008	of Search for Travelling Showpeople



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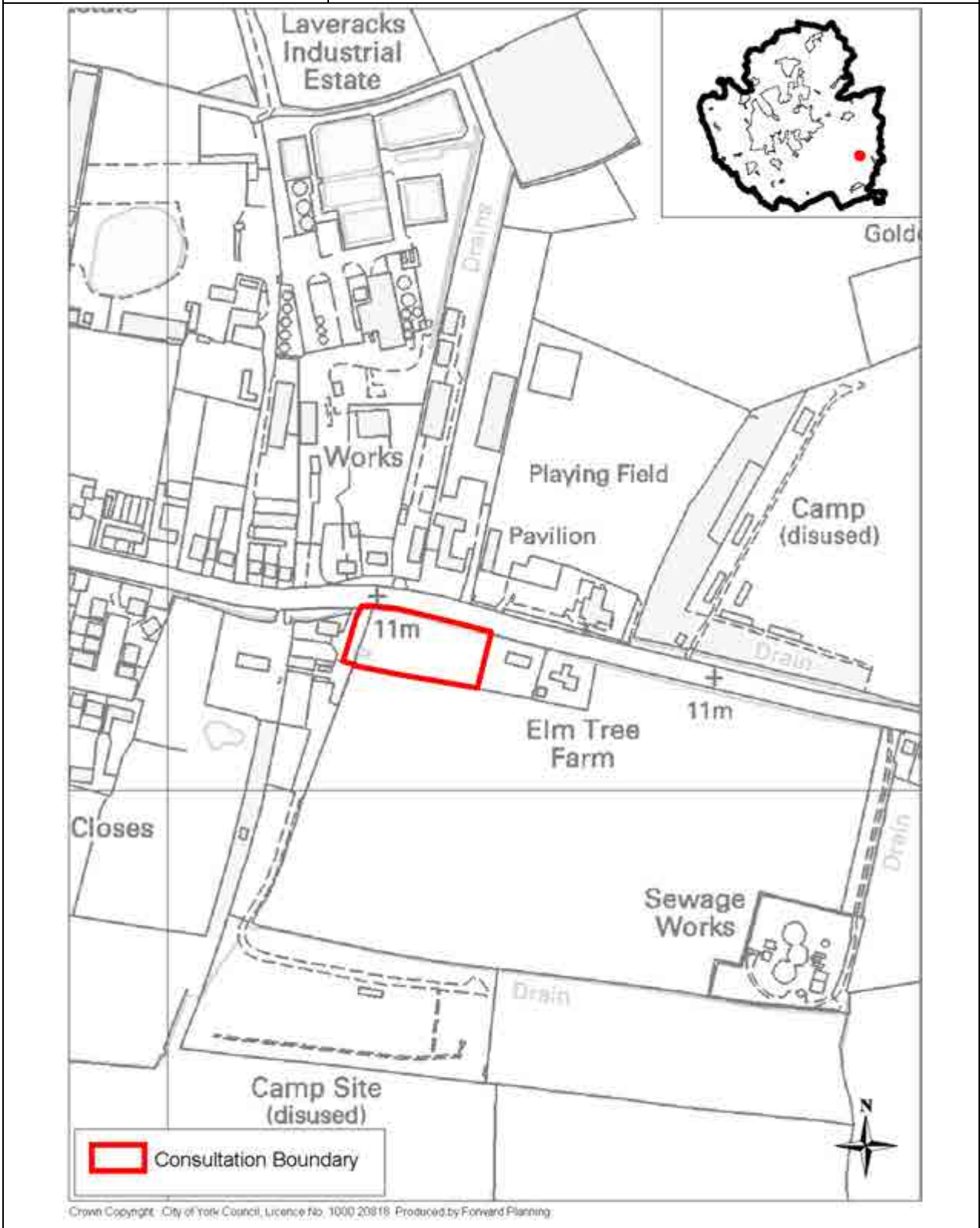
<b>Summary of Analysis</b>	This is an existing Travelling Showpeople site with temporary permission for 1 plot until March 2016
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	<p>(APP/C2741/A/10/2142093). The site can accommodate the plot with temporary permission presently and in the long-term has capacity for a further 2 plots. There is a Yorkshire Water easement crossing the site, however this is to the north west of the site, approximately 25 meters from the currently occupied plot and should not restrict the development of 2 further plots which should be developed on the existing hard standing of the site. The site offers the potential for living and working on site given the existing mixed use of the site. This area will allow for on-site provision of facilities for parking, storage, play and residential amenity.</p>
<p><b>Recommendation:</b></p>	<p>The site is suitable for the plot presently on the site and a further 2 plots subject to suitable landscape mitigation measures. Therefore it is recommended that this site is included in the next stage of the Local Plan for 3 pitches for Travelling Showpeople.</p>

### 8.3.1 New Sites

The following new sites were submitted through the Local Plan Preferred Options Consultation for consideration as Gypsy, Roma & Travellers and Travelling Showpeople sites.

<b>Site Ref:</b> Ref 747	<b>Site Name:</b> Land at Elvington Lane, Elvington
<b>PBA Ref:</b> YORK016	



<b>Summary of Analysis</b>	The site is potentially suitable and available for Gypsy and Traveller use. Whilst suitable in principle, any proposal for this site would require mitigation
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	<p>measures relating to ecology, flooding, landscape and highway access. The site is considered capable of appropriate mitigation to ensure development for Gypsy and Traveller use is suitable.</p>
<b>Recommendation:</b>	<p>The site is potentially available for up to 7 pitches, for Gypsy, Roma &amp; Traveller use and should be included in the next stage of the Local Plan.</p> <p>It should be noted the site is not considered suitable for Travelling Showpeople use due to their operational requirements.</p>



<b>Site Ref:</b> Ref 772	<b>Site Name:</b> Land at Wetherby Road/Knapton Moor, Knapton
<b>PBA Ref:</b> YORK013	



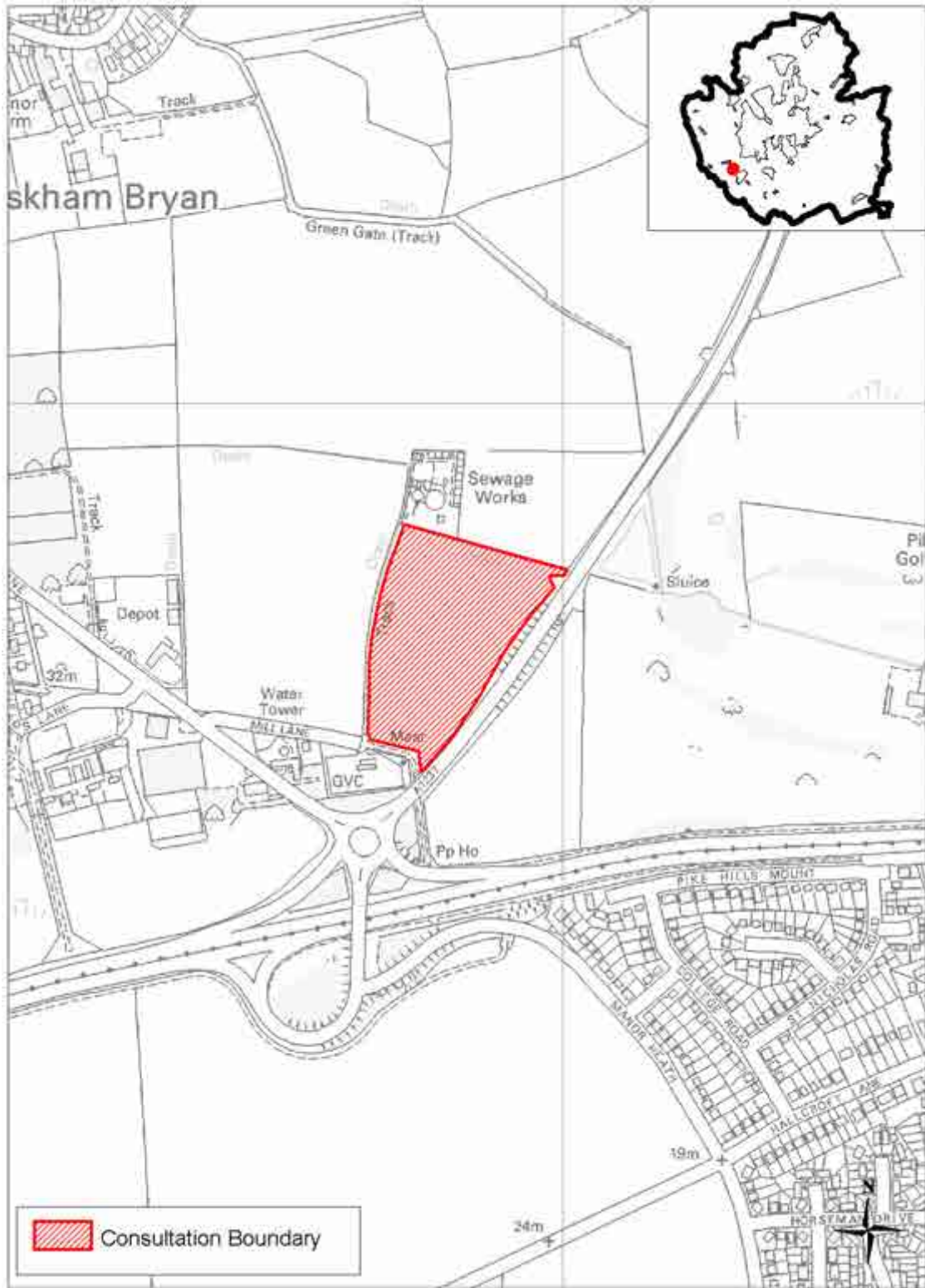
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<b>Summary of Analysis</b>	Development in this location is likely to be out of character with the surrounding area and it would represent a clear encroachment into open
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	<p>countryside. In addition there is also a large landfill site to the north west of the site, which would have a negative impact on residential amenity of site occupiers.</p>
<b>Recommendation:</b>	<p>The site is not suitable for Gypsy, Roma &amp; Traveller use or for Travelling Showpeople as it would have an unacceptable impact on the landscape. Therefore this site should not be included in the next stage of the Local Plan</p>

**Site Ref:** 253  
**PBA Ref:** YORK017

**Site Name:**  
 Site adjacent A1237/A64, Askham Bryan



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**Summary of Analysis**

The site is not accessible to local services and lies in close proximity to a sewage works which could create residential amenity issues.

	Development on this site would also have some impact on landscape character and on the draft Green Belt. The Council are also considering the site for other uses please see the Transport section of the document.
<b>Recommendation:</b>	This site is not suitable for Gypsy, Roma and Traveller or Travelling Showpeople due to its proximity to the sewage works and lack of access to services and impact on the landscape. In balance it is recommended that this site should not be included in the next stage of the Local Plan.

### 8.3.2 Existing sites assessed for expansion

PBA considered the existing Gypsy, Roma & Travellers sites in York to see if they would be suitable for further expansion or intensification:

Council sites at:

- James Street City Traveller Site, James Street, York
- Water Lane caravan park, Clifton, York
- Osbaldwick Caravan Site, Outgang Lane, Osbaldwick

Private site at:

- New Walk Orchard Caravan Site, Love Lane, St Oswald's Road, York

It was concluded that the sites above are not suitable for further intensification or expansion, however, they should be designated as Gypsy, Roma & Traveller sites in the Local Plan to protect their current use.

In addition PBA also considered two informal sites next to the existing Osbaldwick Site. Again both were considered unsuitable.

## 8.4 Options

The most up to date Gypsy, Roma and Traveller Accommodation Assessment, carried out by ORS estimates that 66 Gypsy and Traveller Pitches are required over the Plan Period. This takes account of the extension at Land at Outgang Lane, Osbaldwick (ref 36/PBA Ref YORK005) which granted planning permission for 6 further pitches. In addition PBA's work outlined above has identified land for 7 pitches which leaves a shortfall of 59 pitches which need to be identified during the 15 year plan period.

ORS estimates that 8 Travelling Showpeople plots are required over the Plan Period. Land has been identified for an additional 2 plots in addition to the permanent permission of one plot which currently has temporary permission (The Stables, Elvington Ref22/RBA Ref YORK008) that currently exists. This leaves a shortfall of 5 plots during the 15 year plan period.

In considering which sites are suitable the policy advice in Planning Policy for Traveller Sites published by DCLG will provide our start point.

'Planning Policy for Traveller Sites' set out government policy in that Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Paragraph 4 of the 'Planning Policy for Traveller Sites' sets out that Local Planning Authorities should:

- promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites;
- ensure that their Local Plan includes fair, realistic and inclusive policies;
- endeavour to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
- aim to reduce tensions between the settled and traveller communities in plan-making and planning decisions;

- enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure; and
- have due regard to the protection of local amenity and local environment.

The approach taken in national policy to ensuring a supply of sites for travellers is the same as that taken for housing for the settled community with the key measure being the maintenance of a rolling 5 year supply of sites.

To ensure a 5 year supply at adoption we need at least 7 years of identified supply in the publication draft of the Local Plan beyond that 7 year period there is the option of identifying broad locations. However the certainty of identifying sites in the Plan is a much better position. The absence of a 5 year supply of sites creates a strong presumption to approve a planning application for a traveller site.

The current position of a shortfall of nearly 59 pitches will not survive scrutiny through the Public Examination of the Plan. Such a mismatch of need and supply does not comply with NPPF and would not be accepted by an Inspector.

Therefore to identify sites to meet the shortfall identified (possibly with a small allowance for windfall sites). We are seeking your views on the proposed a package of actions that are informed by the work of the consultants advising the Council are set out in recommendations 8b and 8c and further actions 8d and 8e below to do this. In addition to these possible changes to the approach in the Plan the Council is giving further consideration to using land it owns for additional provision.

**Recommendation 8b:**

Actively seek further sites for consideration through this consultation. We have set out in the document that we have only found land for 7 pitches and we need over 60 and consequently we are encouraging further proposals from willing land owners.

We have some ideas for simplifying the development of new sites – as set out in recommendation 8c below along with further proposals to identify new sites in recommendations 8d and 8e. We would like your views on these recommendations.

### **Recommendation 8c**

Offer to all promoters of new sites for travellers the possibility of: -

- (i) Either council purchase of the site provided that it is confirmed through the local plan examination, with the council then taking the lead on implementing the new provision. This would help to de-risk implementation. However we will need to identify a third party to take on the long term management of the site – this could be an Registered Social Landlord or a Traveller organisation
  
- (ii) Or offer a ‘partnership to ensure delivery’ with the owners of proposed sites that are confirmed through the Local Plan examination. This would help to de-risk implementation through giving the council leverage in a partnership rather than using outright purchase.

### **Recommendation 8d**

Propose the use of small parts (less than 1% of the site area) of the largest sites identified in the Plan for the settled community to contribute to provision. The proposed cut off of 50ha would bring in 4 sites

ST7 East of Metcalf Lane  
ST8 North of Monks Cross  
ST14 Clifton Moor  
ST15 Whinthorpe

This would be presented to land owners as a choice in the following priority order; (1) on site provision, (2) provision on another suitable site in their ownership or (3) a commuted sum. Any funds collected could then be used to pay for provision of facilities on any other identified sites and the purchase of sites by the Council (see recommendation 8c above)

## **Recommendation 8e**

For Travelling Show People the provision of accommodation and equipment storage is actively encouraged on employment sites. Owners of employment sites are invited to put forward proposals.



## **9. New Education Sites**

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The Council received sites for consideration for educational purposes through the Preferred Options Local Plan. These sites have been subject to technical analysis (for further details please see Appendix10).

The following sites are considered to have potential for educational use.

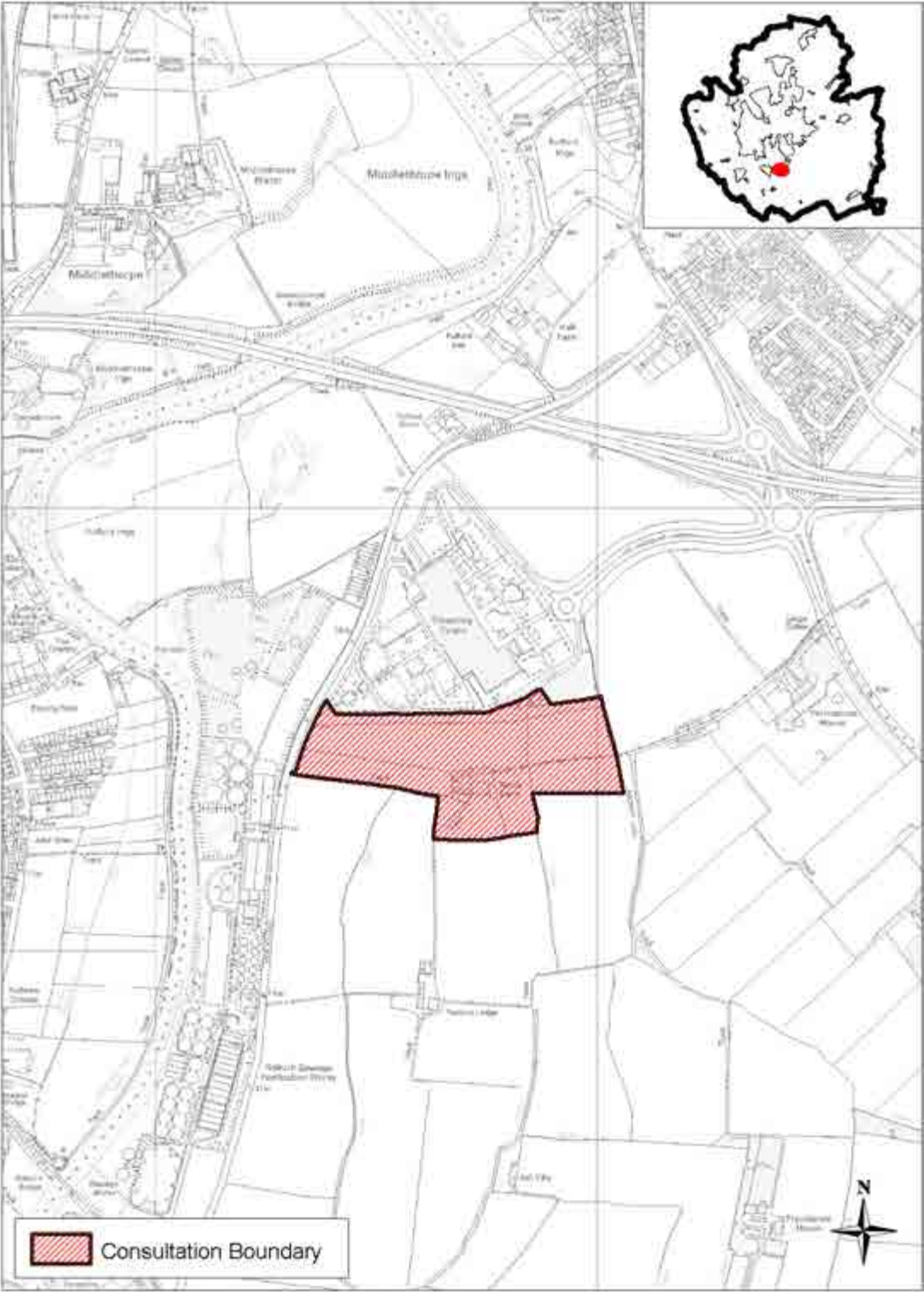
<b>Site Ref:</b>	794
<b>Site Name:</b>	University Expansion
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<b>Submitted for:</b>	Education
<b>Site Submitted:</b>	28 ha
<b>Recommendation:</b>	To include this site for expansion at the University of York and for related Science City uses. Existing Strategic Site ST4 is also shown on the map and is considered to have potential for student housing linked to the University of York.

<b>Site Ref:</b>	230
<b>Site Name:</b>	Land to the North of Manor School
<p>The map displays the site area around Manor Secondary School. The school building is highlighted in yellow, and the land immediately to its north is highlighted in green. Surrounding areas include Millfield Farm, Millfield Lane, Field View, Nursery, Wheatlands, and various residential streets. A legend in the bottom left corner identifies the yellow area as 'Educational Establishment (Manor Secondary School)' and the green area as 'Educational Openspace'. An inset map in the top right corner shows the location of the site within the City of York.</p>	
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<b>Submitted for:</b>	Education
<b>Site Size:</b>	3.3 ha
<b>Recommendation:</b>	To link the site currently identified as openspace with the existing Manor School designation.

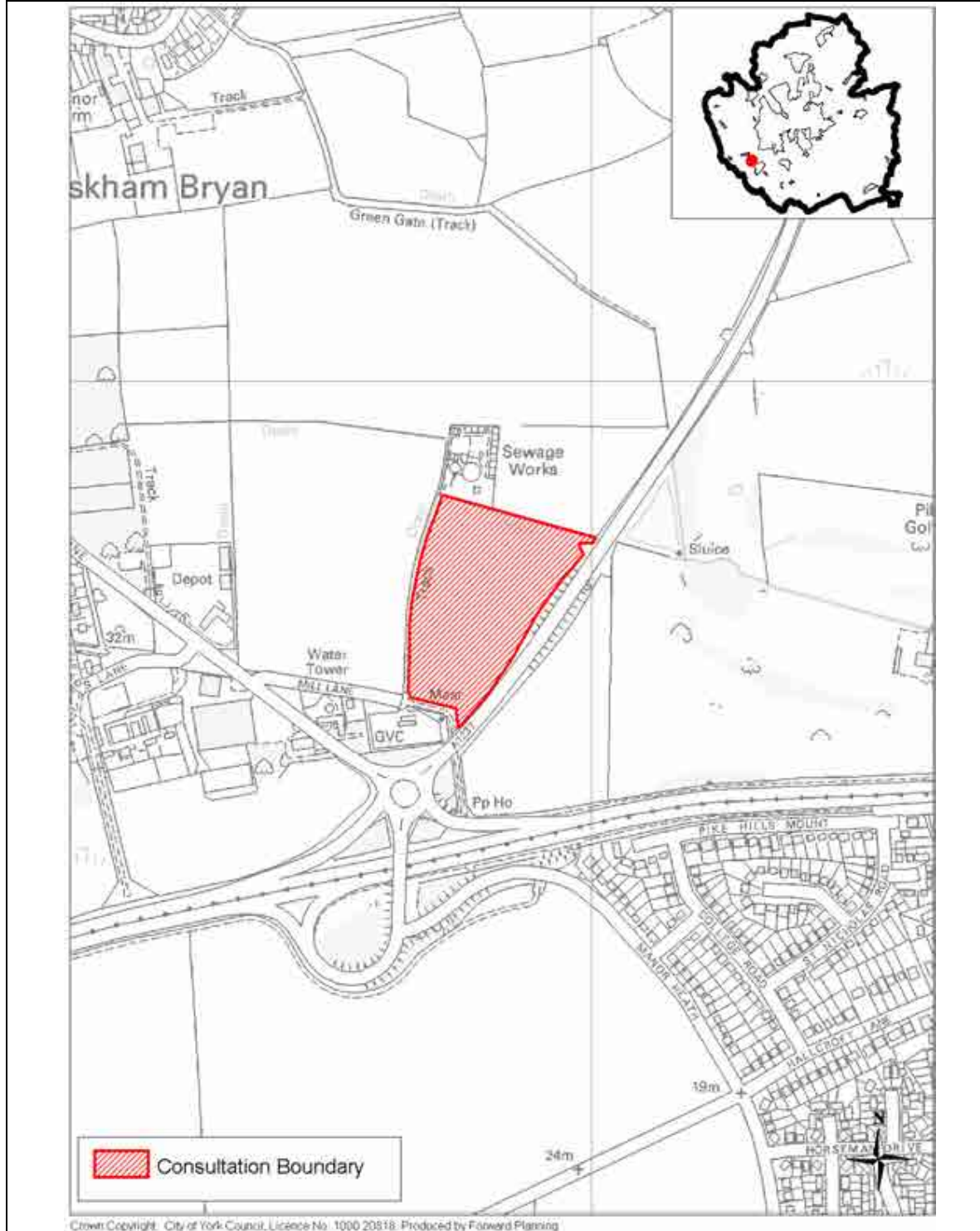
## 10. New Transport Sites

The following sites were submitted to us for consideration for different transport functions. The full suitability appraisal is set out in full in Appendix 11.

<b>Site Ref:</b>	241
<b>Site Name:</b>	Land North & West of A1237/Wigginton Rd roundabout
<b>Submitted for:</b>	Potential New P&R
<b>Site Size:</b>	3.6Ha
<b>Recommendation</b>	Include the site in the Local Plan as a potential Park and Ride site subject to addressing landscape concerns.

<b>Site Ref:</b>	800
<b>Site Name:</b>	Land to the south of Designer Outlet.
 <p data-bbox="284 1792 901 1809">Crown Copyright. City of York Council. Licence No. 1000 20818. Produced by Forward Planning</p>	
<b>Submitted for:</b>	Potential Relocation of existing P&R
<b>Site Size:</b>	15.1Ha
<b>Recommendation:</b>	To include the site in the Local Plan as a potential Park and Ride Site subject to addressing landscape concerns.

<b>Site Ref:</b>	<b>253</b>
<b>Site Name:</b>	<b>Site near Askham Bryan</b>



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<b>Submitted for:</b>	Compressed Natural Gas (CNG) Station (and B8 Freight Consolidation Centre).
<b>Site Size:</b>	4.5 Ha
<b>Recommendation:</b>	To include the site in the Local Plan for a Compressed Natural Gas (CNG) refuelling Station and Freight Transhipment Centre (B8)

