

**CITY OF YORK**  
**LOCAL PLAN**  
**Strategic Housing Land**  
**Availability Assessment (SHLAA)**  
**Annexes**  
**September 2017**



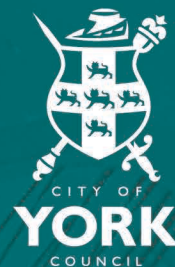
## **SHLAA Annex 1:**

### **Annex 3 to Executive Report 13<sup>th</sup> July 2017: Officers Assessment of Housing Sites following PSC**





# Annex 3



YORK

## CITY OF YORK Officers Assessment of Housing Sites following PSC



## **Annex 3: Officers Assessment of Housing Sites following PSC**

### **CONTENTS**

<b>TABLE 1 - OFFICER ASSESSMENT OF TECHNICAL EVIDENCE - MOD SITES ASSESSMENT .....</b>	<b>2</b>
<b>TABLE 2 - OFFICER ASSESSMENT OF TECHNICAL EVIDENCE - NO OR MINOR CHANGES SUGGESTED TO PSC POSITION .....</b>	<b>18</b>
<b>TABLE 3 – OFFICER ASSESSMENT OF TECHNICAL EVIDENCE WHERE ADDITION OR DELETION OF SITES OR BOUNDARY CHANGES COULD BE BENEFICIAL .....</b>	<b>55</b>
<b>TABLE 4 – OFFICER ASSESSMENT OF TECHNICAL EVIDENCE WHERE ADDITION OF SITES OR BOUNDARY CHANGES NOT ACCEPTED.....</b>	<b>97</b>
<b>TABLE 5: ALTERNATIVE BOUNDARIES TO SITES WHICH ARE NOT ACCEPTED (PLEASE REFER TO THE CONSULTATION STATEMENT ATTACHED AS ANNEX 6 TO THIS REPORT) .....</b>	<b>201</b>

### Annex 3: Officers Assessment of Housing Sites following PSC

**Table 1 - Officer assessment of technical evidence - MOD Sites Assessment**

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont	Queen Elizabeth Barracks, Strensall	<p><b>New site</b></p> <p>Smaller area of the wider Queen Elizabeth Barracks site were submitted through the Preferred Sites Consultation by the Defence Infrastructure Organisation (DIO) but these were subsequently superseded by the announcement that the entire site would be vacated for military use by 2021 and were proposed as residential sites. The complete site was submitted in November 2016 by MOD following the announcement on 7<sup>th</sup> November 2016.</p> <p>The newly proposed boundaries cover circa 30ha with net developable area of approximately 18ha, approximately 12ha of public open space and an estimated yield of circa 620 dwellings.</p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2021 and had carried out technical analysis of the site to inform the site capacity and its deliverability within the plan period (to 2032). Development is anticipated to commence in 2023.</p> <p>The site passes criteria 1 to 4 of the site selection methodology and has been considered by technical officers. No showstoppers to development have been raised at this stage although it is necessary to complete a Habitat Regulations Assessment (HRA) given the sites close proximity to Strensall Common Special Area of Conservation (SAC). This will need to confirm that the proposed development either alone or in combination with other sites in the emerging Plan would not result in an adverse effect on the SAC. The HRA screening is being undertaken to accompany the next stage of consultation for the Local Plan.</p> <p>The site would have a bespoke policy within the Local Plan guiding the principle of its development and covering some of issues raised below.</p> <p><u>Heritage/Archaeology</u></p> <p>There are no listed buildings or conservation areas currently designated within this site. However, as</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>access to the area has always been restricted, no detailed assessment of the existing buildings has been carried out to determine if the buildings merit designation. Historic England recommend that use is made of their pre-application assessment service so that the issue of designation can be addressed. With a site of this size it is important to consider the impact it will have on the historic nature of the city. The area needs to have a distinct identity from Strensall village and not be just a continuation of the existing development there. This was an important military site which played a wider role in its linkages to other military sites in the area and in the history of York's development as a garrison town. It is important that the area shouldn't lose the story of its identity as a military site and that careful consideration should be given to the kind of area/place being created.</p> <p>It will be necessary to identify the presence and assess the significances of archaeological deposits on the site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site. There is a reasonable potential for survival of prehistoric and Romano-British features and deposits as well as medieval and later exploitation and occupation of the site. There is a high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology plan/study.</p> <p><u>Landscape</u> A Landscape Technical Note has been produced which gives initial analysis.</p> <p>Although this site is associated with Strensall by way of its proximity to the southern extent of the village, it is far removed from the village centre, and is of a very different character. The site should have its own identity and character that reflects the quality of the spacious site, its environmental context, and the natural site assets.</p> <p>The site is currently located within the draft greenbelt; although the parcel of land proposed for allocation contains a high number of buildings, these are located in a spacious and treed setting. The proposed residential areas would result in a much greater density of buildings; however the proposed blocks are excluded from the existing main areas of open space and tree cover.</p>



Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>The context of the barracks is essentially rural, therefore the presentation of the site to Strensall Road and Strensall common is sensitive and this characteristic should be retained or enhanced.</p> <p>There are a high number of very good quality trees on the site. The contribution they make is noted in the Landscape Technical Note and the Tree survey. The tree survey includes recommended root protection areas (RPA) for the trees and a Constraints plan, which is the baseline information required to inform any subsequent development proposals. There are no landscape ‘show stoppers’, with the caveat that at least all trees of category A and B, and any with a significant ecological value, or of value to the setting of listed buildings, should be retained unless they pose an unreasonable restriction on development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits and mitigation provided by the development.</p> <p><u>Ecology</u></p> <p>A Habitat Regulation Assessment is being completed for the site to confirm if there is the potential for impact on Strensall common as well as a people management strategy and well planned openspace within the development. The development is anticipated to result in likely significant effects (to be confirmed through the HRA screening) and therefore the HRA will need to be completed to Appropriate Assessment level.</p> <p>Strensall Common SAC and SSSI are part of a wider landscape and it is important not to physically separate them from this development. Although the common is already under intense recreational pressure, there are listed birds amongst other wildlife and habitats which could be harmed by the intensification of disturbance, the reduction and mitigation of such impacts needs to be given careful consideration without hard physical separation. Strensall Common has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered e.g. ground nesting birds.</p> <p>Potential access points into the planned development also need to consider impacts on Strensall Common.</p> <p>Within the existing barracks themselves are potential areas of UK Priority habitat areas that the</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>Phase 1 Habitat survey recommends further work is needed before they can be ruled in or out which will require botanical surveys being carried out.</p> <p>The agricultural area to the west of Towthorpe Lines is owned by the MOD and currently tenanted by a farmer but could be released and used as public open space as part of the common. However this would create a physical separation between the farm holding that works on the common and the wider site which would create issues for land management which is essential to the conservation of the site.</p> <p><u>Flooding/drainage</u></p> <p>The majority of the site is in flood zone 1 except for a small area to the north in flood zone 2.</p> <p>Given the scale of the site, a full Flood Risk Assessment will be needed and further work needs to be done regarding drainage of the site. Infiltration Sustainable Urban Drainage Systems (SUDS) would be compromised in this location but there is an opportunity to develop comprehensive SuDS for the potential new development. Good Surface Water SuDS can enhance development sites and increase the potential value of homes and the introduction of a lake could work to the advantage of the development site and Strensall Common.</p> <p>The adoption and maintenance of any SUDS features needs to be considered as the council has no capacity to adopt these without funding.</p> <p>Any hydrology plan/study also needs to consider impacts on water logged archaeological deposits and potential impact on the wet nature of the SSSI on Strensall common.</p> <p><u>Transport/Highways</u></p> <p>The site passes the minimum site selection criteria for access to services. The nearest existing facilities are in Strensall, it is noted that a new Primary school and a small area of mixed use development including retail and community will need to be included within the site. Further viability testing will need to be carried out early in the programme to confirm the viability (and hence deliverability) of this mixed-use development.</p> <p>Good bus network links already exist to York City Centre and Strensall Village along Strensall road. It</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>will be necessary to examine the potential for bus services entering the QEB site in order than public transport access is in line with best practise and policy requirements. The potential for new bus services being required needs to be considered as the diversion of existing services along Strensall Road is unlikely to be supported. New and upgraded bus stops are anticipated together with financial support to incentivise bus usage by first occupants and again the viability of additional services would need to be assessed.</p> <p>There are currently very limited cycle links to Strensall to/from the outer ring road. There is potential that contributions from this site could help to enhance the current access links including the construction of a segregated subway to facilitate the crossing of the A1237. Cycle paths would need to be provided along the site frontages connecting into the site and also focus upon the route into the village and local facilities. This could be a combination of segregated and on carriageway.</p> <p>A full transport assessment will need to be provided. Road safety at the Strensall Road / Towthorpe Moor Lane is currently an issue that needs further consideration. Furthermore the local parish council is anxious to avoid Towthorpe Moor Lane being inappropriately used by through traffic. If identified as necessary, mitigation to Strensall Road/Towthorpe Moor Lane junction, will require further consideration and agreement on scope.</p> <p>Potential access points into the planned development also need to consider impacts on Strensall Common. Accessing the potential development via Scott Moncrieff Road to the north would involve upgrading a road which currently crosses the SSSI and SAC and linking the Queen Elizabeth Barracks to the Towthorpe Lines site would introduce increased traffic to the edge of the designations. This would not be supported.</p> <p><u>Contamination</u> Past activities (including vehicle maintenance and refuelling, firing ranges etc) could have given rise to land contamination, so an appropriate contamination assessment would need to be submitted with any planning application. The MOD advises that the site would be investigated and any threats removed prior to disposal of the site.</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p><u>Noise</u> The principal noise concern for the site relates to the potential for the continued use of the training areas for army purposes and the potential for adverse effect on any new housing. In particular noise associated with shooting and rifle ranges are of concern, as well as noise associated vehicle movements which may occur. Further assessment will be required.</p> <p><b>Officers suggest that the site could be included as a potential housing allocation within the Plan for up to 623 dwellings. Further technical work is progressing on the site including the HRA screening and Appropriate Assessment. The screening assessment will be produced to accompany the next stage of consultation with further work and consultation with the appropriate statutory and specific consultees.</b></p> <p><b>A bespoke planning policy for the site will need to be included within the draft Plan guiding the principle of its development and covering the issues highlighted by technical officers.</b></p> <p><b>See map on page 15 for proposed allocation boundary.</b></p>
Proposed Allocation	Imphal Barracks, Fulford Road	<p><b>New Site</b> Site submitted November 2016 by MOD. Site boundary circa 30ha with net developable area of approximately 19ha, approximately 11 ha of public open space and an estimated yield of circa 769 dwellings.</p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2031 and has carried out technical analysis of the site to inform the site capacity and its deliverability within the post plan period (2032-2037).</p> <p>The site passes criteria 1 to 4 of the site selection methodology and has been considered by technical officers. No showstoppers to development have been raised at this stage although further detailed transport modelling is required to assess the potential impacts on the A19.</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p>The site would have a bespoke policy within the Local Plan guiding the principle of its development and covering some of issues raised below.</p> <p><u>Heritage/Archaeology</u></p> <p>This site contains two Grade II listed buildings and the Fulford Road frontage lies within the Fulford Road Conservation Area. However, as access to the area has always been restricted, no detailed assessment of the existing buildings has been carried out to determine if they merit designation. Historic England recommends that use is made of their pre-application assessment service so that the issue of designation can be addressed. Therefore further work needs to be done on understanding the existing structures and if they warrant listing.</p> <p>The Fulford Road Conservation Area boundary currently makes only a minimal incursion into the potential site as this was based only on assessments done from the road itself given the restricted access of the site. It is broadly accepted that this conservation area boundary is irregular in its form and requires revision. It is likely that this revision will take it further into the boundary of the Imphal Barracks site.</p> <p>Therefore the existing buildings need to be assessed as a group to contribute to the conservation area appraisal update and the parade ground as a design concept is also an important feature of the current site which needs to be retained in any future designs to compliment the understanding of the history of the site.</p> <p>This site does not exist as an army barracks in isolation and has linkages to other military sites across the city and is linked to the development of York as a garrison town and this history should be reflected in the design of any potential scheme.</p> <p>It will be necessary to identify the presence and assess the significances of archaeological deposits on the site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site.</p> <p>There is a reasonable potential for survival of prehistoric and Romano-British features and deposits</p>



Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p>as well as medieval and later exploitation and occupation of the site.</p> <p>There is a high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology plan/study.</p> <p><u>Landscape</u></p> <p>There are no landscape ‘show stoppers’, with the caveat that at least all trees of category A and B, and any with a significant ecological value, or of value to the setting of listed buildings, should be retained unless they pose an unreasonable restriction on development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits and mitigation provided by the development.</p> <p>There are a high number of very good quality trees on the site. The contribution they make is noted in the Landscape Technical Note and the Tree survey. The tree survey includes recommended root protection areas (RPA) for the trees and a Constraints plan, which is the baseline information required to inform any subsequent development proposals.</p> <p>The nature of the public open space should remain natural and open. Any significant built recreational facilities should be kept within the built development zone, not the Public Open Space.</p> <p>The extent to which the development might impact on views would depend on the design detail and on tree and hedgerow retention.</p> <p><u>Ecology</u></p> <p>This site has limited biodiversity interest within it except for the potential for bats in the existing buildings for which further assessment is needed. However, the main issue to consider with this site is the proximity and relationship with Walmgate Stray. Walmgate Stray is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship management.</p> <p>A large area of open space will be retained on the eastern edge of Imphal Barracks, however it is inevitable that people will also want to use the Stray. The land is managed with stock which would cause conflict with people trying to access the area for recreation e.g. dog walkers. If it becomes</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p>unviable to graze the land and forces a change of management the value of the grassland would potentially deteriorate.</p> <p>Further Hydrological work is required to assess the potential impact on the Stray and to the value of the grassland. The area and adjacent surrounds are also incredibly wet which contributes to the value of the UK priority Habitat grassland on Walmgate Stray and any changes to hydrology need to consider impact on this.</p> <p><u>Flooding/Drainage</u></p> <p>There is pressure on this site and the area in general at present in terms of drainage. The connectivity to the existing drainage network would need to be improved. It would be preferable to go back to base principles in terms of designing a new drainage system for the site and not use the existing historical systems that are currently in place.</p> <p>The site would benefit from a comprehensive modern SuDS scheme.</p> <p><u>Transport/Highways</u></p> <p>This site is inherently sustainable given its situation within the main built up area of York its relationship to the city centre and its proximity to shops and facilities in the Fulford Road area.</p> <p>There are good existing pedestrian and cycle networks linking to the city centre and frequent bus services. However given the size and depth of the site it is likely that in actual fact many areas of new housing will fall outside the recognised 400 metres walk distance to a bus stop. This issue would need to be factored into site planning and the sustainable transport provision overall.</p> <p>There are existing issues with traffic congestion in this area. The base traffic situation on the A19 is that it is at or exceeding capacity in the vicinity of Heslington Lane/Broadway. Further detailed modelling is required to assess the potential implications of the site. The site is not going to be released until 2031 so will not be included until the end of the plan period.</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p><u>Contamination</u></p> <p>Past activities (including vehicle maintenance and refuelling, firing ranges etc) could have given rise to land contamination, so an appropriate contamination assessment would need to be submitted with any planning application. The MOD advises that the site would be investigated and any threats removed prior to disposal of the site.</p> <p><u>Noise</u></p> <p>The primary concern regarding Imphal Barracks redevelopment for housing relates to the potential for increased traffic affecting the amenity of existing residential properties in close proximity, in particular increase traffic associated with vehicle access points to the site. An assessment of impact will be required and should be based upon the transport assessment results in terms of predicted vehicle numbers.</p> <p><b>Officers suggest that the site could be included as a potential housing allocation within the Plan for up to 769 dwellings. Further technical work is progressing on the site including the required transport modelling and consultation with the appropriate statutory consultees.</b></p> <p><b>A bespoke planning policy for the site will need to be included within the draft Plan guiding the principle of its development and covering the issues highlighted by technical officers. See map on page 16 for proposed allocation boundary. Also see Table 5 for land submitted under references 624/937/939/943</b></p>

Allocation/ Site Reference	Site Name	Officer Commentary
Site 925	Towthorpe Lines	<p><b>New Site</b> Site submitted for circa 4.5ha and up to 80 dwellings. The site fails criteria 4 (access to services and transport) of the site selection methodology for residential sites. The site passes criteria 1 to 4 of the site selection methodology as a potential employment site.</p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2021 and has carried out technical analysis of the site to inform the site capacity and its deliverability within the plan period.</p> <p>The site would have a bespoke policy within the Local Plan guiding the principle of its development and covering some of issues raised below.</p> <p><u>Heritage/Archaeology</u> There are no listed buildings or conservation areas currently designated within this site.</p> <p>It will be necessary to identify the presence and assess the significances of archaeological deposits on the site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site. There is a reasonable potential for survival of prehistoric and Romano-British features and deposits as well as medieval and later exploitation and occupation of the site. There is a high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology plan/study.</p> <p><u>Landscape</u> Towthorpe Lines is not associated with Strensall village. It is experienced from Towthorpe Moor Lane which is a rural road. Development of housing on this site would be inappropriate to the character of the lane, the extent of Strensall village, and the character of the greenbelt. Although there is built development on the site, it is set back from the road, and is of an isolated, functional character - very different to residential housing, which is normally associated with a community. Commercial</p>

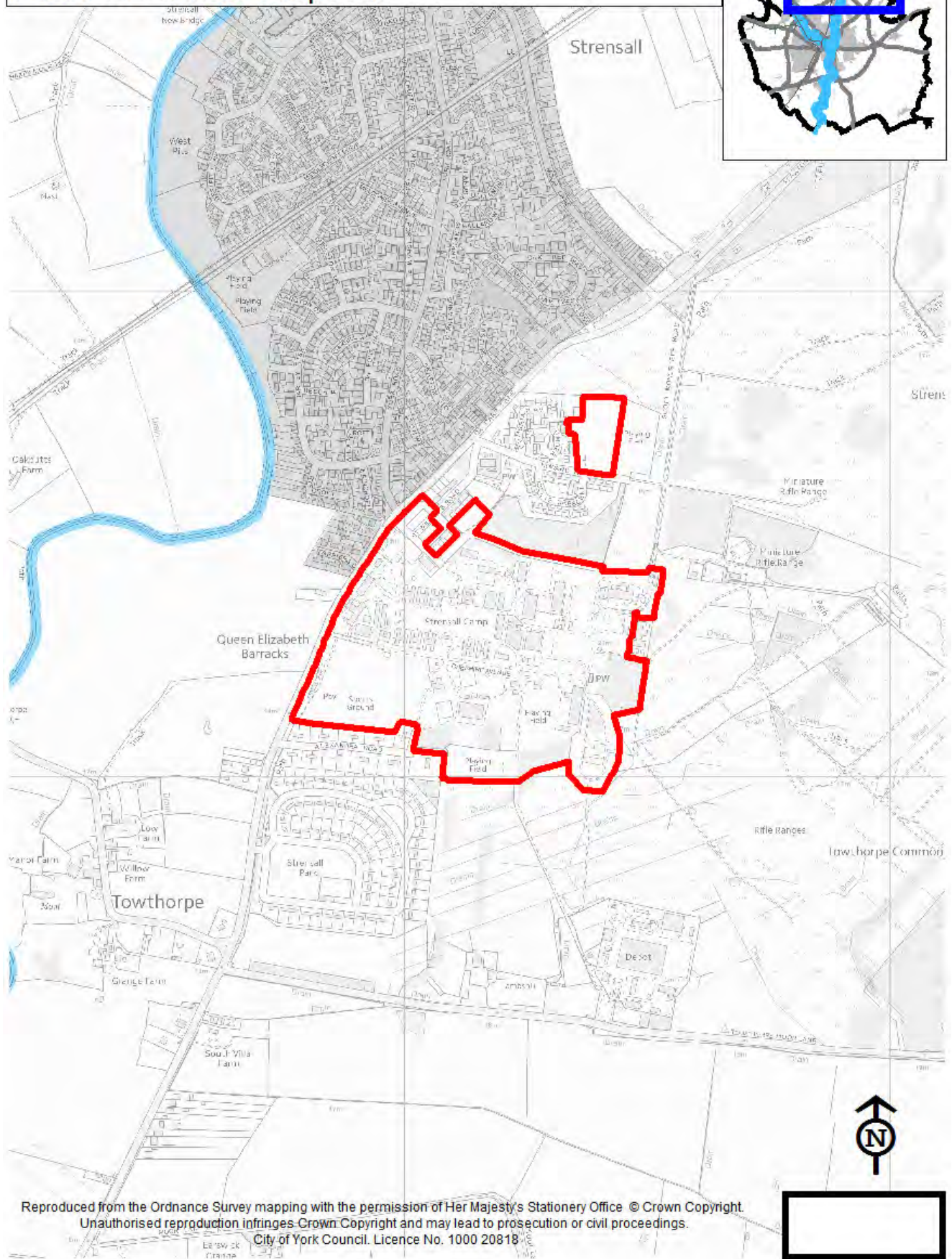
Allocation/ Site Reference	Site Name	Officer Commentary
Site 925 Cont....	Towthorpe Lines Continued....	<p>development may be appropriate given the sites current use as a depot site in conjunction with the MOD.</p> <p><u>Ecology</u> As required for the Queen Elizabeth Barracks site a Habitat Regulation Assessment is being completed for the site to confirm if there is the potential for impact on Strensall common as well as a people management strategy and well planned openspace within the development. The development is anticipated to result in likely significant effects (to be confirmed through the HRA screening) and therefore the HRA will need to be completed to Appropriate Assessment level.</p> <p>The road necessary to link this site with Queen Elizabeth Barracks runs along the edge of the SSSI and SAC and has the potential to impact upon them. The upgrade of this road would also separate the farm holding from the wider sites creating issues for land management which is essential to the conservation of the site. This would therefore not be supported.</p> <p><u>Flooding/drainage</u> The site is in Flood Zone 1. Care should be taken not to disrupt the hydrology of Strensall Common.</p> <p><u>Transport/Highways</u> This site currently fails the minimum criteria for the site selection criteria 4 - Access to services and Facilities for a residential site. The site could be suitable as an employment site for B2/B8 uses subject to further detailed transport assessment. Road safety at the Strensall Road / Towthorpe Moor Lane junction is currently an issue that needs further consideration. Furthermore the local parish council is anxious to avoid Towthorpe Moor Lane being inappropriately used by through traffic. If identified as necessary, mitigation to Strensall Road/Towthorpe Moor Lane junction, will require further consideration and agreement on scope.</p> <p><u>Contamination</u> Past activities (including vehicle maintenance and refuelling, firing ranges etc) could have given rise to land contamination, so an appropriate contamination assessment would need to be submitted with any planning application. The MOD advised that the site would be investigated and any threats</p>



Allocation/ Site Reference	Site Name	Officer Commentary
Site 925 Cont...	Towthorpe Lines Continued....	<p>removed prior to disposal of the site.</p> <p><u>Noise</u> The principal noise concern for this site relates to the continued use of the training areas for army purposes and the potential for adverse effect. In particular noise associated with shooting and rifle ranges are of concern, as well as noise associated vehicle movements which may occur.</p> <p><b>Officers suggest that the site could be included as a potential employment allocation within the Plan. Further technical work is progressing on the site including the HRA screening and Appropriate Assessment. The screening assessment will be produced to accompany the next stage of consultation with further work and consultation with the appropriate statutory and specific consultees. See map 925 on page 17 .</b></p>

### Annex 3: Officers Assessment of Housing Sites following PSC

## Queen Elizabeth Barracks Strensall Post PSC Officer Proposal

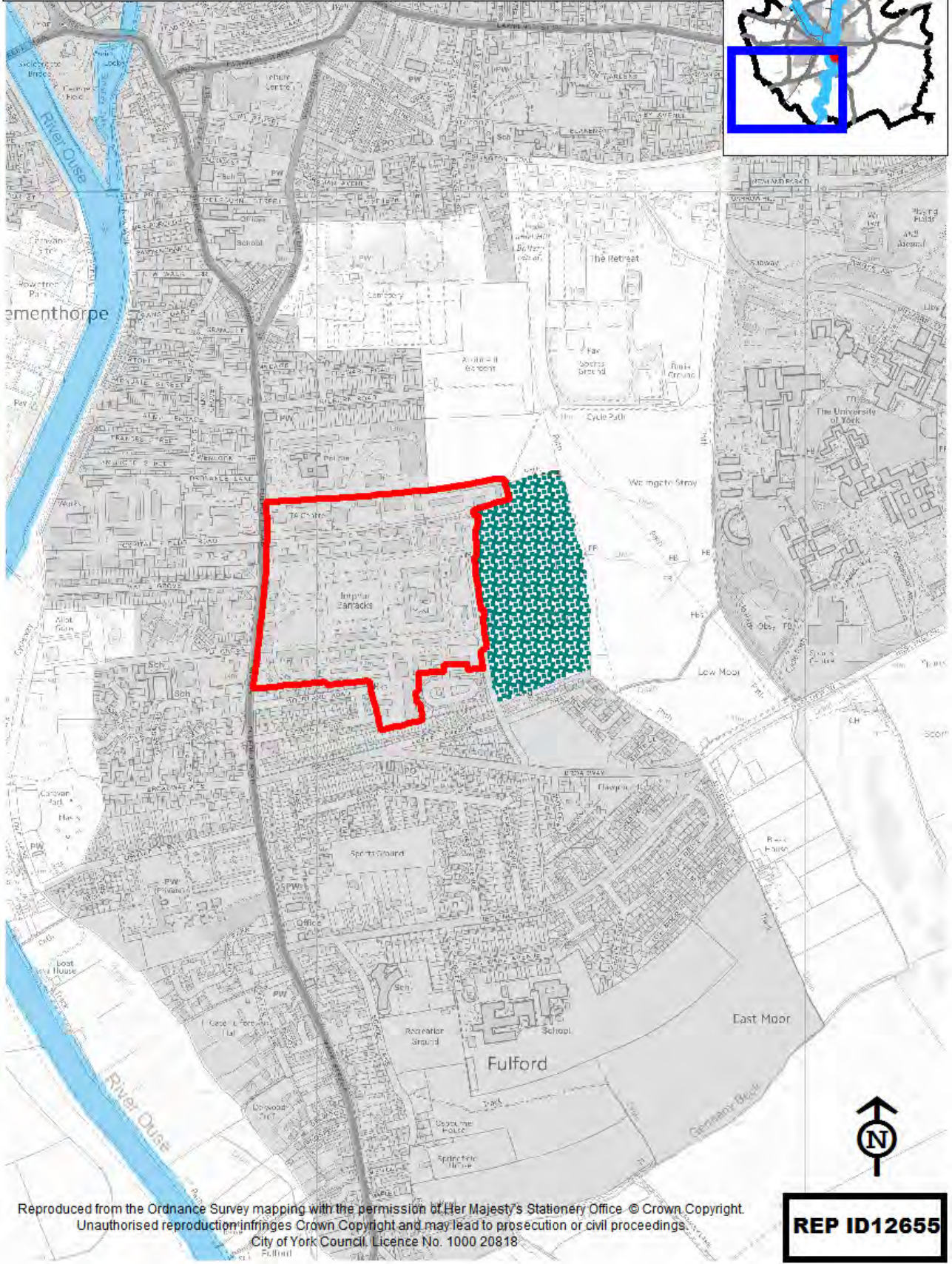
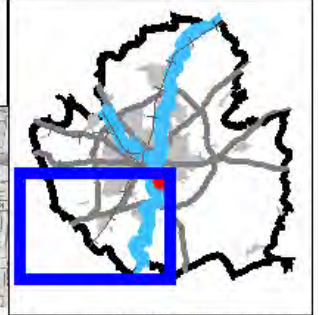


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# Land at Imphal Barracks Post PSC Officer Proposal



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**REP ID12655**



# 925 Towthorpe Lines



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### Annex 3: Officers Assessment of Housing Sites following PSC

**Table 2 - Officer assessment of technical evidence - No or minor changes suggested to PSC position**

Allocation Reference	Site Name	Officer Commentary
<b>Strategic Sites</b>		
ST1	British Sugar and Manor School	<p><b>Total Representations: 52</b>  <b>Supports: 21</b>  <b>Objections: 11</b>  <b>Comments: 23</b></p> <p>Amongst others, Nether Poppleton Parish Council and Upper Poppleton Parish Council confirm general support for the principle of development of this Brownfield site as a priority over greenbelt land and other preferred sites, particularly its completion in advance of ST2. Additional comments made around the site's mix of housing, density, transport and access, biodiversity and open/play space provision.</p> <p>The developer/landowner confirms that it is committed to the regeneration of the former British Sugar site and is working with CYC to demonstrate the deliverability of the site; they are working with Officers towards a target determination date for the submitted planning applications towards the end of this year.</p> <p>Objections primarily relate to concerns around the scale of development proposed, impact on congestion (noting the A59), the potential to exacerbate flooding, and the availability of supporting amenities/services.</p> <p>Officers consider that the issues raised through consultation could be dealt with as part the detailed local planning policy for the site which will set out the requirements for the site masterplan including suitable access requirements, provision of public transport, provision of local facilities including education provision.</p> <p><b>Officers suggest a minor change could be made to the overall quantum of the British Sugar portion of the site from 1140 at PSC to 1100 to reflect the latest planning application. The remaining 3.6ha on Manor School is being brought forward by CYC through the HCA Strategic Partnership and could deliver up to 100 dwellings. In total the site capacity has increased from 1140 at PSC to 1200 to reflect latest position. See map p.49</b></p>

Allocation Reference	Site Name	Officer Commentary
ST2	Civil Service Sports Ground, Boroughbridge Rd	<p><b>Total Representations: 41</b>  <b>Supports: 8</b>  <b>Objections: 17</b>  <b>Comments: 17</b></p> <p>Statutory consultees including Historic England support the site's planning principles set out in the PSC including the protection of land to the southern part of the site from development as this would help preserve the historic character and setting of the City.</p> <p>The Developer/landowner state that the site's sustainable location and lack of technical constraints make it a suitable site offering affordable housing and a mix range of sizes, types and tenures. The site has a willing landowner and is controlled by a national house builder. They confirm that housing is deliverable within the first 5 years of the plan.</p> <p>A significant factor for those objecting to development of this site is congestion, due to the site's close proximity to the already congested northern ring road. Other common concerns raised in objecting to the site's development include: lack of a need for housing on this site or reference to 'overdevelopment'; loss of Green Belt; insufficient services and amenities to support new development (lack of education provision/nursery space/healthcare); loss of sports facilities and open space.</p> <p>Officers consider that the issues raised through consultation including concerns over transport impacts and the provision of community facilities could be dealt with as part the detailed local planning policy for the site which will set out the requirements for the site masterplan including suitable access requirements, provision of public transport and the provision of local facilities including education provision.</p> <p><b>Officers suggest a minor change could be made to the overall quantum of the site from 292 dwellings at PSC to 266 dwellings to reflect the latest planning application.</b></p>
ST4	Land adjacent	<b>Total Representations: 22</b>

Allocation Reference	Site Name	Officer Commentary
	to Hull Road	<p><b>Supports: 11</b>  <b>Objections: 6</b>  <b>Comments: 5</b></p> <p>Amongst others, Heslington Parish Council and the Heslington Village Trust support the principle of housing development on the site. Both Heslington Parish Council and Heslington Village Trust alongside other respondents support family housing and affordable housing on site but state that student housing should be specifically excluded.</p> <p>The developer/landowners confirm that both landowners are supportive of the allocation, its access proposals and suggested development density. Site is deliverable within the first 5 years of the Plan.</p> <p>Objections include that the site should remain as part of green corridor into the city; that the development will compromise Jubilee Wood and the boundary hedgerows; that the traffic on Hull Road makes residential use untenable; drainage concerns and concerns over the lack of local school space.</p> <p>York Ornithological club states that the planning principles for the site should be amended to make sure that there is appropriate recreational open space on site and that footpaths, hedgerows etc should be routed to guide residents and their pets away from the wildlife sensitive areas of the Heslington East campus.</p> <p>Officers consider that the issues raised through consultation including concerns over transport impacts, the provision of public open space, the protection of Jubilee Woods and the provision of community facilities, including enhancing school provision, can be dealt as part the detailed local planning policy for the site which will set out the requirements for the site masterplan. Amendments will be made to the planning principles to include the protection of Jubilee Woods and provision of adequate open space within the site to reduce any potential impact on the adjacent wildlife habitats.</p> <p><b>Officers suggest no change to PSC boundary (7.54ha) or quantum (211 dwellings).</b></p>
ST5	York Central	<p><b>Total Representations:103</b>  <b>Supports: 16</b></p>

Allocation Reference	Site Name	Officer Commentary
ST5	York Central	<p><b>Objections: 38</b> <b>Comments: 52</b></p> <p>A number of comments support the principle of delivering development on this large brownfield site, including from York and North Yorkshire Chamber of Commerce, Historic England, the York, North Yorkshire and East Riding LEP and Make-it York.</p> <p>Comments raised in support include that the site will enable the creation of a new Central Business District to replace Grade A office losses but that critical infrastructure must be developed alongside (and details made available for consultation); and to the principle of phasing brownfield sites ahead of Greenfield.</p> <p>Some of those writing in support of the scheme query whether the access options proposed are the most appropriate solution, particularly in relation to the loss of Holgate community garden.</p> <p>Although supportive of the principle of development on this brownfield site, Historic England remains unconvinced that the quantum of development proposed is deliverable in a manner that will safeguard the numerous heritage assets in its vicinity, and without harm to the historic core of York. The risk of a development strategy focused on tall buildings and its impact on the historic skyline is also raised by a number of other respondents, including Shepherd Group and Linden Homes.</p> <p>A number of objections query the site's assumed delivery, stating that there is considerable doubt about the viability and deliverability of the site and its lead-in time. There are concerns that the over-reliance on housing delivery from York Central could undermine the potential for the Plan to provide sufficient land to accommodate projected housing need over the Plan period.</p> <p>The cumulative impact of the site on the city's already congested road network is seen as a significant threat, and the lack of detail regarding sustainable transport options inadequate. There are concerns raised that the prospective route for access to the York Central site crosses the community garden, citing the loss of productive and creative gardening and loss of amenity space.</p>



Allocation Reference	Site Name	Officer Commentary
Cont....	Continued....	<p>They note further significant impacts including from additional traffic/pollution on local resident's health and quality of life.</p> <p>Several objections question the basic tenets underpinning the scheme – rather that the site should work for the public benefit, by delivering an appropriate housing mix/density and affordable quota.</p> <p>Further general issues raised regarding the lack of information presented to help people understand the scheme, specifically around transport access and sustainable transport options, housing mix and type, supporting services and amenities and how development could create a new place within an existing community.</p> <p>Since the time of the consultation undertaken in July 2016 the Partnership has been progressing further site masterplan and viability work with City of York Council agreeing to the draw down of funds from the West Yorkshire Transport fund for the site access. This work is ongoing and will be refined through further masterplanning, viability, sensitivity testing and technical assessments to create a framework that will then be used as the basis to deliver the site. The outcome of this work to date is suggesting that the site can deliver a minimum of 1500 dwellings as per the PSC 2016 position. The York Central site is subject to detailed technical work which may increase the overall capacity of the site and its delivery.</p> <p><b>Officers consider that the site could be included as a mixed use site with a residential element of 1500 dwellings within the post plan period as per PSC (2016) with 1250 dwellings within the plan period to 2032/33. Work is continuing to progress the masterplanning of the site and this will be reflected as the Local Plan progresses towards Publication stage and reflected in future iterations of the plan. See map on page 50.</b></p>
ST8	Land North of Monks Cross	<p><b>Total Representations: 53</b>  <b>Supports: 11</b>  <b>Objections: 33</b>  <b>Comments: 15</b></p>

Allocation Reference	Site Name	Officer Commentary
ST8 Cont...	Land North of Monks Cross Continued....	<p>A small number of comments support the principle of development on this site. Amongst those writing in support of development, the impact of additional traffic on the A1237 and local routes is a concern. The developer/landowner confirms that the site is deliverable with a national housebuilder onboard.</p> <p>Objectors to housing development on this site comment on the common themes of traffic congestion (noting the impact of the proposed stadium and Vangarde developments); inadequacy of public transport; limited amenities and services. There are also objections relating to the scale of development proposed in the Huntington area, noting the existing impact of significant recent developments on traffic, drainage and future flood risk.</p> <p>Historic England states that, without mitigation, development would harm several elements which contribute to the special character and setting of the City, namely its rural setting and green wedges (in this case, Monk Stray). Suggested mitigation is to pull development further away from the northern ring road and Monks Cross Link Road.</p> <p>Alternative boundaries to the site have been submitted by landowners/developers . They support ST8 PSC boundary in principle but object to the exclusion of land to the west between the allocation and Huntington. They consider that the approach to separate an urban extension with such a large buffer is not an appropriate plan-led approach and do not consider it is justified. It would be more appropriate to reduce the buffer in order to make more efficient use of land.</p> <p>A further alternative boundary is also proposed, including land to the north of North Lane (8.55ha delivering circa 250 additional homes) and increasing overall and annual rates of delivery. It is considered that the re-instatement of land north of North Lane would align with existing built development to the west and the strategic site can be appropriately contained by the A1237. A landscape buffer could be incorporated between the edge of the proposed extension and the A1237.</p> <p>Officers consider that the issues raised through consultation including the concerns raised regarding</p>

Allocation Reference	Site Name	Officer Commentary
		<p>transport impacts of the site (and the cumulative impacts of recent development) can be dealt as part the detailed local planning policy for the site which will set out the requirements for the site masterplan including suitable access requirements and the provision of sustainable transport options. The retention of some hedgerows and inclusion of green corridors within the draft masterplan is positive, as is the proposed nature reserve to the east of the site. However, the Monks Cross Link road is likely to act as a barrier to the dispersal of wildlife and so the green links to this area should not be over-played. Large attenuation ponds are unlikely to be of great benefit to great crested newts. It is reasonable to assume the proposed nature reserve will be subject to recreational pressure which can be at odds with ecological aims, better provision of open space within the development would help to balance this.</p> <p><b>Officers consider that no change should be made to the site allocation boundary or the overall quantum of development (968 dwellings) and that it remains as per PSC (2016). Additional open space and ecological mitigation could be included on land to the east of the Link Road submitted as part of the consultation response from landowners/developers. See map 849 on page 51.</b></p> <p><b>Officers accept in principle the proposal to include land to the east of the Monks Cross Link Road if the planning principles/ bespoke site policy are amended accordingly to make it clear that this additional land would remain in the greenbelt, that open space provision should still be provided to the required quantum within the allocation boundary and that Monks Cross Link Road would need to be reduced in speed through traffic calming measures and provision of pedestrian footways and safe crossing points.</b></p>
ST9	Land North of Haxby	<p><b>Total Representations: 536</b>  <b>Supports: 17</b>  <b>Objections: 454</b>  <b>Comments: 69</b></p> <p>A small number of supports for the site were received for development on the site, where support was recorded, in general there is reference made to the potential for development to benefit the area, through the provision of family and affordable housing, provision of additional amenities including</p>

Allocation Reference	Site Name	Officer Commentary
ST9 Cont.....	Land North of Haxby Continued...	<p>open space and improving supporting infrastructure (road and rail).</p> <p>The developer/landowner confirms that the site is deliverable and viable based on the PSC boundary although the layout of open space within the site should not be fixed through the Local Plan it should be dealt with through the detailed planning application stage.</p> <p>A significant level of objection was received including from Haxby Town Council, Skelton P.C, Haxby and Wigginton Neighbourhood Planning Group. Key issues raised include:</p> <ul style="list-style-type: none"> <li>• impacts on local traffic congestion particularly on Moor Lane and Usher Lane;</li> <li>• current congestion levels on the A1237 and in particular the Haxby/Strensall roundabout would be compounded by further development. A number of comments refer to the need to dual the outer ring road prior to any further development taking place;</li> <li>• Concern that existing public transport provision is unsatisfactory and could not provide for additional residents;</li> <li>• General support the idea of providing a station at Haxby but need further evidence regarding the viability and adequate funding;</li> <li>• inadequate drainage and sewerage – that the new drainage would need to be installed before any development took place, that the current sewerage system is totally inadequate in the village, that the WWTW at Strensall is at or above capacity and that currently surface water flooding regularly causes the sewers to back up in heavy rain;</li> <li>• Many comments point to the need for development to be self sufficient in amenities/services, including the provision of a primary and secondary school and GP provision; and the</li> <li>• Significant ‘piecemeal’ development has already taken place in Haxby which has already impacted upon the character of the area and the adequacy of the existing levels of community facilities.</li> </ul> <p>Whilst recognising the concerns raised by members of the public through the consultation officers consider that the planning principles for the site would ensure that the site would deliver a significant level of additional openspace and create new local amenities to take pressure of the existing facilities in Haxby and Wigginton including a new primary school. The policy would also ensure that an</p>

Allocation Reference	Site Name	Officer Commentary
ST9 Cont.....	Land North of Haxby Continued...	<p>appropriate drainage strategy would be required to support the development, in consultation with specific bodies including Yorkshire Water and the Internal Drainage Board (IDB) that would ensure that the development would not exacerbate any existing surface water and drainage concerns and that the required connection to the public sewerage network would need to be funded through the site in consultation with Yorkshire Water. The planning principles also make it clear that suitable access would be required to the site including the provision of junction improvements to improve safety and visibility and that the site will need to minimise vehicular trips through the enhanced provision of public transport and integration for walking and cycling routes. Further revisions to the planning principles to address the concerns raised will be considered by officers in consultation with the relevant statutory and specific consultees.</p> <p><b>Officers suggest that no change is made to the PSC position however further consideration should be given to the planning principles/site specific policy for the site including the location/configuration of open space within the site boundary.</b></p>
ST16	Terry's Extension Sites 1 (Terry's Car Park) & 2 (Land to the rear of Terry's Factory)	<p><b>Total Representations: 10</b>  <b>Supports: 5</b>  <b>Objections: 5</b>  <b>Comments: 4</b></p> <p>Historic England supports the stated development principles, in particular the requirement that development have strong architectural merit, reflecting the wider Terry's site. Re Extension Site 1: given its location, development should contribute to the architectural merit of the City. Support the intention to limit the height of any new buildings to the permitted height of the single-decked car park. Re Extension Site 2: development should maintain and enhance the formal gardens adjacent to the site.</p> <p>Other supports welcome the use of land for housing provided that design complements and protects views of iconic Terry's factory buildings. Development should incorporate strong links with Sustrans cycle route and bus stops on Bishopthorpe Road.</p> <p>The developer/landowner fully supports the proposed allocations. The sites occupy a sustainable</p>

Allocation Reference	Site Name	Officer Commentary
ST16 Cont...	Terry's Extension Sites 1 (Terry's Car Park) & 2 (Land to the rear of Terry's Factory) Continued.....	<p>location and have access to public transport, public footpaths, cycle route, open space and roads.</p> <p>Some comments consider that the Terry's car park site (site 1) would be more suited to allocation for health or nursery provision for the new residents of the Terry's site, particularly given the increased pressure on nearby existing services.</p> <p>Other comments note that infrastructure (including parking, doctors and schools) in the Southbank area is already struggling, and likely to be further tested by further development. Yorkshire Ambulance Service request that specific text is included within the allocation to make provision for a bespoke facility (specification given) (Yorkshire Ambulance Service).</p> <p>Officers consider that the objections/comments regarding the sites can be dealt with through the masterplanning of the site and by amending the planning principles where appropriate to include the provision of suitable access for cyclists and pedestrians including connections to the Sustrans route. In addition provision can be made for the Yorkshire Ambulance request for a spoke facility at the Terry's site. It is considered that whilst the Car Park site would be suitable for other uses including healthcare and nursery uses that the preferable use would be for housing given the site is brownfield land and is in a sustainable location.</p> <p>The developer representation requests that consideration is given to removing the restriction on the height of the development on the former Car Park site as they consider that this would be a wasted opportunity and that such a limited scale of development would not deliver on the wider design objectives identified. They consider that the development of single or two storey houses at any density into his location would look out of place, therefore a development of three or four storey buildings would be appropriate.</p> <p>For site 2 the developer considers that the indicative site capacity of 56 dwellings identified into the site assessment is likely to underestimate the number of dwellings that could potentially be delivered.</p> <p><b>Officers consider that the sites should remain as in PSC and that the planning principles to</b></p>

Allocation Reference	Site Name	Officer Commentary
ST16 Cont...	Terry's Extension Sites 1 (Terry's Car Park) & 2 (Land to the rear of Terry's Factory) Continued.....	<p><b>restrict the height of any future development on the Car Park site Site 1) should be retained to protect the character of the surrounding landscape and prevent significant adverse impact on the openness and setting of the city. The estimated capacity on Site 2 (Rear of Terry's factory) is 56 dwellings based on a standard urban archetype of 95% of the site area (1.18ha) at density of 50dph. It is considered that a higher density and yield may be appropriate on this site subject to detailed consideration against the planning principles but that this should be looked at through the planning application process.</b></p> <p>The developer also requests that the council give consideration to extending the Site 1 (Terry's Car Park site) to include additional land to the South and East (site ref 928). They consider this would make a logical extension to the car park site and would be capable of accommodating additional housing development in a sustainable and accessible location without harm to other key interests.</p>
ST31	Land at Tadcaster Rd, Copmanthorpe	<p><b>Total Representations: 92</b> <b>Supports: 52</b> <b>Objections: 37</b> <b>Comments: 7</b></p> <p>Support received for the principle of housing development on the site, including from Copmanthorpe Parish Council. It is noted that the site is also included in the emerging Copmanthorpe Neighbourhood Plan.</p> <p>Where support is recorded, in general there is reference to the potential need for additional infrastructure/services to mitigate potential impact. Additional considerations raised through consultation include ensuring the houses are set back from the main road, the need to consider the impact of development on semi-rural character of the village, including appropriate densities and protection of trees and hedgerows; retaining the existing public byway at Yorkfield Lane and that there should be no secondary vehicular access or pedestrian access from Learman's Way.</p> <p>The developer/landowner confirms that the site is viable and deliverable with an estimated yield of up to 200 dwellings. They request a slight boundary change to remove the triangle of land adjacent to the railway line which is not in their control. This would reduce the site size from 8.1 ha (PSC) to 7.53ha with provision of openspace remaining at 2.33ha.</p>
ST31	Land at	

Allocation Reference	Site Name	Officer Commentary
Cont....	Tadcaster Rd, Copmanthorpe Continued....	<p>Historic England objects to the allocation as they consider that development of the site would further reduce the gap between York's urban area and Copmanthorpe, harming a key element of the special character and setting of the City as identified in the Heritage Topic Paper. They recommend that the site be deleted since it is not possible to mitigate against identified harm.</p> <p>RSPB considers that there is currently insufficient information on the potential impacts of ST31 on Askham Bog SSSI, and the required mitigation, in the Local Plan and supporting documents.</p> <p>A number of further issues were raised in objection to development of ST31, as follows:</p> <ul style="list-style-type: none"> <li>• Impact of additional traffic on local highway network;</li> <li>• Inadequate infrastructure;</li> <li>• Impact on natural environment, including Askham Bog, local wildlife, trees and hedgerows;</li> <li>• Insufficient local amenities;</li> <li>• Impact on flood risk, including potential for surface water flooding impacting Flaxman Croft estate;</li> <li>• Both the scale of development and development density proposed are too high; and</li> <li>• Loss of green belt/agricultural land.</li> </ul> <p>Natural England confirms that the combination of the location of the A64 and provision of natural greenspace adjacent to the proposal would adequately mitigate for potential recreational pressures on Askham Bog; the topography of the site reduces the risk of impacts on hydrology from development. They advise that requirement for hydrological investigation and mitigation as necessary is included as a requirement in the plan. They suggest that the Council considers requiring the delivery of the adjacent green space allocation prior to the commencement of development and further advise contact with Yorkshire Wildlife Trust regarding potential for impacts on noted SINC's and uncommon plant species in the area.</p> <p>Yorkshire Wildlife Trust is satisfied that development maintains existing barriers between development and the reserve (Askham Bog), and that any hydrological connection is unlikely.</p>
ST31	Land at	<p><b>Officers consider that the site should remain as an allocation but with a minor boundary amendment to remove land not in the ownership of the developer adjacent to the railway line</b></p>



Allocation Reference	Site Name	Officer Commentary
Cont....	Tadcaster Rd, Copmanthorpe Continued....	<p><b>and to the south of Yorkfield Lane. The planning principles should be amended to make it clear that access to the site would be via Tadcaster Road and that there would not be a secondary access from Learmans Way. In addition reference to the requirement for hydrological investigation and mitigation will be added to the planning principles/policy for the site and a requirement for the delivery of the adjacent green space allocation prior to the commencement of development to ensure protection of the adjacent SSSI. It is considered that the site density of 60% net area at 35 dph is appropriate for the site's edge of village location.</b></p> <p><b>Officers consider that there could be a minor change in the PSC boundary to remove the triangle of land adjacent to the railway line and to the south of Yorkfield Lane. Reduction in site size to 7.5ha / 158 dwellings (60% @ 35dph). See map 185 on page 52</b></p>
ST32	Hungate	<p><b>Total Representations: 5</b> <b>Supports: 1</b> <b>Objections: 2</b> <b>Comments: 2</b></p> <p>Hungate (York) Regeneration Limited supports provisions for the Hungate site as set out in ST32. Site capacity should reflect the 720 granted by 15/01709/OUTM and further residential capacity on the remainder of the site. Allocation boundary should remove the Hiscox building. Objections and comments on the site were around the additional demand on existing education/medical facilities and the impact on flood risk.</p> <p><b>Officers consider that the site should remain as a strategic site in the Local Plan. Of the original consent for 720 dwellings there are a remaining 550 dwellings (at 1<sup>st</sup> April 2017) which have planning permission and are included as an unimplemented consent. It is considered that a further 328 dwellings could be provided through the remaining phases of the site bringing to overall site capacity to 1041 dwellings. See Map 929 on Page 53.</b></p>
ST33	Station Yard, Wheldrake	<p><b>Total Representations: 39</b> <b>Supports: 8</b></p>

Allocation Reference	Site Name	Officer Commentary
ST33	Station Yard,	<p><b>Objections: 31</b> <b>Comments: 1</b></p> <p>Supports refer to the site being the best options should development land be required in Wheldrake, and that development could help support the village's services.</p> <p>The landowner/developer supports the draft allocation and confirms that it is appropriate, suitable and deliverable for residential development and should be allocated accordingly as set out within the Draft Plan.</p> <p>Wheldrake Parish Council notes that the Village Design Statement does not support the proposed development, which is located on good quality agricultural land and recognised green belt. A Planning Application for development on part of the site has previously been rejected on the grounds of noise impacts on proposed adjacent properties. Site would be more appropriately used for employment expansion.</p> <p>RSPB states that, in the absence of a Habitat Regulations Assessment (HRA) having been completed, this allocation is at risk of being neither legally compliant with the Conservation of Habitats and Species Regulations 2010 nor sound, as it may not be effective, justified or consistent with national planning policy.</p> <p>Several common themes were raised in objection to the proposed allocation, including concerns around the impact of development on local facilities/services and infrastructure capacity; the overdevelopment of the site which is considered to be incompatible with village character. Some comment that development of a smaller scale, on the brownfield part of the site, would be more suitable. There are also concerns raised around impacts on open countryside and views and impact on wildlife.</p> <p>Officers consider that the site is well contained and provides a natural extension to the existing village. There is a need for an assessment of Public Transport to be undertaken including the likely</p>

Allocation Reference	Site Name	Officer Commentary
Cont....	Wheldrake Continued...	<p>need for an uplift in bus services from the site. This requirement is within the planning principles/policy for the site allocation. There is also a need for the required financial contributions for the expansion of existing nursery, primary and secondary provision to meet the anticipated pupil yield. A HRA screening will be undertaken to support the next stage of consultation in line with the regulations. This will take account of both individual sites and potential cumulative impacts of sites on designated areas including Wheldrake Ings and the Lower Derwent Valley.</p> <p>Noise from the existing industrial estate could be an issue and a suitable assessment would be required to determine suitability of the site for residential use. Whilst this is not considered a show stopper for the whole of the site, there is the potential that noise from the industrial estate could make parts of the proposed allocation unsuitable for residential use. There is also the potential that if residential properties were placed next to the industrial estate then this could restrict any further expansion of the industrial estate or prevent existing businesses located on the industrial estate expanding any further. It is, therefore, essential that a noise assessment is carried out to assess the suitability of the site for residential use. It is considered that the planning principles for the site should be amended to reflect the need for a noise assessment to be carried to inform the masterplan for the site and that the developable area could be reduced subject to the results of the assessment in order to provide an adequate buffer to the existing industrial area.</p> <p><b>Officers consider that the site should be retained as per the PSC boundary at 6ha and circa 147 dwellings. It should be noted that the final yield of the site may be reduced following the completion of a noise assessment.</b></p>
<b>Non- Strategic Sites</b>		
H1	Heworth Green Gas Works	<p><b>Total Representations: 8</b>  <b>Supports: 3</b>  <b>Objections: 2</b>  <b>Comments: 3</b></p>

Allocation Reference	Site Name	Officer Commentary
H1 Cont...	Heworth Green Gas Works Continued....	<p>Supports refer to the use of a brownfield site for housing and sustainable location. Some concerns over density and provision of suitable access.</p> <p>Objections are based on the potential flood risk of the site and the high density proposed. Also to exploring the use of the site for light industry rather than housing. Comments are also made regarding the loss of Green Space, congestion and inadequate access.</p> <p>Historic England – no objection in principle but given proximity to conservation area (No. 26 Heworth Green) and Grade II listed building on the northern side of the site proposals would need to ensure that those historic elements are not harmed.</p> <p>Developer supports the allocation and estimated yield of 366 dwellings. Site is deliverable partly within 5 years and part phased for longer term. Northern Gas Networks who own the gasholder and associated pipeline infrastructure (0.67ha) are not currently in a position to make land available for re-development. This should not preclude the development of the land owned by National Grid and the site could be masterplanned to protect the short-term amenity of the new residents. Previous EIA demonstrates extent of contamination which can be mitigated and is not considered a showstopper. Land owned by National Grid totals 2.87ha which is immediately available.</p> <p>Technical officers consider that due to the proximity of the site to existing industrial/commercial units and Layerthorpe/Hallfield Road a noise assessment would be required. Also odour may be an issue during development due to previous uses and likely contamination and remediation required.</p> <p>The proposed phasing of the site doesn't necessarily alter this position but this is partly dependent on whether or not the remaining Northern Gas Networks site creates any noise in the area. There is also the risk of developing housing directly adjacent to bulk gas storage facilities in terms of health and safety, and so this would need to be adequately considered. This may possibly be a showstopper and needs to be carefully investigated including relevant consultation with the Health and Safety Executive (HSE).</p> <p><b>Officers support the retention of the site for housing as a sustainable use of brownfield land</b></p>



Allocation Reference	Site Name	Officer Commentary
		<b>Submission stage.</b>
H5	Lowfield School	<p><b>Total Representations: 17</b>  <b>Supports: 3</b>  <b>Objections: 10</b>  <b>Comments: 5</b></p> <p>Supports for the site focus on the use of brownfield land for housing, provisions of housing for older persons and the potential for a self build pilot.</p> <p>Objections for the site include concerns over the use of the greenspace and pitches for development – should be kept to just the building footprint/brownfield element only. Concerns over adequate highways infrastructure and access, loss of green space which is important for wildlife habitats and is a local green corridor. Also concerns over the deficiency in open space in Westfield ward including pitch provision.</p> <p>Sport England object to this allocation. Although the grass playing fields are outside the allocation boundary allocation H5 includes a multi use games area marked out for tennis and netball. The loss of this sports facility should be assessed in accordance with para 74 of NPPF. If it cannot be evidenced that the playing field is surplus then it should be replaced. Simply replacing the multi-use games area on existing playing field would itself result in a loss of grass playing field therefore any proposed relocation has to be on land that is not existing playing field.</p> <p>Residential numbers were assessed at 137 however a report taken to December 2016 Executive agreed a spatial plan for 162 homes (which included plots for self build and community build), an 80 bed care home (C2 Use) and public open space of 0.77ha including informal greenspace 0.6ha and allotments 0.17ha. Report states that options for alternate site for existing pitches are being explored.</p>
H5 Cont...	Lowfield School Continued...	<p><b>Officers suggest minor change to residential dwelling numbers from PSC from 137 dwellings to approximately 162 dwellings including plots for self build/community build to reflect latest Council agreed position on site. Further dialogue with Sport England will be progressed prior to Submission stage. Westfield ward is deficient in almost all open space typologies so future development must achieve an acceptable balance of on-site open space provision. Re-</b></p>

Allocation Reference	Site Name	Officer Commentary
		<b>provision of the sports pitch will also need to be addressed before development commences.</b>
H6	Land R/O The Square, Tadcaster Road	<p><b>Total Representations: 21</b>  <b>Supports: 4</b>  <b>Objections: 8</b>  <b>Comments: 10</b></p> <p>Supports confirm that the proposed specialised housing for the Wilberforce Trust is a more compatible neighbour to the adjacent St Leonards Hospice. Access needs to be carefully considered including access for emergency vehicles.</p> <p>Objections relate to sensitivity of location close to the hospice and impacts on tranquillity for residents. Concerns are raised surrounding the additional traffic and the increase in congestion, loss of existing greenspace including loss of habitats and mature trees.</p> <p>Representation received from the landowner/developer which confirms proposal for 30-35 residential units for visually impaired tenants plus new headquarters building for Wilberforce Trust. Object to designation as C3b specialist housing within PSC and to site boundary. Site should be extended to include 0.5ha of land to rear of St Leonard’s Hospice. C3B is defined as ‘not more than 6 residents living together as a single household where car is provided’. Whilst there is a level of care associated with the proposed units this is administered to tenants on an individual basis. Each apartment will be 1 or 2 bed with private bathroom, kitchen and lounge. There will be some shared facilities but the units will function as private dwellings and therefore should be classed as C3 (housing).</p>
H6 Cont...	Land R/O The Square, Tadcaster Road Continued..	<p><b>Officers suggest that the site is retained as a specialist housing site for C3b uses. The Strategic Housing Market Assessment concludes that there is a requirement for up to 84 extra care units per annum over the plan period and that this need falls within the objectively assessed housing need. As noted on the PSC analysis the mature trees will need to be protected along with the trees on the eastern boundary which provide a suitable edge to the site and are a valuable landscape asset. The analysis also states that there are great crested</b></p>

Allocation Reference	Site Name	Officer Commentary
		<b>newts in the locality so a further detailed ecological assessment would be required including the hedgerows which may contain bat interest.</b>
H7	Bootham Crescent	<p><b>Total Representations: 4</b>  <b>Supports: 1</b>  <b>Objections: 1</b>  <b>Comments: 2</b></p> <p>Sport England object to the allocation on the basis that the site contains a playing field and that whilst relocation is taking place, the redevelopment of the community stadium included an existing playing pitch, and therefore there will be a net loss of one pitch. The allocation of the site should be based on a robust evidence base that shows the site is genuinely surplus for all sports, including ancillary facilities such as changing rooms, grandstands etc; otherwise, the Council will need to identify potential replacement provision prior to re-development.</p> <p><b>Officers suggest no Change to PSC position. Further dialogue with Sport England will be progressed prior to Submission stage</b></p>
H8 H8 Cont...	Askham Bar Park and Ride Askham Bar Park and Ride Continued....	<p><b>Total Representations: 29</b>  <b>Supports: 3</b>  <b>Objections: 22</b>  <b>Comments: 4</b></p> <p>Supports relate to the use of brownfield land for housing.</p> <p>Number of objections received and main issues raised include increased congestion, impact on Askham Bogg, lack of local facilities including school provision and also that it should be used as a site for the creative academy rather than for housing. This includes representation from the Ebor Academy Trust who would like to build a Creative Arts Primary School on the site. Representation states that the Trust have been successful in its free school application for the national funding of a creative arts free school which will provide funding for build, set up and recompense for land.</p> <p>Report to March 2017 Executive on HCA Strategic Partnership includes the site as a potential for accelerated delivery. Gives quantum of up to 100 dwellings. Timescales are to work up business</p>



Allocation Reference	Site Name	Officer Commentary
		<p>case for exec approval in Q2/3 2017, procure builders Q3 2017, planning Q4 2017, commence building Q2 2018 and 1<sup>st</sup> completions Q1/2 2019.</p> <p><b>Officers suggest no change to PSC and retain the site for up to 60 dwellings. This calculation of estimated yield is based on a suburban archetype of 95% net area @ 40 dph.</b></p>
H10	The Barbican	<p><b>Total Representations: 7</b>  <b>Supports: 2</b>  <b>Objections: 2</b>  <b>Comments: 3</b></p> <p>Supports relate to the principle of re-use of brownfield land for housing.</p> <p>Objections relate to the use of the site for high density housing, concerns over adequate local infrastructure and retention of the site for a city park.</p> <p>Historic England - No objection to principle of this application, but given its proximity to city walls (scheduled ancient monument) and central conservation area, proposals would need to ensure that those important historic elements are not harmed.</p> <p><b>Officers suggest no change to PSC and retain the site for up to 187 dwellings. This is based on the planning approval granted 2015 for 187 apartments but it is still awaiting legal and conditions approval.</b></p>
H20	Oakhaven EPH	<p><b>Total Representations: 3</b>  <b>Supports: 2</b>  <b>Objections: 0</b>  <b>Comments: 1</b></p> <p>Representation received from CYC Older Persons Accommodation Programme. Care Home closed March 2016. The Executive have agreed to re-develop for extra care housing (Use class C3). The overall quantum for the site is likely to be 30 to 40 units therefore PSC site capacity should be increased. Report to March Exec seeking consent to sell to extra care developer (Ashley House</p>

Allocation Reference	Site Name	Officer Commentary
		<p>PLC). Scheme is for 56 extra care apartments (20 for affordable rent, 5 discount sale, 15 market rent and 16 for sale). CYC to have nomination rights on the 25 apartments for affordable rent and discount sale (25). Completion for Feb 2019.</p> <p><b>Officers suggest that the yield of the site is increased to 56 to reflect the latest position on the site. Site will be developed for extra care housing (use class C3). The Strategic Housing Market Assessment concludes that there is a requirement for up to 84 extra care units per annum over the plan period and that this need falls within the objectively assessed housing need.</b></p>
H21	Woolnough House	<p><b>Total Representations: 3</b>  <b>Supports: 1</b>  <b>Objections: 0</b>  <b>Comments: 2</b></p> <p>Representation received from CYC Older Persons Accommodation Programme which states that no decision has yet been made on the future of the site and that it will only close and be available for re-development once consultation on the option to close has been undertaken and following that should Executive make a decision to close. Note that consultation is currently ongoing. Review potential of the site post consultation and prior to the Publication stage of the Local Plan.</p> <p><b>Officers suggest that the site is removed as a housing allocation within the Plan as there is no current certainty over delivery as a housing site within plan period.</b></p>
H22	Heworth Lighthouse	<p><b>Total Representations: 2</b>  <b>Supports: 1</b>  <b>Objections: 0</b>  <b>Comments: 1</b></p> <p><b>Site is under construction as an extension to Glen Lodge for extra care units (use class C3). Officers suggest that the PSC allocation for 15 units is retained.</b></p>
H29	Land at Moor	<b>Total Representations:90</b>

Allocation Reference	Site Name	Officer Commentary
	Lane, Copmanthorpe	<p><b>Supports:59</b> <b>Objections: 25</b> <b>Comments: 7</b></p> <p>General supports for development of the site in principle but concerns raised over number of dwellings and proposed density. This is linked to capacity of existing infrastructure.</p> <p>Objections on this site relate to concerns regarding access to the site from Moor Lane particularly as it is a narrow road and would require widening which would impact on the existing grass verges. It is also considered that there would be issues regarding visibility and parking. Concerns are also raised regarding access to services and the lack of capacity of existing services including schools.</p> <p>Developer confirms that the site is suitable, available and achievable. Site can deliver the proposed 88 dwellings. Completions anticipated in 2019/20 @ 35 dwellings per annum. Proposed access to Moor Lane. Moor Lane to be widened to meet acceptable highway standards There is sufficient verge space without needing to encroach onto existing properties.</p> <p><b>Officers suggest that the site should be retained with no change to the PSC position. Site is also included in the emerging Copmanthorpe Neighbourhood Plan. Site capacity is based on 95% net area at 35 dph.</b></p>
H31	Eastfield Lane, Dunnington	<p><b>Total Representations:66</b> <b>Supports:8</b> <b>Objections: 42</b> <b>Comments: 16</b></p> <p>Supports accept the principle of housing on the site but would need to retain the existing hedgerows. Considered to be the best option for housing in the village.</p> <p>Objections on the site relate to concerns over a suitable access to the site, road safety and visibility</p>

Allocation Reference	Site Name	Officer Commentary
		<p>and the narrowness of Eastfield Lane. Concerns are raised over surface water and drainage issues in the village, the capacity of existing facilities in the village including schools, loss of greenbelt land and the loss of wildlife habitats.</p> <p>Developer/landowner supports the proposed site H31 in Preferred Sites Consultation and confirms that the site is suitable, available and achievable. Site can deliver the proposed 84 dwellings. Completions anticipated in 2019/20 @ 35 dwellings per annum.</p> <p>Officers recognise that development of the site would require improvements to be made to the Eastfield Lane/Church Balk junction and that the carriageway and footpath width along Eastfield Lane would require further detailed assessment to ensure that visibility and safety requirements are met. Highway improvements, including carriageway widening with site boundary would also be required.</p> <p><b>Site boundary map submitted with the representation shows a minor change to the PSC site boundary to reflect the removal of an existing dwelling to the north east of the site. This would reduce the site size from 2.5ha to 2.3ha and the estimated yield accordingly from 84 dwellings to 76 dwellings (based on 95% net area at 35 dph). Officers suggest that this minor amendment to the site boundary and numbers are made to reflect landownership. See map 930 on page 54</b></p>
H39	North of Church Lane, Elvington	<p><b>Total Representations: 100</b>  <b>Support: 3</b>  <b>Objections: 91</b>  <b>Comments: 6</b></p> <p>Supports relate to the site being a logical extension to the village and preferable to the allocation of site at Dauby Lane (H26).</p> <p>The developer/landowner supports allocation in principle and confirms that site is suitable,</p>

Allocation Reference	Site Name	Officer Commentary
H39 Cont...	North of Church Lane, Elvington Continued	<p>deliverable and viable. Suggest that site viable to deliver 28 dwellings. Larger boundary could be accommodated without detrimental effect on Green Belt or village. Existing village boundary not defensible in long-term. Reconsider larger site 789 (West of Beckside).</p> <p>Objections are raised in relation to the following issues:</p> <ul style="list-style-type: none"> <li>• Impact on character of village;</li> <li>• Loss of greenbelt land;</li> <li>• Concerns over access to site and impact on local roads including Beckside and Church Lane. Roads and footpaths are narrow, rural roads and concerns for pedestrian safety and parking;</li> <li>• Impact on surface water and water pressure;</li> <li>• Lack of capacity in existing local facilities including school places; and</li> <li>• Loss of wildlife habitats including SINC quality hedgerows.</li> </ul> <p>Environment Agency – site is Located close to River Derwent and Derwent Valley SAC/SPA/Ramsar/SSSI. This is a designated site which is failing to meet its protected area objectives and WFD objectives and efforts to improve this stretch of river and associated water dependent habitats come under the Derwent Restoration Plan. One of the key issues is sediment. Should the site remain as an allocation it would be critical to ensure that sediment from the construction site does not end up in the River or local ditches. Ideally Surface Water should not be discharged into the river. Checks must be made by CYC to ensure that no cross connections on completion to ensure no contamination</p> <p>RSPB - In the absence of a HRA having been completed, this allocation is at risk of being neither legally compliant with the Conservation of Habitats and Species Regulations 2010 nor sound, as it may not be effective, justified or consistent with national planning policy.</p> <p><b>Officers consider that the site should be retained as per the PSC boundary at 0.92ha and 32 dwellings. The site provides a natural extension to the existing village and is located within</b></p>

Allocation Reference	Site Name	Officer Commentary
		<p><b>walking distance of local facilities. Previous analysis of the site at PSC confirmed that the</b> Ideally Surface Water should not be discharged into the river. Checks must be made by CYC to ensure that no cross connections on completion to ensure no contamination</p> <p>RSPB - In the absence of a HRA having been completed, this allocation is at risk of being neither legally compliant with the Conservation of Habitats and Species Regulations 2010 nor sound, as it may not be effective, justified or consistent with national planning policy.</p> <p><b>Officers consider that the site should be retained as per the PSC boundary at 0.92ha and 32 dwellings. The site provides a natural extension to the existing village and is located within walking distance of local facilities. Previous analysis of the site at PSC confirmed that the southern hedgerow is of SINC quality and would need to be retained. In addition several trees are subject to TPO's and would need to be retained with an appropriate buffer for the tree canopies. A HRA screening will be undertaken to support the next stage of consultation in line with the regulations. This will take account of both individual sites and potential cumulative impacts of sites on designated areas including the Lower Derwent Valley.</b></p>
H43	Manor Farm Yard, Copmanthorpe	<p><b>Total Representations: 51</b>  <b>Support: 41</b>  <b>Objections: 7</b>  <b>Comments: 4</b></p> <p>Supports confirm that the site is suitable for the size of Copmanthorpe and its existing facilities and infrastructure.</p> <p>Objections regarding lack of local infrastructure, housing density too high and the farmyard is habitat to birds and bats.</p> <p>Historic England – Site adjoins boundary of Copmanthorpe Conservation area and Grade II listed building adjacent to north eastern corner of site. The Plan should make it clear that any development</p>

Allocation Reference	Site Name	Officer Commentary
H43 Cont.....	Manor Farm Yard, Copmanthorpe Continued....	<p>proposals would need to ensure that those elements that contribute to the significance of the CA and listed building are not harmed.</p> <p>No representation received from landowner/developer. Site was originally submitted through 2012 Call for Sites. No further representation has been submitted through Preferred Options (2013), Further Sites Consultation (2014) or PSC (2016).</p> <p><b>Officers suggest that site should be removed from the Plan due to no confirmation of a willing landowner for the site, a requirement of NPPF. Site may be suitable for development but could come forward through planning application and would therefore be treated as a windfall site.</b></p>
H51	Morrell House	<p><b>Total Representations: 3</b> <b>Support: 1</b> <b>Objections: 0</b> <b>Comments: 2</b></p> <p>Representation received from CYC Older Persons Accommodation Programme. States that Morrell House will remain in operation as a residential care home and will only close and become available for re-development once consultation on the option to close has been undertaken and following that should Executive make a decision to close.</p> <p><b>Officer suggest that the site should be removed as a housing allocation within the Plan as there is no current certainty over delivery as a housing site within plan period.</b></p>
H52	Willow House EPH	<p><b>Total Representations: 5</b> <b>Support: 1</b> <b>Objections: 1</b> <b>Comments: 3</b></p> <p>Support for use of brownfield land. Housing should be affordable and priority for young residents of the city who need housing.</p>

Allocation Reference	Site Name	Officer Commentary
H52 Cont....	Willow House EPH Continued.....	<p>Objection to the closure of the elderly persons home.</p> <p>Historic England – Site adjoins the City Walls (SAM) and CHCCA. Given importance of City Walls great care would need to be taken in order to ensure that the elements which contribute to their significance are not harmed.</p> <p>Option to close the Older Persons Home and sell the site agreed by Executive in November 2016.</p> <p><b>Officers suggest that the site should be retained as an allocation. Minor boundary amendment extends the site area to 0.3ha including an existing garage courtyard. Increase to estimated yield from 10 dwellings at PSC to 15 dwellings (100% @ 50 dph).</b></p>
H53	Land at Knapton Village	<p><b>Total Representations: 27</b>  <b>Support: 3</b>  <b>Objections: 22</b>  <b>Comments: 2</b></p> <p>Supports confirm that the site is suitable for housing but that the site capacity should be reduced to a maximum of 4 dwellings. Site is included as a potential site in the emerging neighbourhood plan for Rufforth and Knapton but with a maximum capacity of 4 units.</p> <p>Objections raised concerning the impact of 11 dwellings on the character of the village, housing number is too high, narrow lane which is not suitable for widening, current problems with existing drainage which will be exacerbated, loss of agricultural land and impact on mature trees. Also concerning lack of facilities within the village.</p> <p>Representation received from landowner/developer which supports the proposed allocation of land at Knapton village for residential use. Whilst Novus agrees the site is suitable to be allocated for residential use the assessments which have informed the planning application and subsequent feedback from the Council and local residents indicate that the indicative local plan capacity of 11 dwellings is too high. Technical site assessments undertaken to date suggest amendments are needed to the local plan site assessment proformas to indicate that access should be from Main Street and that the indicative capacity of 11 dwellings is too high. Site assessment work undertaken</p>



Allocation Reference	Site Name	Officer Commentary
H53 Cont....	Land at Knapton Village Continued....	<p>suggests that it is more appropriate to access the site from Main Street rather than Back Lane. The figure of 11 dwellings included within the PSC is derived by applying a standard density of 35 dph to the site area of 0.33ha assuming a net to gross ratio of 100%. The total site area of 0.33ha includes a small area of land, circa 150 sqm to the east of Knapton Grange which would not be suitable for development and would likely be retained as garden space. Factoring in the retention of trees and hedges also reduces the net developable area. Assessment of the local area suggests that a smaller number would more appropriately reflect the local character. This would also be more inkeeping with the Village Design Statement which states that new infill within the settlement limit should not be so intensive so as to change the open weave of the village's overall character. It is considered that four houses would reflect the character of Knapton and the surrounding density.</p> <p>Planning application for four houses (16/00542/FUL) refused at October Planning Committee. Reasons for refusal are stated as inappropriate development in the greenbelt and no very special circumstances put forward that would outweigh harm incl. impact on openness of greenbelt, conflict with purposes of including land within the greenbelt.</p> <p><b>Officers consider that the site should be retained as an allocation which fits with the emerging Rufforth and Knapton Neighbourhood Plan. It is suggested however that the standard density assumption is not applied given the further technical work which has been undertaken and highlighted above. It is considered that the estimated yield should be reduced to 4 dwellings.</b></p>
H55	Land at Layerthorpe	<p><b>Total Representations: 3</b>  <b>Support: 2</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Limited number of representations received. Supports agree with use of brownfield land for housing subject to controlling parking on Redeness Street. Objection relates to retaining the site for commercial land.</p>

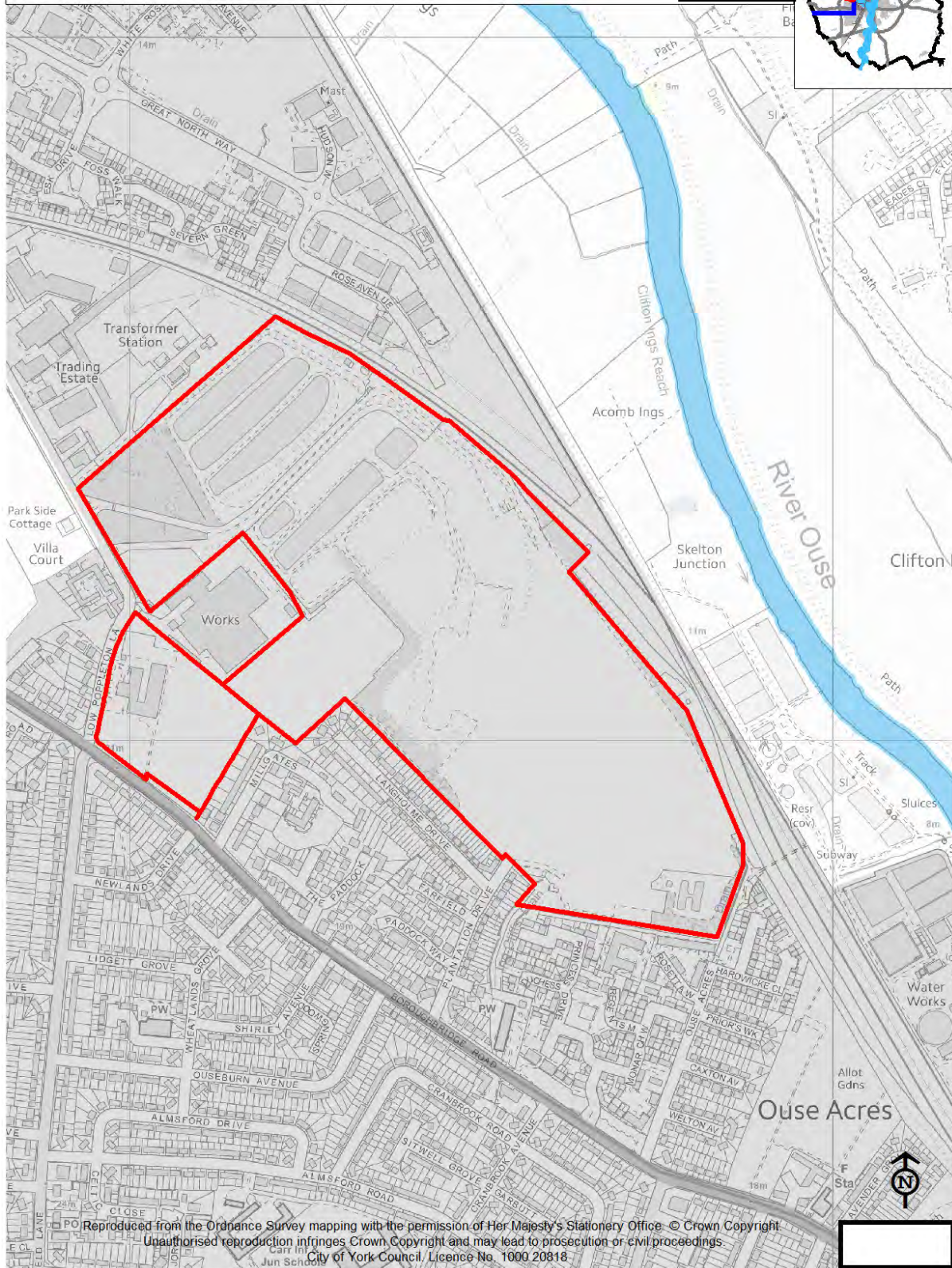
Allocation Reference	Site Name	Officer Commentary
		<b>Officers suggest that the site should be retained as a housing site as per PSC.</b>
H56	Land at Hull Road	<p><b>Total Representations: 24</b>  <b>Support: 9</b>  <b>Objections: 9</b>  <b>Comments: 7</b></p> <p>General supports confirm that site is a sustainable location for new housing, there is a need for family and affordable homes and that the site is screened by mature trees. Comments that access should not be taken from Windmill Lane to protect Heslington village.</p> <p>Objections relate primarily to loss of sports pitches and local green space without suitable local replacement and also regarding increased congestion on Hull Road. Also some concerns regarding the high number of dwellings suggested in the PSC.</p> <p>The allocation of the site for residential development is supported by the York St John University. Any future development of the site will have to retain significant tree belts on the northern and eastern boundaries, and existing tree planting on the west boundary. In addition new tree planting will be required to achieve an effective screen between the new development and the tennis centre. Retention of the existing access road will also be needed to maintain access to the tennis centre and to serve the proposed residential development. This would, in effect, divide the site into two developable areas separated by a shared access. This will reduce the capacity of the site to circa 80 dwellings.</p> <p>Sport England comment as follows: ‘We note that the playing field will be replaced and equal in terms of quality, quantity and access. In respect of any proposals to replace playing field, replacement must represent a genuine replacement i.e. creation of a new playing field. Improvements to existing playing field do not represent a genuine replacement because the quantity element of the exception has not been addressed only the quality element. The quantity element can</p>

Allocation Reference	Site Name	Officer Commentary
H56 Cont...	Land at Hull Road Continued...	<p>be addressed by bringing into use areas of an existing playing field that are currently incapable of supporting a pitch or pitches without significant works, or creating new playing field on land that is not currently playing field'</p> <p>The planning application (16/02358/OUTM) was approved at planning committee on 15<sup>th</sup> June subject to referral to the Secretary of State and completion of planning obligations</p> <p><b>Officer suggest that the allocation of the site should be retained in the Local Plan but with a reduced estimated yield of up to 70 dwellings to reflect the latest position.</b></p>
H57	Poppleton Garden Centre	<p><b>Total Representations: 38</b>  <b>Support: 2</b>  <b>Objections: 26</b>  <b>Comments: 11</b></p> <p><b>Re-considered as employment site to reflect Poppleton Neighbourhood Plan. See Annex x, page x.</b></p>

# Annex 3: Officers Assessment of Housing Sites following PSC

295: British Sugar and Manor School

**ST1**

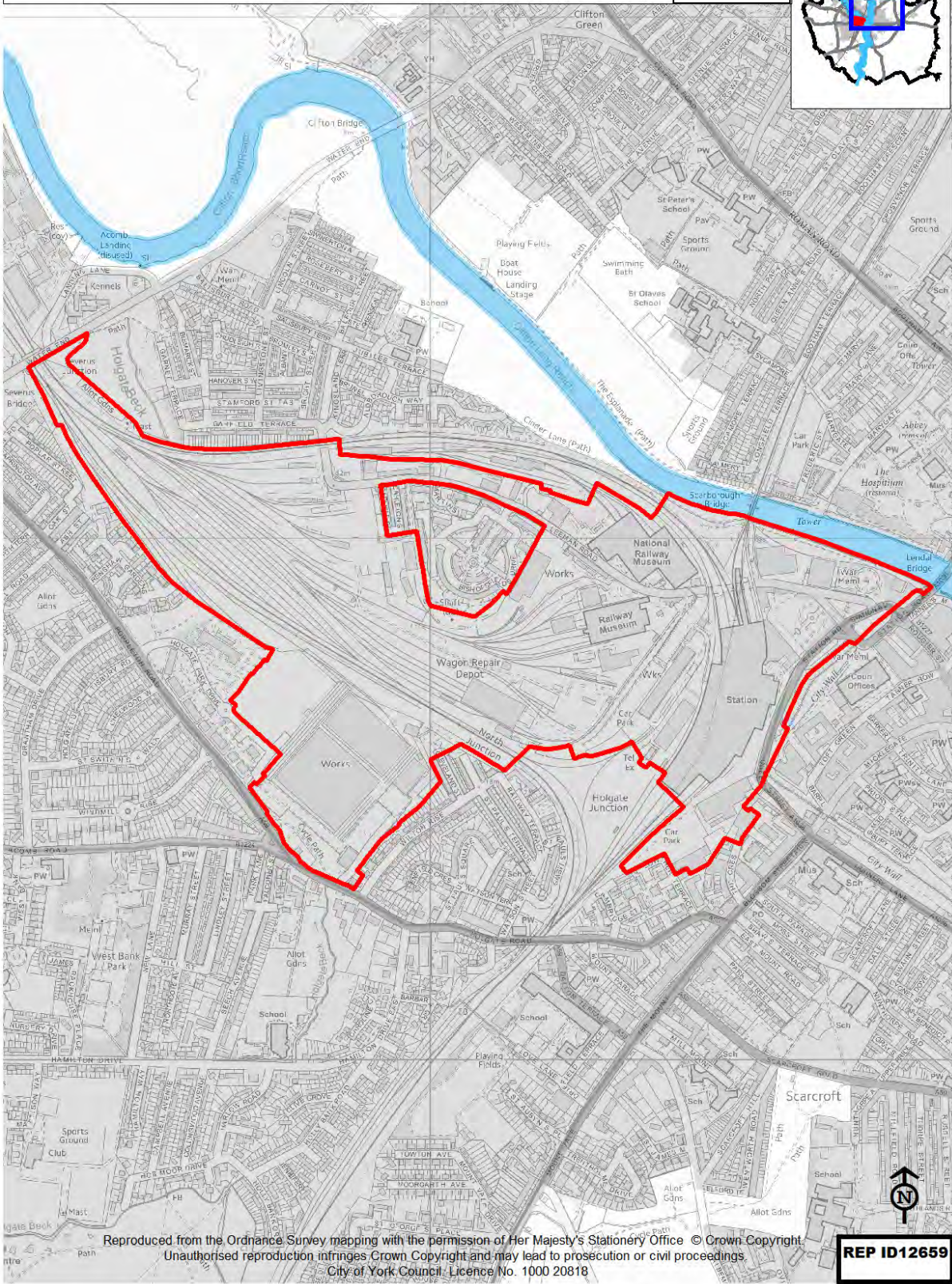
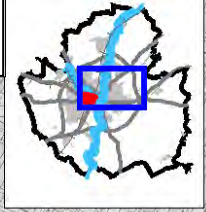


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# 906: York Central PSC Boundary

**ST5**



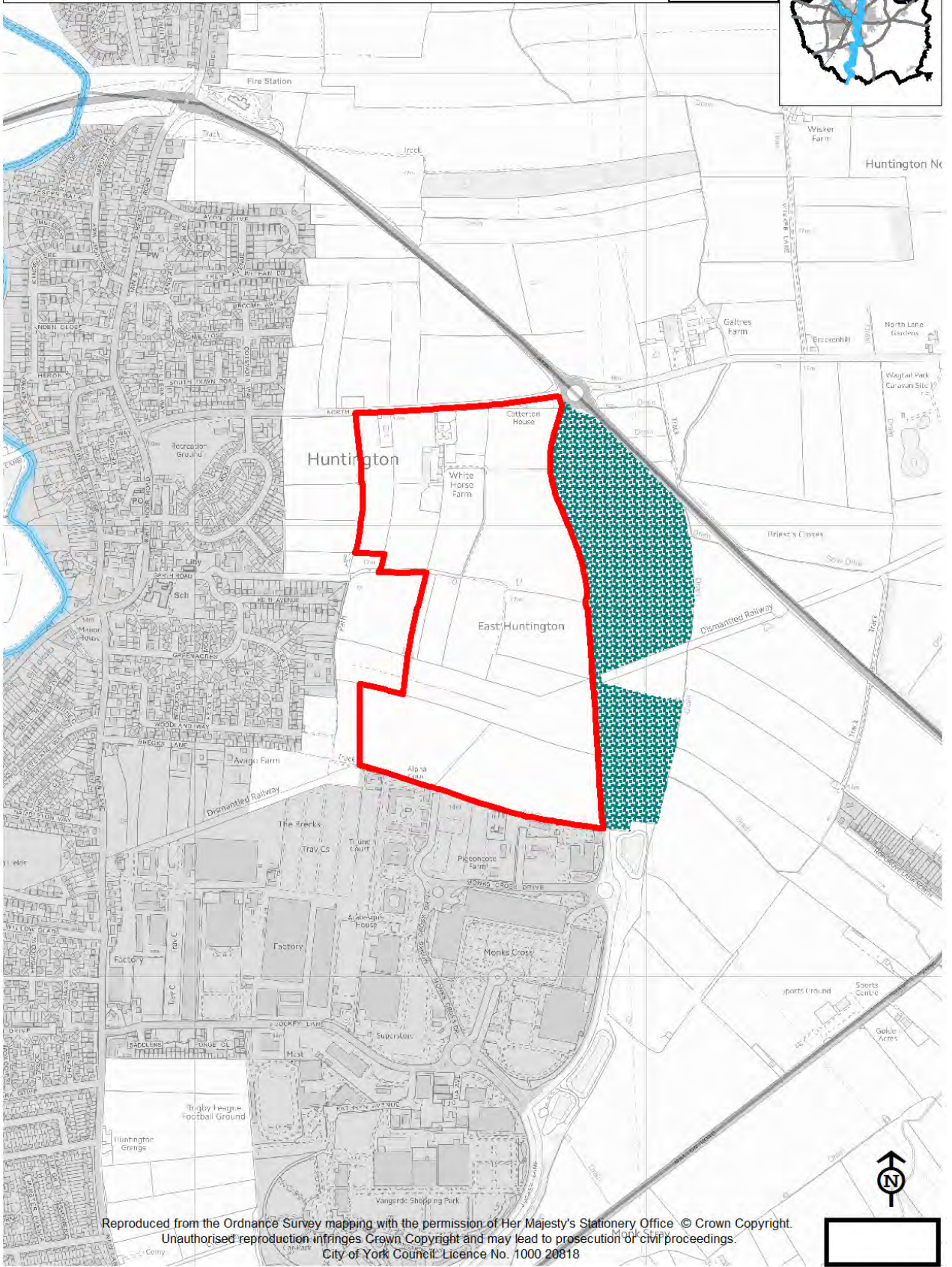
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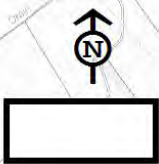


# 849: Revised North of Monks Cross

**ST8**



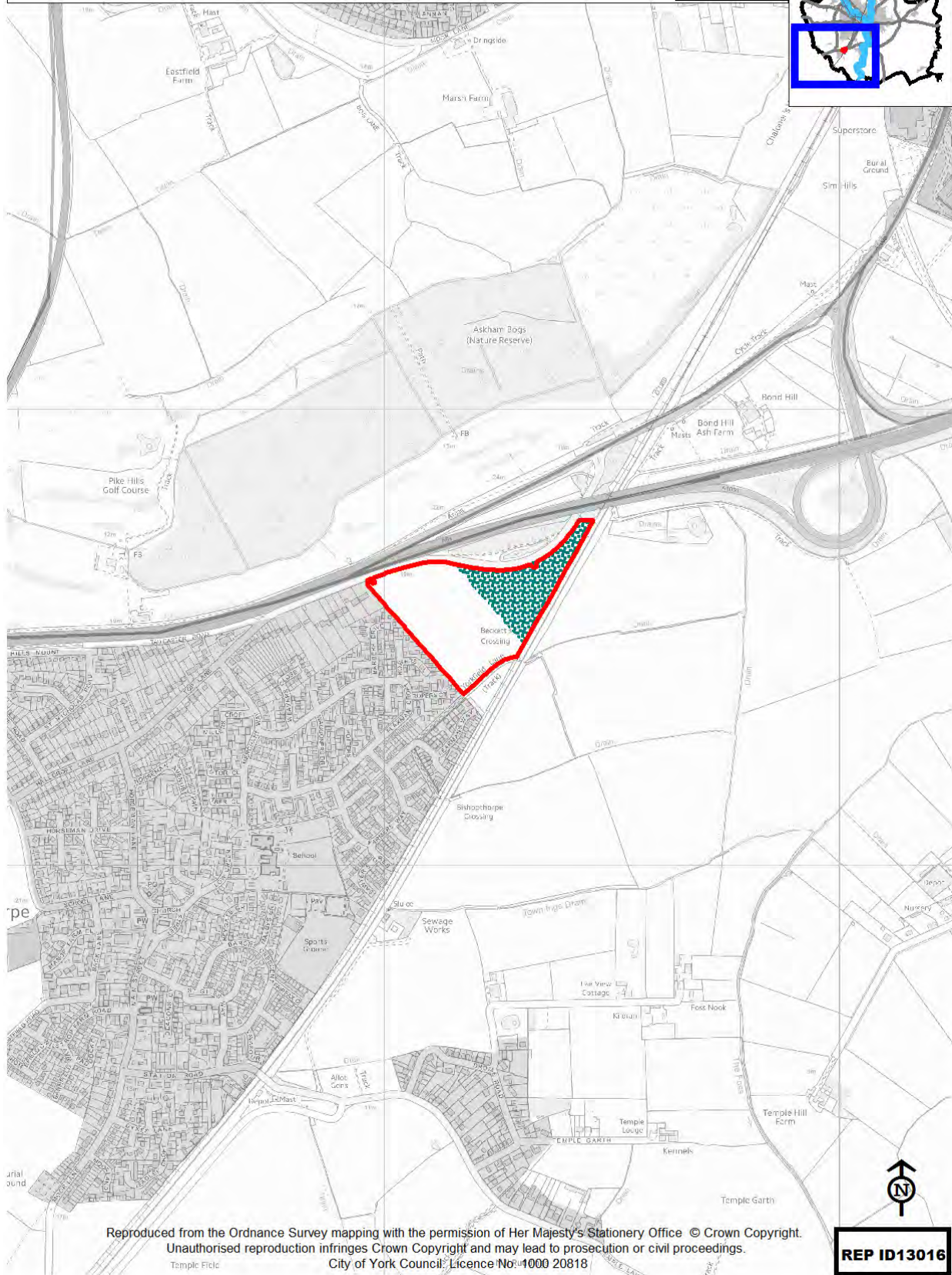
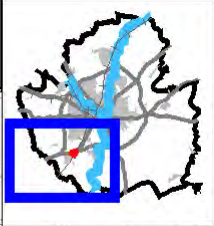
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# 185: Land to the South of Tadcaster Road

**ST31**



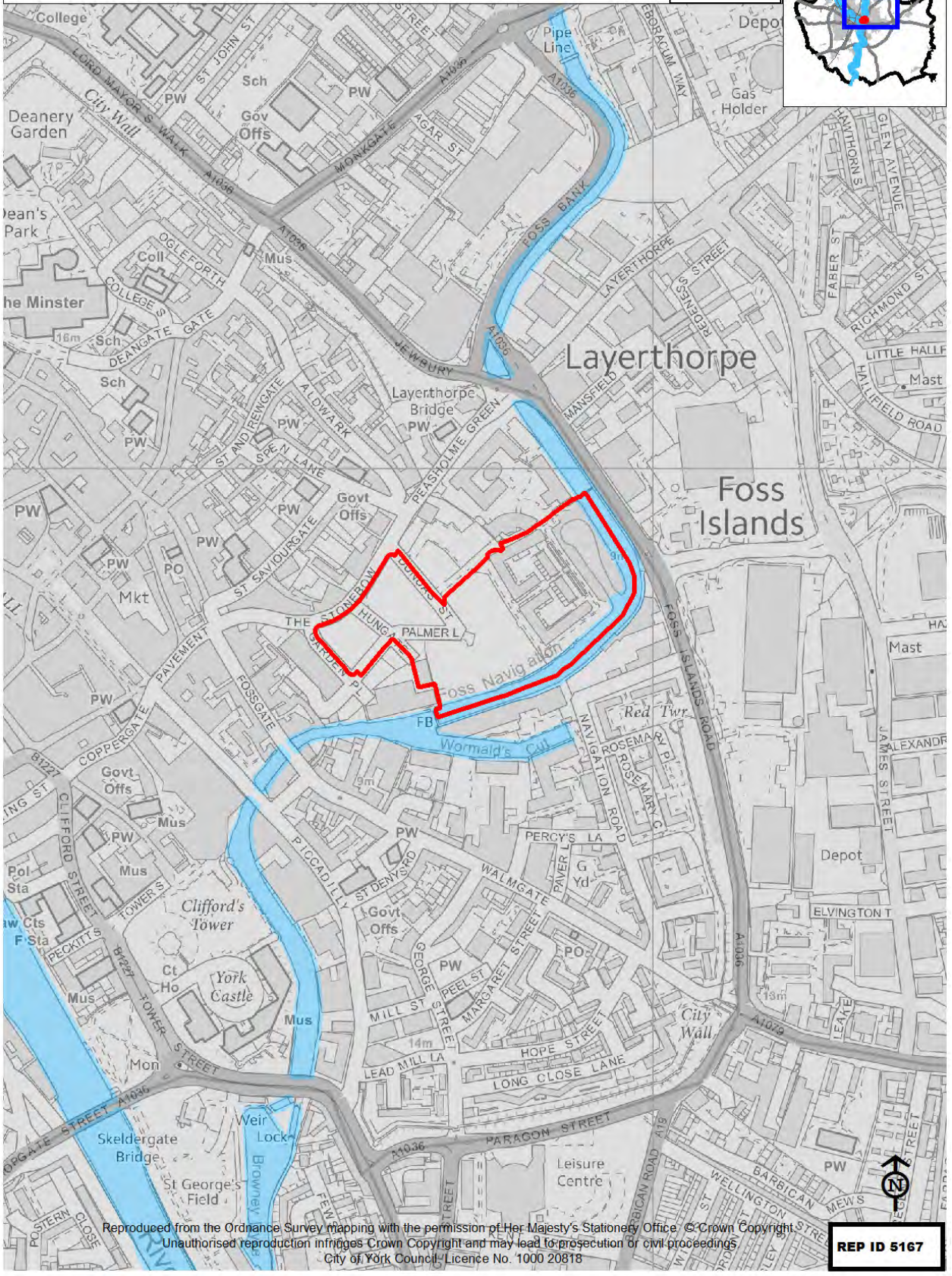
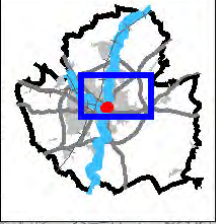
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**REP ID13016**



# 929 Revised Hungate Boundary

**ST32**



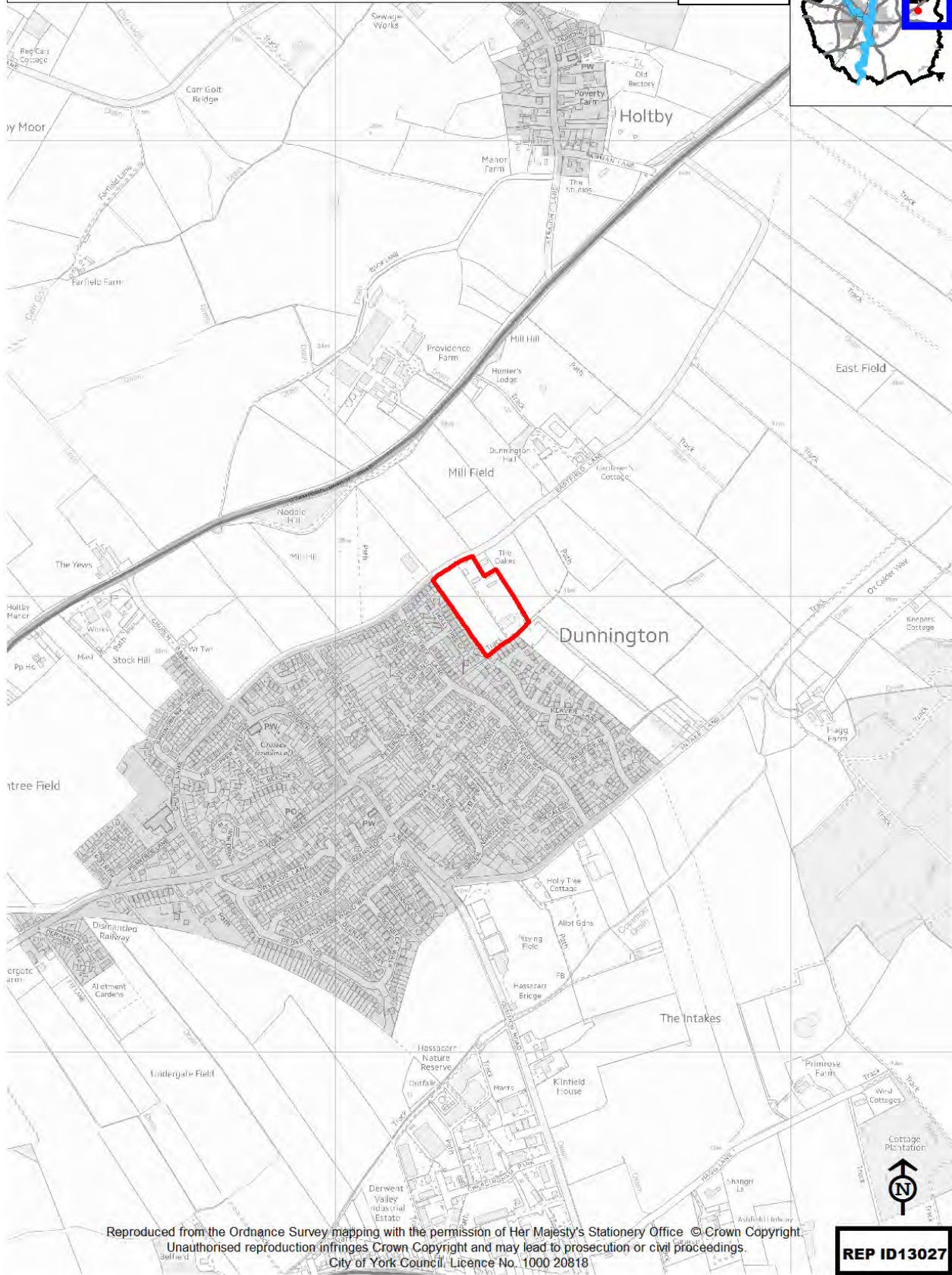
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**REP ID 5167**



# 930: Revised Eastfield Lane Dunnington

**H31**



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**REP ID13027**

### Annex 3: Officers Assessment of Housing Sites following PSC

**Table 3 – Officer assessment of technical evidence where addition or deletion of sites or boundary changes could be beneficial**

Allocation Reference	Site Name	Officer Commentary
<b>Strategic Sites</b>		
ST7	Land East of Metcalfe Lane	<p><b>Total Representations:37</b>  <b>Supports: 11</b>  <b>Objections: 19</b>  <b>Comments: 12</b></p> <p>Historic England notes some potential for development to the east of York and that the extent of the PSC site is a big improvement on Publication Draft Local Plan boundary. However they identify potential harm to the special character and setting of the historic city by removing the gap between the ring road and the edge of York, changing the relationship between York and its villages. Suggested amendment could mitigate against this, notably by moving the eastern edge away from ring road/limiting scale of development.</p> <p>Other objections focus on the need to protect open land from further encroachment; that existing traffic on Hull Road makes residential development untenable; the site has drainage limitations; lack of local school space/other amenities; lack of natural/semi-natural open space.</p> <p>Heworth Without Parish Council welcomes the reduction in size of the proposed development, but suggests that it should be one of the last sites to be developed within the Plan period primarily due to the current infrastructure issues there are at present, most importantly access and the increase in traffic levels that such a development would have on Stockton Lane and Murton Way / Outgang Lane. They note the cumulative impact of traffic from other sites as a further concern.</p> <p>Other comments support the reduction in size of this allocation and scale of development proposed and that the proposal would create a separate 'garden village', distinct from the existing urban area. Changes will help to protect key views to the Minster (fundamental to the setting of York) and</p>

Allocation Reference	Site Name	Officer Commentary
ST7 Cont...	Land East of Metcalfe Lane Continued....	<p>support the proposal to protect the Millennium Way footpath linking York's historic strays with a 50m green buffer. Also support for green wedge from Stockton Lane to Bad Bargain Lane to safeguard the character of the area.</p> <p>Yorkshire Ambulance Service request that specific text is included within the allocation to make provision for a spoke facility (specification given)</p> <p>The developer/landowners support the principle of development of this site but state that the site is undeliverable under current proposals as the scale (845 dwellings) is too small to viably accommodate a garden village scheme incorporating substantial community infrastructure which is required to make the site sustainable and to meet the planning principles for the site set out in the PSC document. A new boundary proposed for an increase in site size from 34.5 ha to 44ha based on the evidence submitted demonstrating that the site needs to deliver a minimum of 975 homes. This is in association with the delivery of a Sub-Urban Garden Village design philosophy and the provision of substantial community infrastructure.</p> <p><b>Officers suggest an increase to the overall site size from 34.5ha (845 dwellings) at PSC to 44ha (975 dwellings) could be made on the basis of the technical evidence submitted. This reflects developers/landowners concerns raised regarding the viability/deliverability of the PSC site, the related ability to deliver the planning principles including provision of educational and community facilities and concerns over the provision of site access to the south of the site. Officers consider that this boundary amendment could improve the viability of the site and ensure that the planning principles can be delivered. These include the creation of a new local centre providing an appropriate range of shops and community facilities to meet the needs of future residents. It could also allow the creation of a new primary school and the provision of a secondary school (in conjunction with site ST8) to the east of York as there is limited capacity in existing schools. Education and community provision would be required early in the schemes phasing in order to allow the establishment of a sustainable community. The planning principles also require the delivery of high quality, frequent public transport enabling a minimum of 15% of trips to be undertaken using PT as well as optimising pedestrian and cycle connectivity. See map on page 78 see also table 5 for alternative boundaries considered.</b></p>

Allocation Reference	Site Name	Officer Commentary
ST14	Land West of Wigginton Road	<p><b>Total Representations:113</b>  <b>Supports: 20</b>  <b>Objections: 72</b>  <b>Comments: 27</b></p> <p>Support is given to the principle of development in this location on the basis that the necessary dualling of the A1237 should precede any development and that as a stand alone 'garden village' it should provide for its own services and facilities and appropriate infrastructure.</p> <p>Historic England recommends that there is considerable merit in continuing to explore the potential offered by this new settlement - the degree of harm caused to York's special character and setting could be much less than that caused were a similar scale of development located on the edge of the built up area of York, or within existing surrounding villages.</p> <p>The developer/landowners fully support the principle of the proposed allocation, and of delivering a Garden Village design philosophy with the provision of substantial community infrastructure including a primary school, village centre and open space (incl recreational facilities). However in order to achieve this consideration of additional land is requested and is detailed below.</p> <p>A number of objections were received on this site. Key issues raised include:</p> <ul style="list-style-type: none"> <li>• Impact of the scale of development proposed on the green belt/landscape/ and agricultural land;</li> <li>• Site's capacity is not of sufficient scale to provide a range of facilities and services required for a stand-alone settlement;</li> <li>• Highways (and associated air quality) impacts will be significant, particularly to the already congested ring road. Rural roads are already affected - Skelton and settlements to the east already experience traffic seeking to avoid congested ring road in places these roads are too narrow to cope. Developments will exacerbate this problem. Note the cumulative impact of other development;</li> </ul>

Allocation Reference	Site Name	Officer Commentary
ST14 Cont...	Land West of Wigginton Road Continued....	<ul style="list-style-type: none"> <li>• Extensive infrastructure requirements are unlikely to be deliverable in the suggested timescale;</li> <li>• Potential drainage/flooding problems.</li> </ul> <p>The developers/landowners put forward two alternative boundary amendments to the PSC site in order to improve the viability of the site and to ensure the planning principles can be delivered. The first option includes an increase in the site boundary from 55 ha to 65ha delivering a minimum of 1,350 homes (site 915). The second proposal is for an increase in site size to 72.73ha delivering 1,725 homes.</p> <p><b>Officers have considered the evidence submitted by the landowner/developer and suggest that an increase to the overall site size from 55ha (1348 dwellings) at PSC to 68ha (1672 dwellings) could be made. This reflects developers/landowners concerns regarding the viability/deliverability of the site and the ability to deliver the planning principles including the significant infrastructure requirements given the sites location adjacent to the A1237. The site's planning principles/policy require the provision of a local centre incorporating appropriate shops, services and community facilities along with on-site nursery and primary provisions and financial contributions for secondary school places. There are also substantial transport infrastructure requirements including new all purpose access roads/roundabouts to the east/south from A1237/Wigginton Road roundabout and off the Wigginton Road (B1363). There is also a requirement to deliver a minimum of 15% public transport trips and high quality safe pedestrian cycle links including the provision of an overbridge to allow access to the Clifton Moor area. Providing sufficient access to and mitigating the impacts of the development would require substantial infrastructure to be put in place at a significant level of cost to the developer. See map on Page 79.</b></p> <p>Alternative boundaries submitted for the site are listed in Table 4 and are detailed in the Consultation Statement included as Annex 7 to the Executive report. These representations from the developer included a further extension to the north of the site (6ha) which has not been included by officers due to concerns about the impact of the development on Moor Lane.</p>

Allocation Reference	Site Name	Officer Commentary
ST15	Land West of Elvington Lane	<p><b>Total Representations:167</b>  <b>Supports: 33</b>  <b>Objections: 103</b>  <b>Comments: 42</b></p> <p>A supportive response was received for the principle of development on this site. Key issues raised include:</p> <ul style="list-style-type: none"> <li>• Support the principle of developing brownfield land;</li> <li>• Support the opportunities offered by developing a holistically planned settlement</li> <li>• A strategy in which part of York’s development needs are met in new freestanding settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements. (Historic England)</li> </ul> <p>A number of members of the public support the allocation, on the grounds that it will help meet the development needs of the City, reduce development pressures on other parts of the City, provide a ‘garden suburb new village’ south of York, support the change to move the site away from the A64, by adding a new junction onto the A64 it would reduce congestion at Grimston Bar, avoid floodplain areas, reduce the size of the site, less obtrusive location, could absorb the housing numbers proposed in site ST33, but also note that the infrastructure requirements, services (eg. Roads, sewers etc) and facilities and the impact on Heslington Tillmire (inc buffer) would need careful consideration.</p> <p>The developers/landowners are generally in support of the allocation but propose an alternative boundary (site ref 924). This includes a 41ha extension to north west of ST15, extension along Elvington Airfield to south-east, removal of land in third party ownership until technical suitability of this area can be proven as being appropriate and necessary and the removal of western airfield component. This would increase the brownfield intake, increase the number of new homes delivered and would create a net-gain in biodiversity.</p>

Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<p>Objections/comments on the site are as follows:</p> <p><u>Natural Environment/Ecology</u></p> <ul style="list-style-type: none"> <li>• The previous Habitat Enhancement Area appears to be excluded from the site map, with no alternative marked. No information is provided to indicate that any work has been undertaken on the recreation strategy. Further, the inclusion of a large part of Elvington Airfield, including parts of the SINC, without assessment of either direct or indirect impacts of the housing allocation, is concerning, particularly in light of the Council's own previously negative assessment of allocation here. If ST15 is allocated in advance of the HEA, the recreation strategy and all other mitigation measures being secured through policy there is a high risk of the allocation being found unsound (RSPB).</li> <li>• Natural England confirms that previous concerns regarding the proximity of the site to the Tilmire SSSI have been partly satisfied as the site has been moved away from the SSSI and proposed housing numbers reduced. Still concerns re potential impacts from visitors to SSSI and consider that mitigation tailored to specific site should be required. Site now closer to Elvington Airfield SINC which will require mitigation. Also consider impact on bird species on candidate SINC and mitigate. We would need to see more details of the mitigation scheme before we could fully assess the impacts of such an allocation. Given the sensitivity of the location, we advise that the council considers including detailed masterplanning of the proposal including mitigation measures and bespoke policy in order to ensure delivery of measures. In addition we would like to see a requirement for mitigation measures to be delivered prior to the commencement of development</li> <li>• Objecting to ST15 Land to the West of Elvington Lane due to, proximity to the impact zone for Lower Derwent Valley Special Protection Area (Flooding and Birds), closeness to the SSSI the Heslington Tilmire, lack of a habitat enhancement area, fragmentation of the Ouse and Lower Derwent Valley and loss of habitats (birds), being within a site of importance for nature conservation, disruption to bird breeding, proximity to A64 deterrent to cyclists, complexity of long term management with multiple landowners, habitat enhancement areas will be difficult to ensure and lack of a master plan. The original habitat enhancement area should remain</li> </ul>

Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<p>with buffer areas, a long term management plan is needed, researched access, a recreation plan and a master plan. (Yorkshire Wildlife Trust)</p> <ul style="list-style-type: none"> <li>Object to the site because to now include a significant part of the Elvington Airfield site (Site 607) having previously rejected it because of the ecological impact is illogical and inconsistent. No change in circumstances is listed which would explain this choice of a previously rejected site. The site does not avoid impacts on Heslington Tillmire, which is a Site of Special Scientific Interest - the highest national level of environmental protection. The Tillmire is 6km from the River Derwent and the YWT reserve of Wheldrake Ings. It is very likely that birds, particularly waders, will move frequently between the area of the Tillmire where they breed and the Lower Derwent Valley (LDV) for feeding. Much of the LDV is under EU legislation designated a Special Protection Area (SPA) which provides a higher level of protection not only on the SPA but on adjacent areas like the Tillmire. If ST15 remains in the Local Plan any development must be consistent with the following principles:             <ol style="list-style-type: none"> <li>A full objective assessment of the Tillmire for devising measures which will protect and isolate it from any damaging impact from development. Such measures must be implemented before any further development takes place and be fully funded by landowners/developers;</li> <li>a buffer zone in excess of £500m needs to be established to minimise any form of disturbance or impact on the two SSSIs;</li> <li>the lack of inclusion of a Habitat Enhancement Area (HEA) in the allocation is a retrograde step from the 2014 Local Plan which provided greater certainty that a buffer zone and HEA would be provided;</li> <li>funding needs to be provided by landowners/developers in perpetuity to ensure the ongoing proper management of buffer zones (York Ornithological Club).</li> </ol> </li> </ul> <p><u>Traffic and Access</u></p> <ul style="list-style-type: none"> <li>Whilst the Trust supports some of the changes made by CYC since last consultation, there are still concerns over traffic and access through Heslington, site location and Tillmire SSSI, historic views, viability of development which may lead to expansion of site or increase in density (Heslington Village Trust).</li> <li>The need for new access to the A64 could render the scheme unviable.</li> <li>Site is remote from public transport access</li> </ul>



Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<ul style="list-style-type: none"> <li>• Note the wider impact of traffic generated/displaced by this development.</li> <li>• Concern around use of Elvington Lane for any form of access to the site.</li> <li>• Allocation has improved since last LP draft - it is reduced in size and located further from A64. A stand alone settlement is likely to cause less harm on the setting on York than an extension on the urban edge. However, it is by no means clear what impact the infrastructure necessary to deliver this new settlement will have upon York's special character and setting. As we made clear in our response to the last consultation, this aspect is of paramount importance. The Plan will need to demonstrate that this area can deliver the scale of growth anticipated in a manner commensurate with safeguarding those elements which make York such a special place. In the absence of this information, this allocation has potential to result in serious harm to SA Objective 14. (Historic England).</li> </ul> <p><u>Delivery issues/other infrastructure</u></p> <ul style="list-style-type: none"> <li>• No certainty over delivery rates due to complexities of site including land ownership, viability and developer interest.</li> <li>• Not of sufficient size to deliver required social and physical infrastructure.</li> <li>• Site could only provide new homes at end of plan period due to long lead-in times.</li> <li>• Site scores negatively in interim SA.</li> <li>• Doubts about site's viability and deliverability, particularly because of infrastructure requirements</li> <li>• Smaller more sustainable sites are situated on the edge of the existing settlement that could deliver housing promptly and sustainably and thereby boost housing supply in accordance with national policy.</li> <li>• A wide range of sites should be considered rather than CYC putting all of its eggs in one basket.</li> </ul> <p><b>Officers have considered the evidence submitted by the landowner/developer and suggest that an increase to the overall site size from 159ha (3,339 dwellings) at PSC to 216ha (3901 dwellings) could be made. This reflects developer/landowner concerns raised regarding the viability/deliverability of the site and the ability to deliver the planning principles</b></p>

Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<p><b>including the significant requirement for ecological mitigation, the infrastructure requirements including a new junction from the A64 and the creation of sustainable transport routes to deliver a minimum of 15% of trips by public transport and the provision of the community infrastructure required to deliver a sustainable garden village including on-site nursery, primary and potentially secondary provision.</b></p> <p><b>The suggested boundary amendments also reflects consideration of the latest technical evidence relating to ecological mitigation/biodiversity off-setting and the provision of enlarged areas of public openspace and habitat enhancement areas adjacent to Heslington Tillmire (SSSI) and the SINC site to the west of Elvington Airfield. Changes would need to be made to the planning principles for the site to illustrate the extent of the HEA including the addition of this boundary to the proposals map for clarity. It is also considered that the planning principles could be amended to require upfront delivery of the ecological compensation areas including the HEA e.g. prior to construction and for it to be retained in perpetuity. The planning principles would also specify the requirement for greater clarity on recreational routes, particularly in relation to the Tilmire SSSI. See map on Page 80.</b></p> <p>Alternative boundaries to the ST15 site were also submitted by separate landowners/developers. These are listed in Table 4 to this annex and are detailed in the Consultation Statement attached as Annex 6 to the Executive report. <b>Officers are not recommending the inclusion of further land to the north of the PSC boundary adjacent to the Minster Way (42ha) due to concerns relating to landscape and heritage impacts.</b></p>
ST17	Nestle South	<p><b>Total Representations:9</b>  <b>Supports: 4</b>  <b>Objections: 2</b>  <b>Comments: 3</b></p> <p>Historic England supports the Plan's stated Planning Principles and expect much of the commentary regarding the need for a masterplan to be prepared and the retention of those buildings considered to be of importance to be incorporated into the Plan's policy for this allocation.</p>

Allocation Reference	Site Name	Officer Commentary
ST17 Cont....	Nestle South Continued.....	<p>Other respondents support the principle of prioritising housing development on brownfield sites.</p> <p>Those objecting raise concerns regarding increased traffic and congestion, especially on Wigginton road and loss of green space (and wildlife).</p> <p>Comments broadly relate to the need for supporting services and amenities. One comment suggests the site contribute to a stop on the York-Scarborough train line which (along with H7) could facilitate a tram-train service.</p> <p><b>A planning application has been submitted for part of the site (17/00284/FULM) for 258 dwellings on approx 2.35ha. Officers consider that this element of the site should be considered as phase 1 of the site with an earlier delivery timeframe. This application was approved at planning committee on the 15th June 2017 subject to confirmation of agreement to appropriate levels of education and open space contributions and completion of a S106 agreement relating to affordable housing provision, open space, education and highways. See map on page 81.</b></p> <p><b>Officers suggest that the remainder of the overall Nestle South site (4.74ha) could be included in the Local Plan for phase 2 of the site and that it could provide up to 600 additional dwellings based on suitable density levels for this type of site. This would increase the overall quantum for the whole site to circa 860 units. See Map on page 82.</b></p>
Former SF15	Land North of Escrick	<p><b>Site not included in PSC (2016)</b></p> <p><b>Total Representations:2</b>  <b>Supports: 1</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Support for the removal of SF15 from Escrick Parish Council, which was felt to be disproportionate to Escrick and other villages' allocations, poorly served by /accessible to York's infrastructure and services and detrimental to the character of Escrick.</p>

Allocation Reference	Site Name	Officer Commentary
Former SF15 Cont....	Land North of Escrick Continued.....	<p>Objection to the site received from the developer (Linden Homes). Site should be allocated as a housing site (noting new boundary proposed to incorporate land to the east for biodiversity enhancement/amenity/ drainage area as needed), on the following grounds: well positioned site to immediate north of existing built form of Escrick; offers a highly sustainable opportunity - the site is well served by a range of local services and facilities to meet day to day needs and also benefits from frequent bus services along the A19 to York and Selby. Additional buffering could be formed to screen the site further from the surrounding countryside. Previous representations made in respect of highways issues were made in July 2014 that demonstrated that the junction between the A19 and New Road has sufficient capacity to deal with additional residents, connectivity of the site to the existing built form can be improved for pedestrians/cyclists through use of an existing track to west of the site and through a potential new footpath/cycleway at sites south-west edge. The developer would agree to improvements at the junction of Skipwith Road and A19. Pedestrian/cycle links can be improved. Note that surface water drainage solution and provision of an additional biodiversity area at land west of Blanshard's Wood would enhance local bio-diversity.. Any future development would clearly have to pay due regard to the Conservation Area. A comprehensive Landscape Report relating to this site and surrounds has been submitted. Further, in terms of the Council's Duty to Cooperate re Selby, the site provides land for housing within an area appropriate to Selby's spatial strategy.</p> <p><b>The site was previously included in the halted Publication Draft Local Plan (2014) as safeguarded land to reflect the position of Selby District Council and their emerging allocations given its location on the boundary between City of York and the Selby district area. The site passes the site selection methodology and there are no showstoppers identified through the technical officer assessment. Officers suggest that the site could be included as an allocation for the post plan period (2033-2038) to reflect the current uncertainty around the position of the emerging Plan Selby. See map on page 83 .</b></p>

Allocation Reference	Site Name	Officer Commentary
<b>Non- Strategic Sites</b>		
Site H2b	Land at Cherry Lane	<p><b><u>Deleted H2b: Land at Cherry Lane</u></b></p> <p><b>Total Representations: 2</b>  <b>Supports: 1</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Support for the site’s removal from the plan given its potential to impact on one of the City’s main approaches/prime attractions (Racecourse)</p> <p>The prospective developer (Shepherd Homes) objects to the site’s deletion as they consider it a deliverable and sustainable small site able to feed into the short-term housing supply.</p> <p><b>The site was removed from PSC on access grounds given restricted narrow access to the site via Cherry Lane and also because the site contains mature hedgerows and trees which would impact on the developable area. Technical officer assessment considers that the reduced site area could be suitable for development if existing trees and hedgerows can be retained and if it can be developed in a way which retains the rural character of Cherry Lane. See map on page 84.</b></p> <p>Alternative boundaries to the H2b were also submitted by separate landowners/developers. These are listed in Table 4 to this annex and are detailed in the Consultation Statement attached as Annex 6 to the Executive report. This larger site submitted to the east is not supported by the technical officer assessment as it is considered this would have an adverse impact on the character of Cherry Lane and the open aspect to the Knavesmire.</p>

Allocation Reference	Site Name	Officer Commentary
Site H12	Land R/O Stockton Lane/Greenfield Park Drive	<p><b><u>Deleted H12: r/o Stockton Lane</u></b></p> <p><b>Total Representations: 3</b> <b>Supports: 1</b> <b>Objections: 2</b> <b>Comments: 0</b></p> <p>Support for the site's removal on grounds of potential to increase congestion on surrounding roads.</p> <p>Developers/landowner query the Council's stated transport access issues, stating that access to the site is not constrained and the full capacity of the site can be delivered. Planning Application/Transport Assessment is currently being prepared. They consider that the site should be re-examined and re-instated as a housing allocation.</p> <p><b>Current planning application awaiting determination for 9 dwellings. The site passes the site selection criteria and technical officer assessment should appropriate access, drainage and design and conservation issues be adequately addressed through the development management process.</b></p> <p><b>Officers consider therefore that the site could be included as an allocation within the Plan See map on page 85.</b></p>
Site H23	Grove House	<p><b><u>Deleted H23: Grove House</u></b></p> <p><b>Total Representations: 2</b> <b>Supports: 0</b> <b>Objections: 1</b> <b>Comments: 1</b></p> <p>Both respondents comment that the site has been marketed. Note that Executive has supported the best offer for the site, for general housing development.</p>

Allocation Reference	Site Name	Officer Commentary
Site H23 Cont.....	Grove House Continued....	<p><b>Site was removed from PSC as at that time there was uncertainty over the future use of the site and was therefore not considered suitable for allocation. As confirmed through the consultation the site has now been agreed for sale for re-development. The site has been marketed and Executive has agreed to accept the best offer for the site (general housing).</b></p> <p><b>Officers consider therefore that the site could be included as an allocation within the Plan See map on page 86.</b></p>
Site H25	Heworth Green North	<p><b><u>Deleted H25: Heworth Green North</u></b></p> <p><b>Total Representations: 1</b>  <b>Supports: 0</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Tiger Developments, on behalf of the landowner, propose the reinstatement of the site as a designated residential and mixed-use development site within the Council's Local Plan. The site represents an available vacant brownfield site in a suitable location within walking distance to York City Centre. The site has been deleted due to concerns over flooding and issues of deliverability/willingness of the landowner. However, upon review the site is not located within Flood Zone 3 and only partially located within Flood Zone 2. Furthermore, the landowner has already commenced pre-application discussions with the Council over the potential redevelopment of the site, demonstrating a willingness to see the site developed. The site is considered suitable for redevelopment including residential led mixed-use development, hotel, student accommodation or retail.</p> <p><b>The site was removed from the PSC due to concerns over flood risk as the site contains areas of flood zone 2 and 3a. It was stated that the site may be suitable for re-development subject to suitable assessment and mitigation. To the north is a residential and employment scheme and to the north west recent a planning permission (14/00112/FULM) for hotel, drive thru and the extension of James Street/Heworth Green Link Road which forms one of the</b></p>

Allocation Reference	Site Name	Officer Commentary
Site H25 Cont...	Heworth Green North Continued...	<p>boundaries to the site. To the north east is the Heworth Gas Works allocation (H1). Representation from landowners confirms that the site is partly in flood zone 2 and not 3a and that this should not be a showstopper as can be mitigated through design. Site boundary submitted through PSC consultation shows site with reduced boundary due to road alignment. This reduces the site area to 0.19ha and therefore is under the 0.2ha site allocation threshold for Local Plan allocation. If the site was to come forward through the planning application process it would therefore be treated as a small site windfall.</p> <p>Officers consider therefore that the site should be deleted as an allocation within the Plan as it is under threshold. See map on page 87.</p>
Site H28	Land to north of North Lane, Wheldrake	<p><b><u>Deleted H28: Land North of North Lane, Wheldrake</u></b></p> <p><b>Total Representations: 7</b>  <b>Supports: 5</b>  <b>Objections: 1</b>  <b>Comments: 1</b></p> <p>Those supporting the site's removal from the plan do so principally on the grounds that the site is currently Greenfield/ draft green belt and would result in the loss of natural open space. Further access issues and highway safety concerns have been raised. Drainage/sewerage is noted as being a problem in the North Lane area.</p> <p>The prospective developer (Linden Homes) objects to the site's proposed deletion. They consider that the site serves no (or limited) green belt purpose, and that (in response to particular issues raised in PSC, 2016) there are two available vehicular access points to serve the site. On this basis there is no constraint to development and as such it should be allocated for housing.</p> <p><b>The site was removed from the PSC due to concerns regarding site access which required further detailed survey/analysis. The PSC stated that the proposed access via Cranbrooks, North Lane or Valley View needed to be investigated further given they are narrow residential streets and that there were potential visibility and footways issues. The representation and</b></p>



Allocation Reference	Site Name	Officer Commentary
Site H28 Cont...	Land to north of North Lane, Wheldrake Continued...	<p><b>further technical evidence received through the consultation demonstrates that whilst the site has three potential access points via North Lane, Cranbrooks and Valley View that North Lane is the preferred access point and this is supported by the Transport Statement. Assessment through the technical officer groups confirms that there is no 'access' showstopper as the principle of access can be adequately demonstrated.</b></p> <p><b>Officers consider therefore that the site could be included as an allocation within the Plan see map on page 88.</b></p>
Site H37	Land at Greystones, Haxby	<p><b><u>Deleted H37: Greystones, Haxby</u></b></p> <p><b>Total Representations: 7</b>  <b>Supports: 6</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>General support for the site's removal from the emerging Plan, including from Haxby Town Council and Strensall with Towthorpe PC, given the likely impact of the scale of development on Haxby's road network.</p> <p>The Developer/landowner refute objections raised to the site's development, namely in relation to technical constraints identified (drainage, green belt and transport). They point to the Council's earlier support for the site as an allocation (Publication stage (Sept 2014). They consider that, as is the case with any new development, it will be required to address any infrastructure deficiencies through appropriate CIL payments at a future planning application stage. The site is promoted alongside a generous provision of enhanced, public open space (incorporating a woodland walk, balancing ponds and reed beds) which is proposed to be dedicated to York City Council/ or Haxby Town Council in perpetuity and to remain within the green belt.</p> <p><b>The site was removed from the PSC primarily due to potential drainage and flood risk issues. The site contains elements of flood risk 2 and is adjacent to flood risk zone 3b. The representation confirms that the total site area is 3.57ha with a 1.95ha developable area</b></p>

Allocation Reference	Site Name	Officer Commentary
Site H37 Cont...	Land at Greystones, Haxby Continued...	<p><b>(55%). The remainder of the site area will be open space. The development and the required SUDS will be located wholly in flood zone 1. Access will be via Greystone Court. Yorkshire Water has confirmed that they have no objection in principle in terms of foul water discharge or surface water.</b></p> <p><b>Officers consider therefore that the site could be included as an allocation within the Plan see map on page 89.</b></p>
H38	Land to rear of Rufforth Primary School	<p><b><u>H38: Land r/o Rufforth School</u></b></p> <p><b>Total Representations: 19</b>  <b>Supports: 8</b>  <b>Objections: 10</b>  <b>Comments: 1</b></p> <p>Support for the site being included as an allocation focuses on the potential for the site to deliver small scale development/affordable housing in the village. Conditional support from Rufforth and Knapton Parish Council and from the emerging Rufforth and Knapton Neighbourhood Plan points to the need for further consideration to be given to an appropriate mix/type of housing, parking provision, sewerage and drainage.</p> <p>The developer supports the site's development, noting that the site was assessed as part of CYCs rigorous site selection methodology and as a result of passing the process the site was proposed as a housing allocation in previous versions of the draft local plan. Suitability of the site is not therefore in question. They also confirm that the site is available, and deliverable.</p> <p>Those objecting to the site's development point to the likely negative impact on local amenity, namely in terms of additional traffic, impact on village character and community, poor sewerage and drainage (potential for flood risk) and lack of local facilities, including school spaces. Development of green belt land is also a concern. A number of objections comment on the approval of a pig-breeding barn adjacent to the site, bringing it closer to domestic dwellings than when approval was granted.</p>

Allocation Reference	Site Name	Officer Commentary
H38 Cont...	Land to rear of Rufforth Primary School Continued...	<p><b>As part of the developer's representation a boundary extension was submitted for the site. In the PSC (2016) Site H38 was allocated for 0.99ha and up to 33 dwellings. The additional land could increase the site by a further 1.42ha (+47 dwellings). The extended site follows the existing field boundary to the rear of the school. The site is well contained with clearly defined boundaries including existing residential properties and tall/extensive hedgerows. The original site (H33) is included within the emerging Rufforth Neighbourhood Plan as a potential residential site.</b></p> <p><b>Officers suggest that the site could be extended to a total site area of 2.41ha and up to 80 dwellings. This is based on a large village archetype of 95% @ 35dph. See map on page 90.</b></p>
H46	Land North of Willow Bank and East of Haxby Road	<p><b><u>H46: Land north of Willow Bank and East of Haxby Road</u></b></p> <p><b>Total Representations: 86</b>  <b>Supports: 5</b>  <b>Objections: 48</b>  <b>Comments: 35</b></p> <p>Both objections and comments to the scheme raise similar issues: the likely impact of development on traffic and congestion (locally, and onto the A1237), lack of local services/infrastructure, poor drainage and flood risk. Concerns are also raised regarding the loss of the sports club and MUGA in New Earswick.</p> <p>While Joseph Rowntree Housing Trust fully support the site's allocation, they object to the Council's stated reasoning for the split between built and open space; they do not consider it possible to produce a housing scheme for 104 dwellings on approx half of the site in a form which reflects the character of the village itself. It is not accepted that there is a deficiency of open space in New Earswick. It is not accepted that the site is part of a local green infrastructure corridor linking New Earswick and Huntington along the Foss corridor. Ecological concerns have now been clarified and resolved. The site will promote a mixed of cohesive community providing a wide range of housing mix. The site is not at risk of flooding. The proposal will be sustainable in terms of physical characteristics, character and social composition. residential development are to be built away from</p>

Allocation Reference	Site Name	Officer Commentary
H46 Cont...		<p>listed buildings. Changes have been made to the layout of for more flexible living and self- help ethos. This development will help meet the Trust's and The City's need for affordable housing. The proposal will not affect visual importance as views of the church are now all but obscured by the dense tree belt along the eastern boundary and landscape character will be retained.</p> <p>A number of comments were received from specific/statutory bodies, as follows:</p> <ul style="list-style-type: none"> <li>- Historic England raise no objection in principle, but comment that the plan should make it clear that any development would need to ensure that those elements which contribute to the significance of the New Earswick Conservation Area are not harmed.</li> <li>- Yorkshire Wildlife Trust note that bats are likely to live on site and lighting of new housing would disturb them and the layout of the site will need to factor this in by possibly locating housing to the South of the site.</li> <li>- Wigginton Parish Council do not object in principle but comment that the necessary infrastructure must be addressed before development commences, in terms of schools; housing mix and type; upgrades to transport infrastructure (strategic network and local roads); public transport; congestion and parking; pedestrian safety; sewerage and drainage; employment, training and development; retail facilities; environmental issues; impact of construction on existing residents and businesses.</li> <li>- River Foss Society support the principle of a green corridor, and consider that the run-off from the site could be containable through the implementation of SUDS.</li> </ul> <p><b>The site was included in the PSC but the overall site size was reduced from the previous allocation in the halted Publication Draft to 2.74ha from 4.16ha and the open space provision was increased and aligned to the south of the site with the development to the north. The PSC site was allocated for up to 104 dwellings The site is owned by JRHT and is proposed as an extension to the garden village. A substantial tree belt already exists to the eastern boundary to form a buffer between any new residential development and the green wedge to east. The tree belt and proposed openspace forms a natural continuation of greenspace</b></p>

Allocation Reference	Site Name	Officer Commentary
H46 Cont...	Land North of Willow Bank and East of Haxby Road Continued....	<p><b>between the site and the River Foss and will link the site to the existing public footpath and cycleway. The proposals follow ecological advice to protect remnant species rich grassland and respond to concerns raised by YWT regarding the number of areas of high quality habitat and mature trees which are valuable for bats to the north of the site and therefore housing would be better located to the south of the site.</b></p> <p><b>Officers suggest that that the site could be extended to a total site area of 4.16ha and up to 118 dwellings. See map on page 91.</b></p>
H54	Whiteland Field, Haxby	<p><b>Total Representations: 275</b>  <b>Support: 10</b>  <b>Objections: 222</b>  <b>Comments: 43</b></p> <p>A small number of supports for the site were received for development on the site, where support was recorded, in general there is reference made to the suitability of the site for housing and that it is a well contained site.</p> <p>The developer/landowner confirms that the site is deliverable and viable.</p> <p>A significant level of objection was received. Key issues raised include:</p> <ul style="list-style-type: none"> <li>• impacts on local traffic congestion particularly on Usher Lane;</li> <li>• current congestion levels on the A1237 and in particular the Haxby/Strensall roundabout would be compounded by further development. A number of comments refer to the need to dual the outer ring road prior to any further development taking place;</li> <li>• Concern that existing public transport provision is unsatisfactory and could not provide for additional residents;</li> <li>• inadequate drainage and sewerage – that the new drainage would need to be installed before any development took place, that the current sewerage system is totally inadequate in the village, that the WWTW at Strensall is at or above capacity and that currently surface water flooding regularly causes the sewers to back up in heavy rain;</li> <li>• Many comments point to the need for development to be self sufficient in amenities/services, including the provision of a primary and secondary school and GP provision;</li> </ul>

Allocation Reference	Site Name	Officer Commentary
H54 Cont...	Whiteland Field, Haxby Continued....	<ul style="list-style-type: none"> <li>• Significant 'piecemeal' development has already taken place in Haxby which has already impacted upon the character of the area and the adequacy of the existing levels of community facilities; and</li> <li>• Site is crossed by two high voltage pylons which would be expensive to move or require a reduction in site area.</li> </ul> <p>Officers have considered the objections raised and in particular have looked in more detail at the issue regarding the high voltage power lines that cross the site. Advice from National Grid confirms that the site is crossed by the YR400kv route high transmission over head line. National Grid only support proposals for the relocation where such proposals directly facilitate major development or an infrastructure project of national importance. In this case the site is not a strategic site and is not large enough, at 1.3ha to be considered a major development so relocation of the line is unlikely to be supported by National Grid or indeed economically viable for the site developer/landowner.</p> <p>National Grid advice suggest that where lines cross a development site buildings must not be located directly beneath both for residential amenity and safety reasons and so that National Grid maintain access for maintenance. There are statutory clearances between overhead lines and the ground and built structure must not infringe this clearance.</p> <p><b>On balance due to the small size of the site (1.3ha) and the fact that the site area would need to be reduced to both provide suitable clearance to the lines and to buffer the railway line to the east officers suggest that the site is removed as a housing allocation. See map on p 92.</b></p>
Former SF10	Land North of Riverside Gardens, Elvington	<p><b><u>Deleted Former Site SF10: Riverside Gardens, Elvington</u></b></p> <p><b>Total Representations: 2</b>  <b>Supports: 0</b>  <b>Objections: 2</b>  <b>Comments: 0</b></p> <p>Barratt and David Wilson Homes object to the deletion of former safeguarded land, and its rejection as a potential housing allocation. The site is deliverable and available now and is under the control of a national housebuilder. The site can be considered achievable as new homes can be delivered on the site within the next 5 years and within the first 5 years of the Local Plan. There are no</p>

Allocation Reference	Site Name	Officer Commentary
Former SF10 Cont....	Land North of Riverside Gardens, Elvington Continued....	<p>technical or environmental (built or natural) constraints which would preclude the development of the site.</p> <p><b>The site was previously included as safeguarded land in the halted Publication Draft Local Plan. At that point the site passed the site selection criteria but further information was requested in order to demonstrate suitable access. Landscape impacts on the 4ha site were not considered to be a showstopper as the site is well contained, surrounded on two sides by existing residential and on the other two by mature hedgerows. The site is close to the village centre and can be accessed via Riverside Gardens. It is considered that visual impact on the wider landscape and setting of the village would be relatively limited.</b></p> <p><b>Officers suggest that that the site could be included with a total site area of 4.15 ha and up to 102 dwellings (70% @ 35dph). See map on page 93.</b></p>
New Site 878	Land at Victoria Farm, Rufforth	<p><b>New Site submitted through PSC</b></p> <p>This is a new site submitted through the PSC. Site is 0.95 ha and could provide up to 32 dwellings. The site is currently used for grazing. The site passes the site selection criteria and there are no showstoppers identified through the technical officer assessment although the site does contain a Tree preservation order which could reduce the capacity of the site as the tree would need to be retained with adequate space for the canopy with any buildings set back. The site represents a small extension to the existing village envelope but is currently not supported as a potential housing site through the emerging Rufforth Neighbourhood Plan due to concerns about the TPO.</p> <p><b>Officers suggest that that the site could be included with a total site area of 0.95 ha and up to 32 dwellings (95% @ 35dph). See map on page 94.</b></p>
New Site 879	Land at Maythorpe, Rufforth	<p><b>New Site submitted through PSC</b></p> <p>This is a new site submitted through the PSC. Site is 0.67 ha and could provide up to 22 dwellings. The site is currently used for grazing. Site access would be via Maythorpe. The site passes the site selection criteria and there are no showstoppers identified through the technical officer assessment. The site represents a small extension to the existing village envelope and is supported as a potential housing site through the emerging Rufforth Neighbourhood Plan.</p>

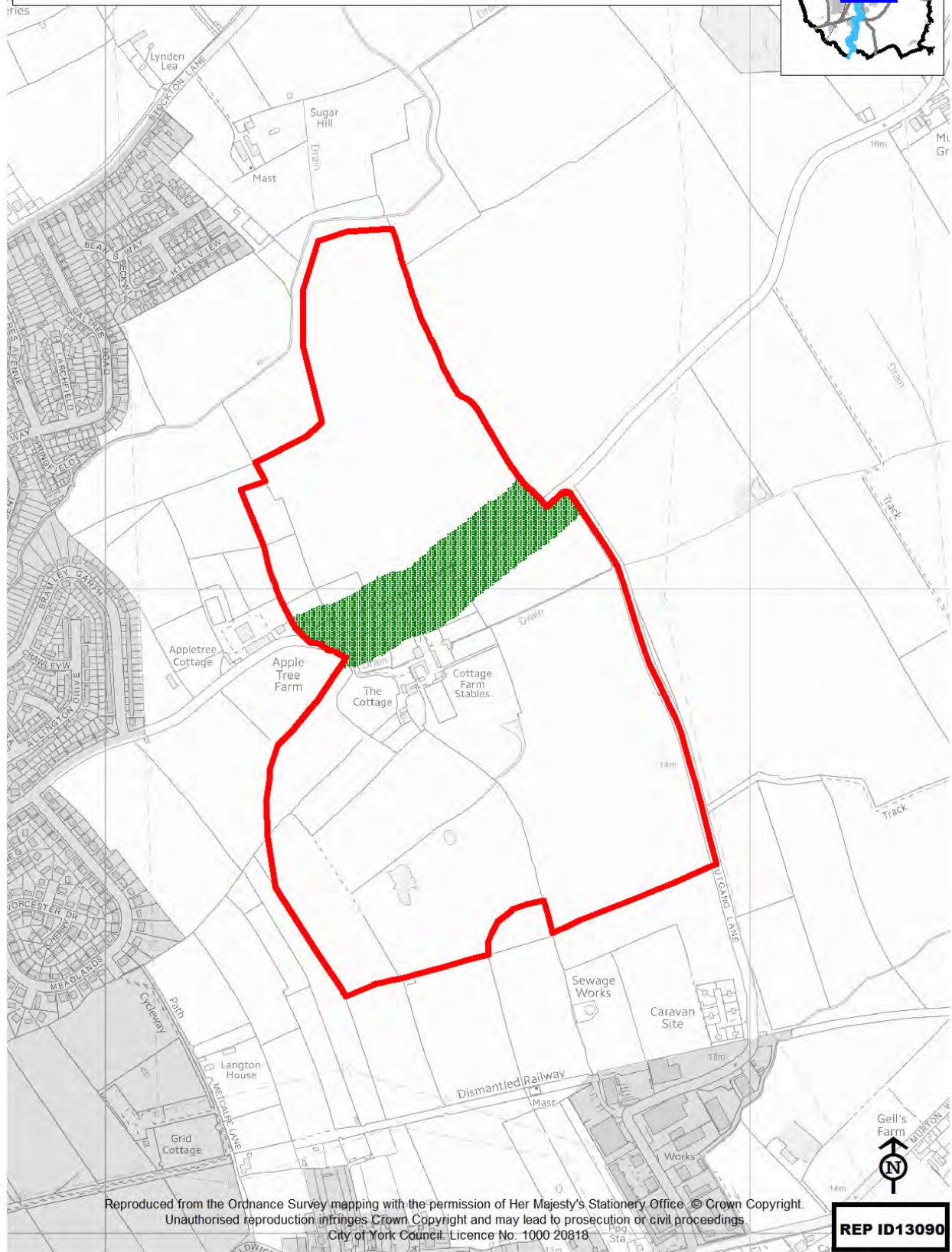
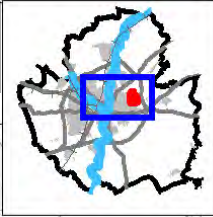
Allocation Reference	Site Name	Officer Commentary
		<b>Officers suggest that that the site could be included with a total site area of 0.67 ha and up to 22 dwellings (95% @ 35dph). See map on page 95.</b>
New Site 938	Former Clifton Without Primary School	<p><b>New Site</b></p> <p>New site that was included in the report to Executive in March 2017 on the HCA Strategic Partnership as a residential site for 25 dwellings. Site passes the site selection criteria and there are no showstoppers identified through the technical officer assessment. Site boundary may need to be amended to provide land to Cannon Lee school for access arrangements.</p> <p><b>Officers suggest that that the site could be included with a total site area of 0.71 ha and up to 25 dwellings. See map on page 96.</b></p>



# Annex 3: Officers Assessment of Housing Sites following PSC

911: ST7 Alternative

ST7

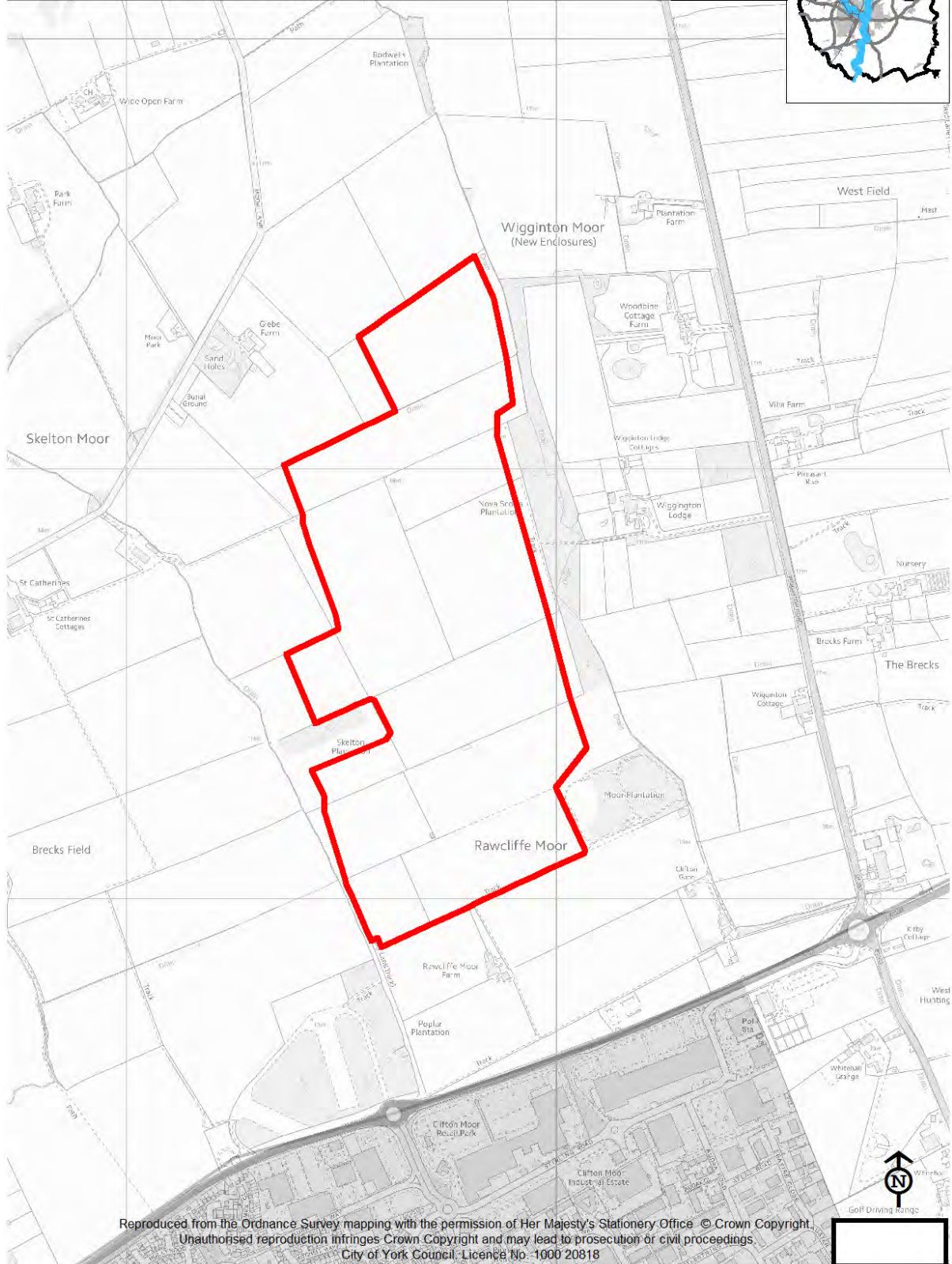
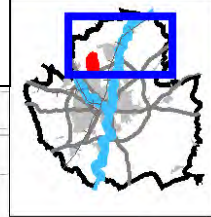


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REP ID13090

# Land West of Wigginton Road Post PSC Officer Proposal

**ST14**

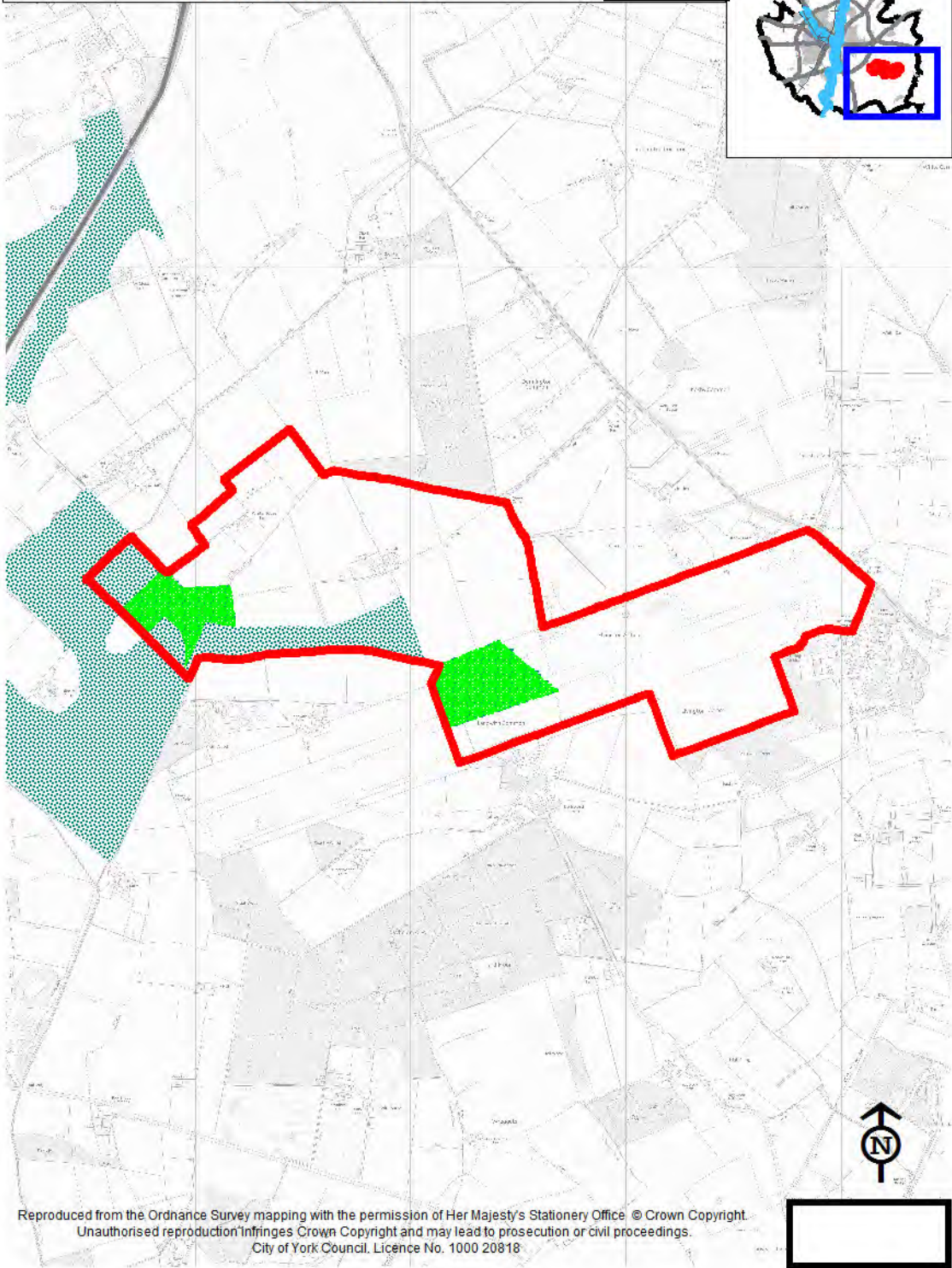
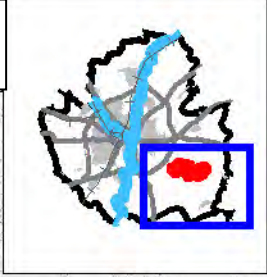


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924: ST15 Langwith and Elvington Airfield  
PSC Submission

**ST15**



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931 Former Almond and Cream blocks  
Nestle South ST17a

ST17a



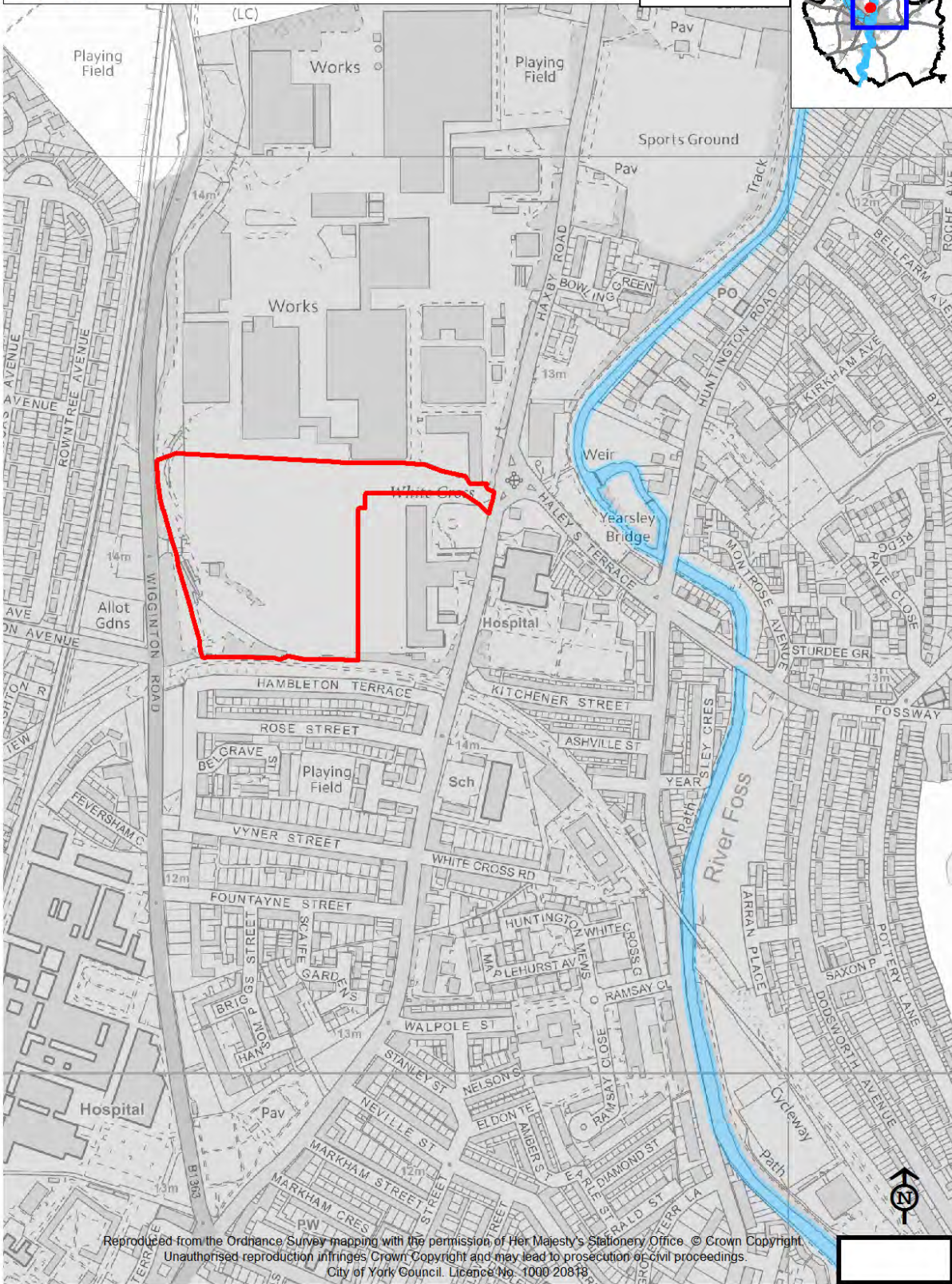
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17/00284/FULM



932 Remaining Land at Nestle South  
ST17b

ST17b

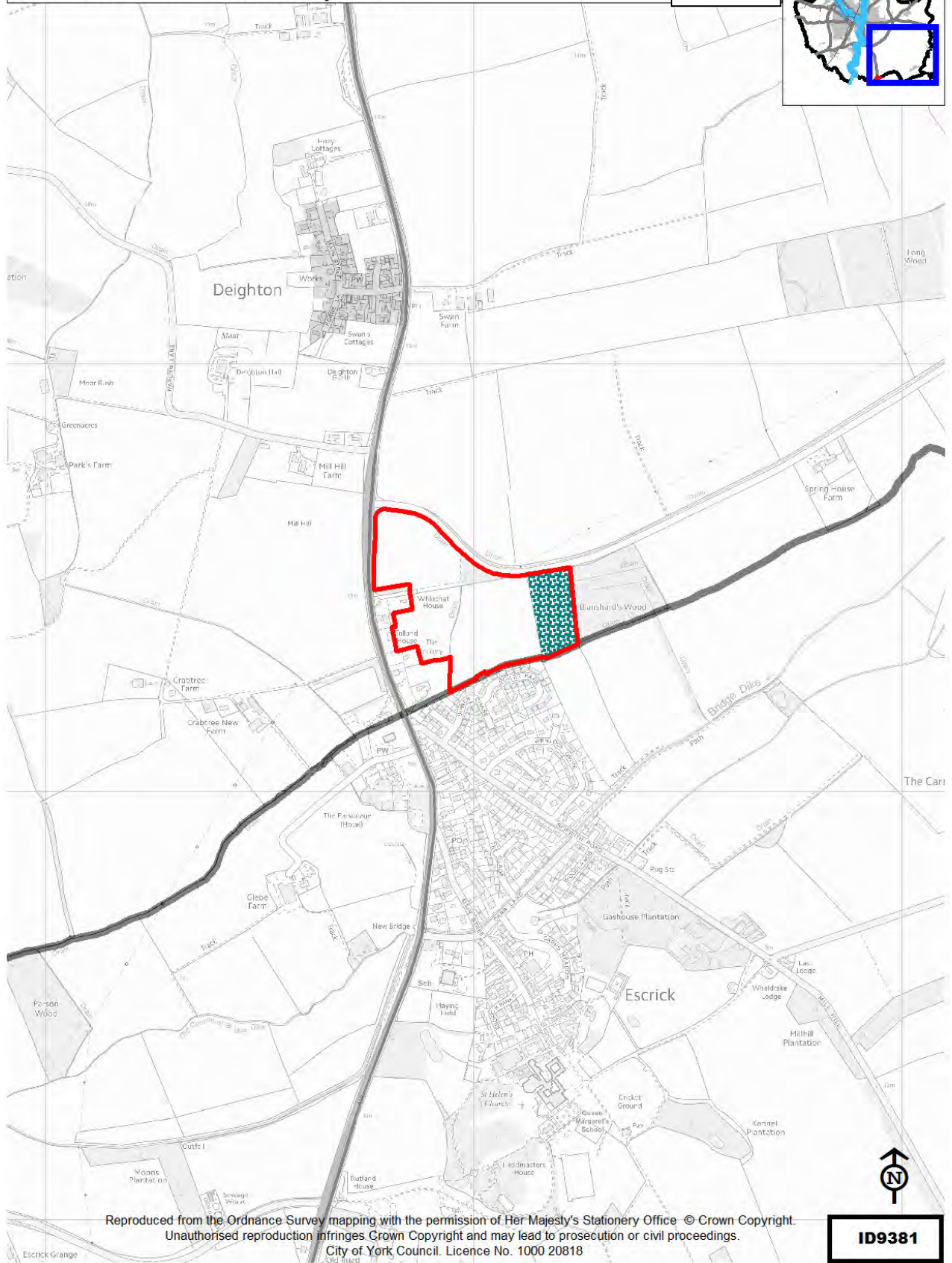
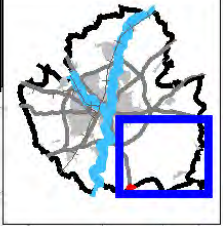


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# 881 Land to the North of Escrick with additional Biodiversity Area

SF15

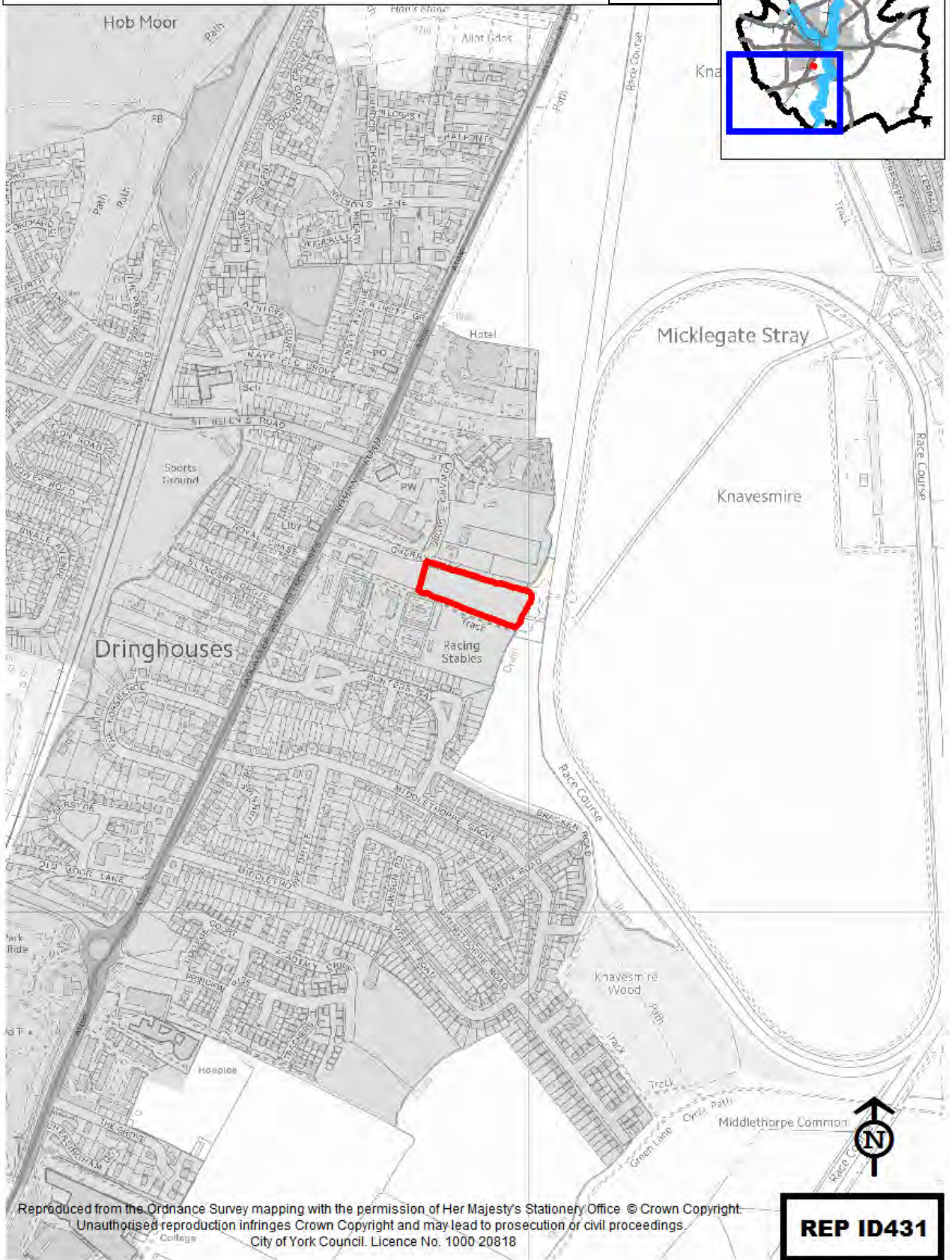
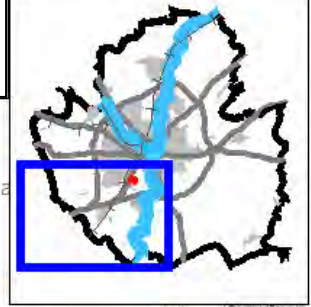


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**ID9381**

# 132: Land at Cherry Lane

H2b



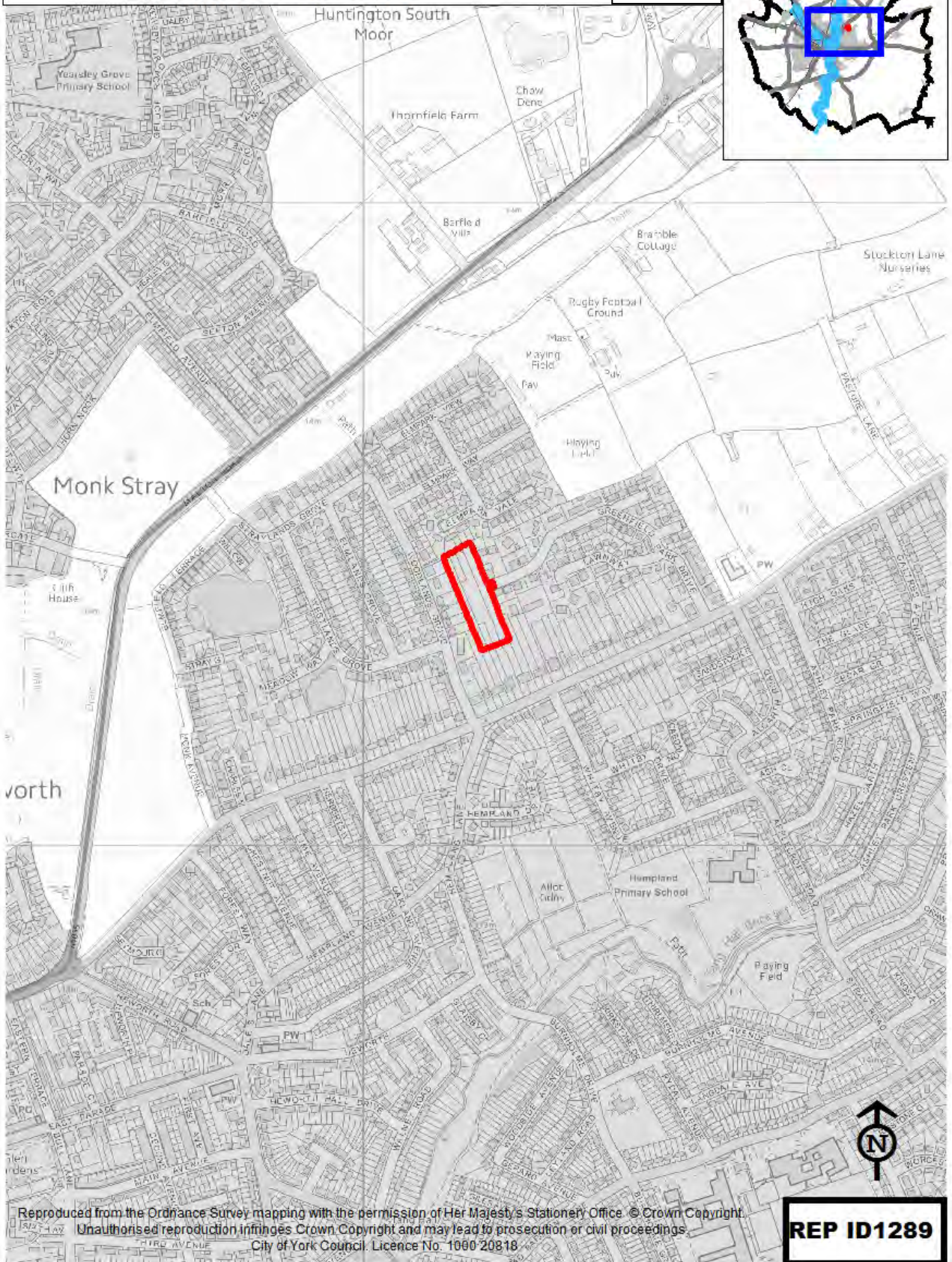
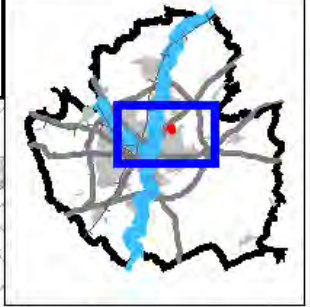
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**REP ID431**



192: Land RO Stockton lane off  
Greenfield Park Drive

H12



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**REP ID1289**





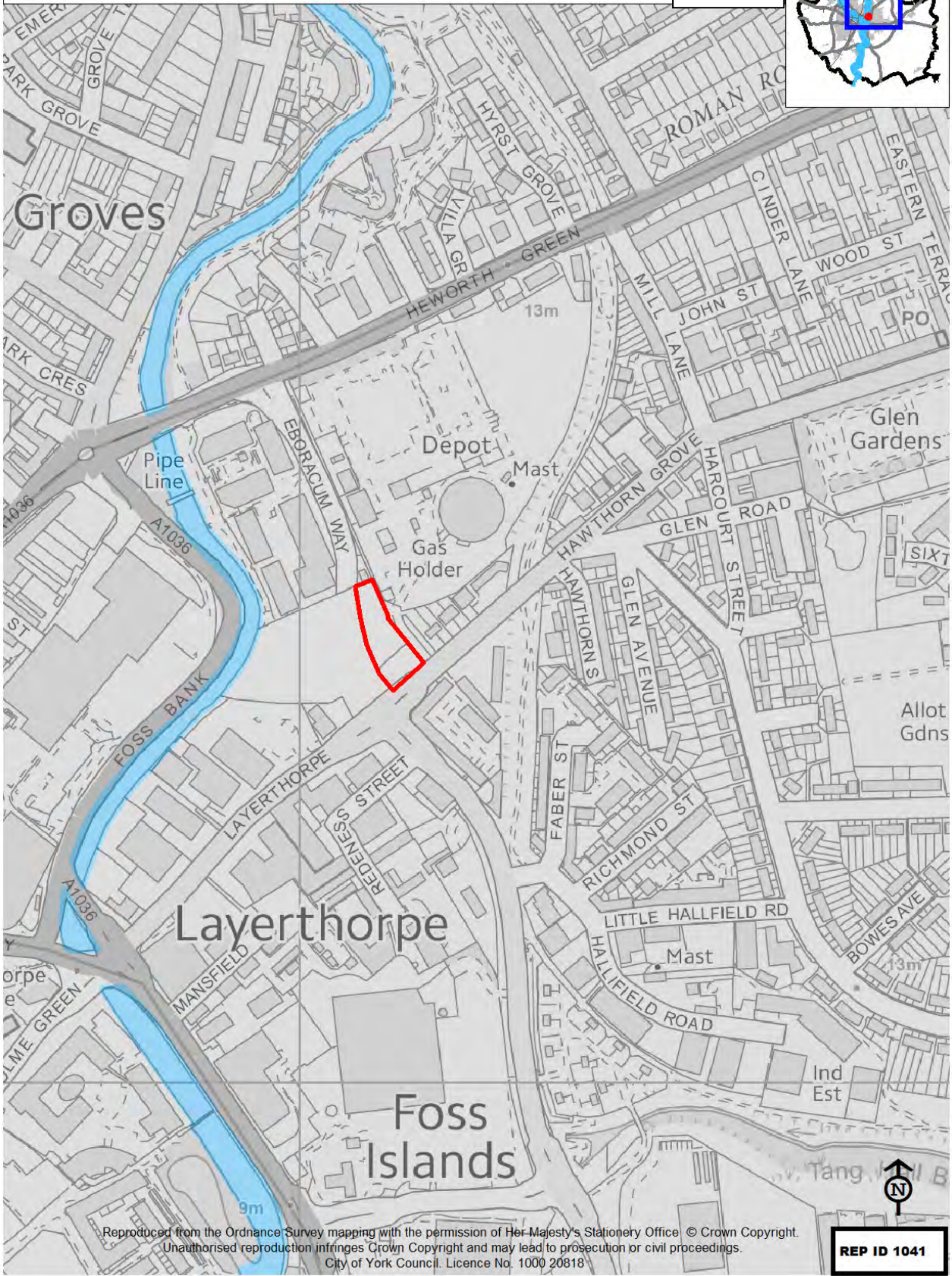
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REP ID  
13171



# 889 Heworth Green North Remaining Land

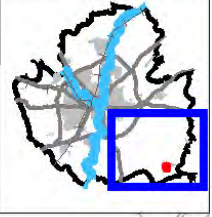
**H25**



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**REP ID 1041**



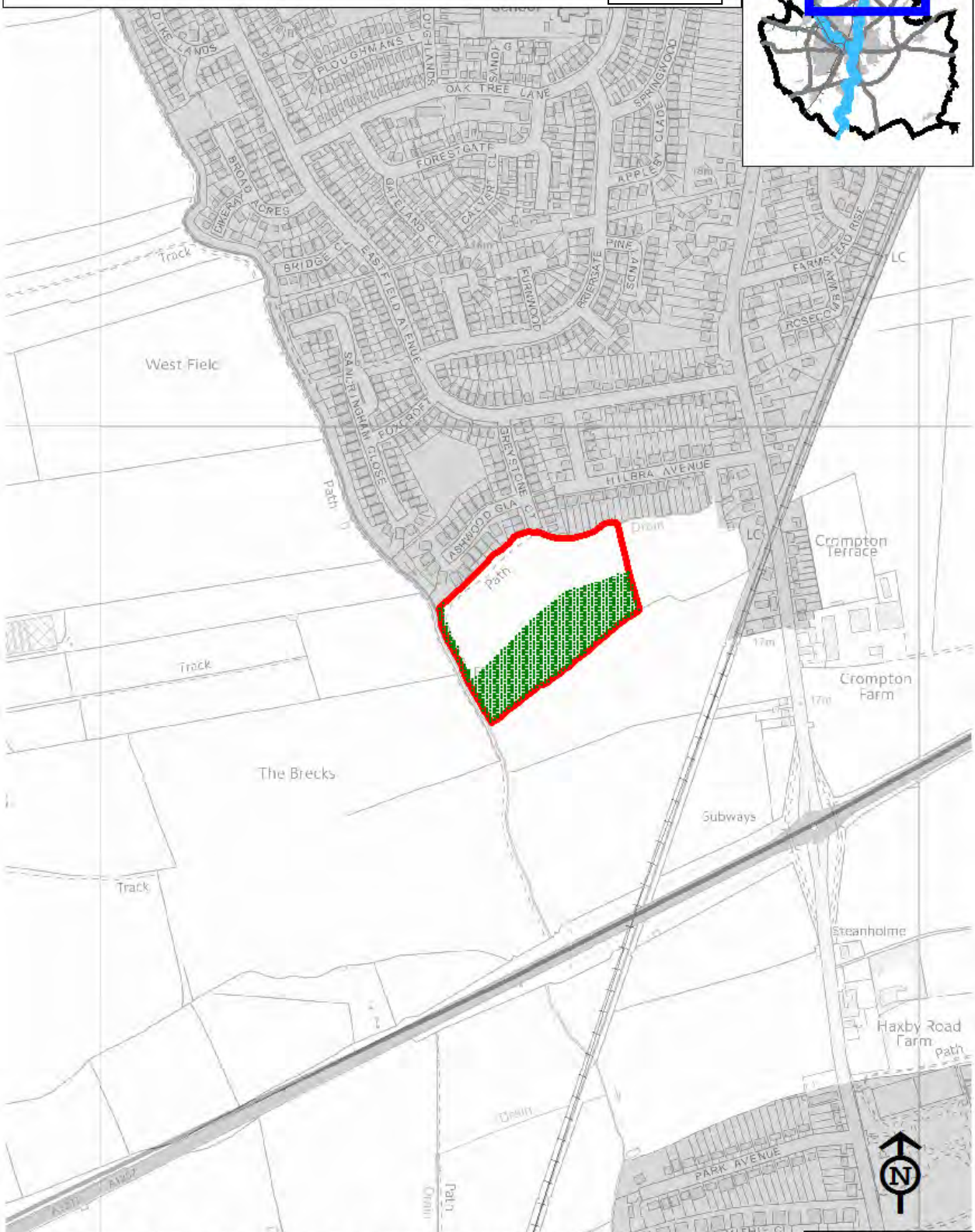


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REP ID9381

# 6: Land adjacent to Greystone Court

**H37**



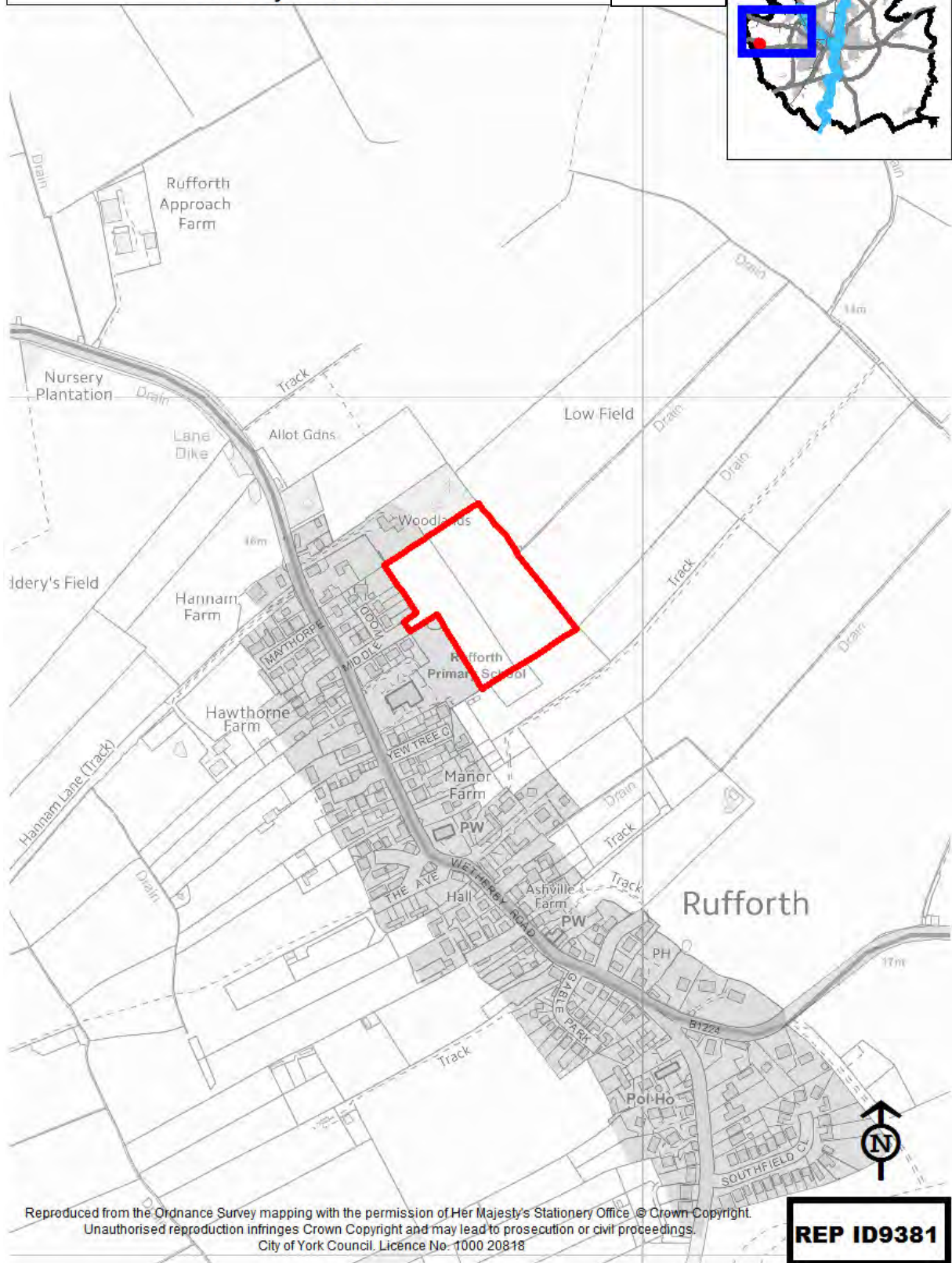
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**REP ID**  
**12389**



**908: Extended Land to rear of Rufforth Primary School**

**H38**

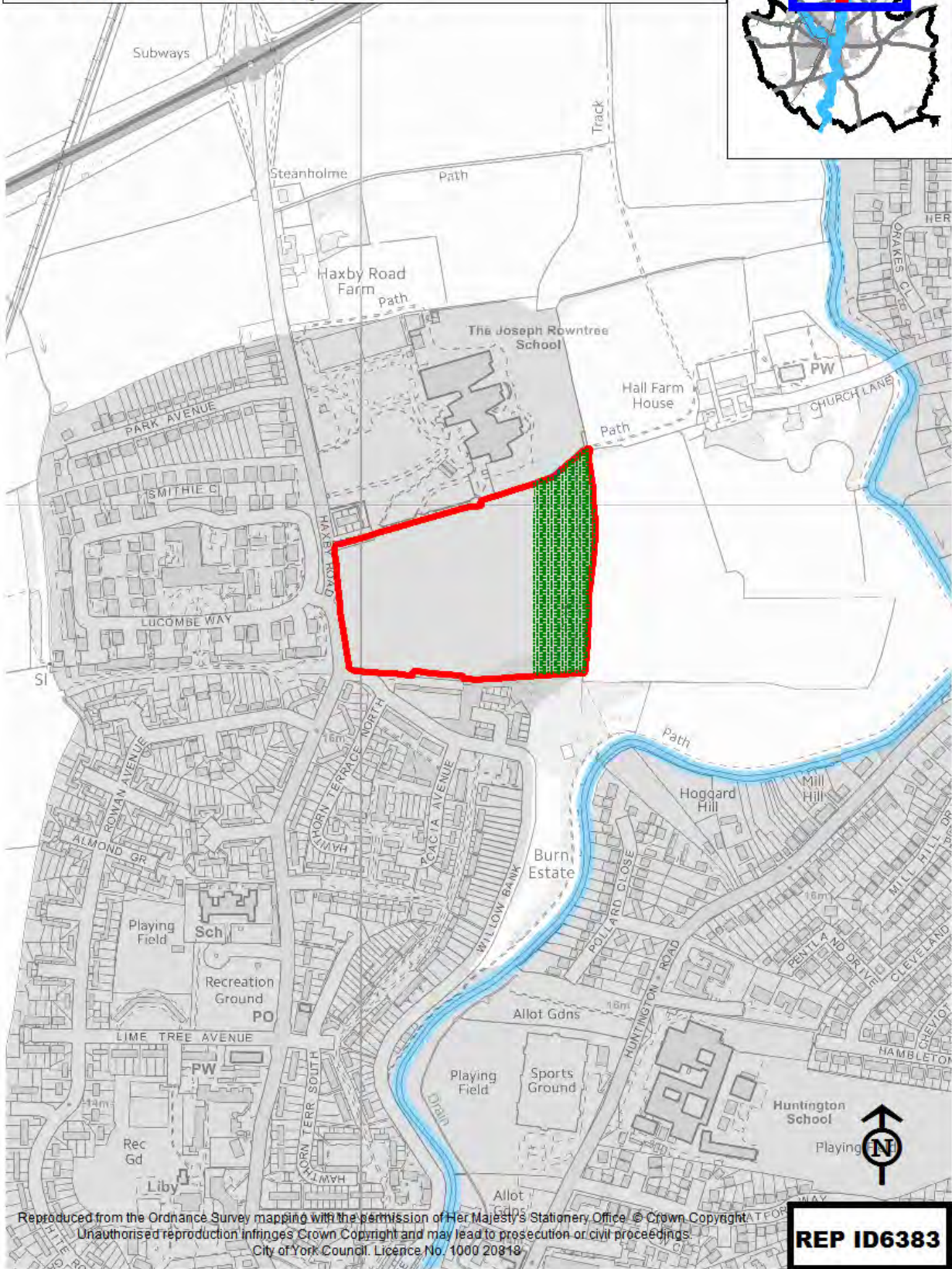


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**REP ID9381**

# 182: Land North of Willow Bank and East of Haxby Road

**H46**



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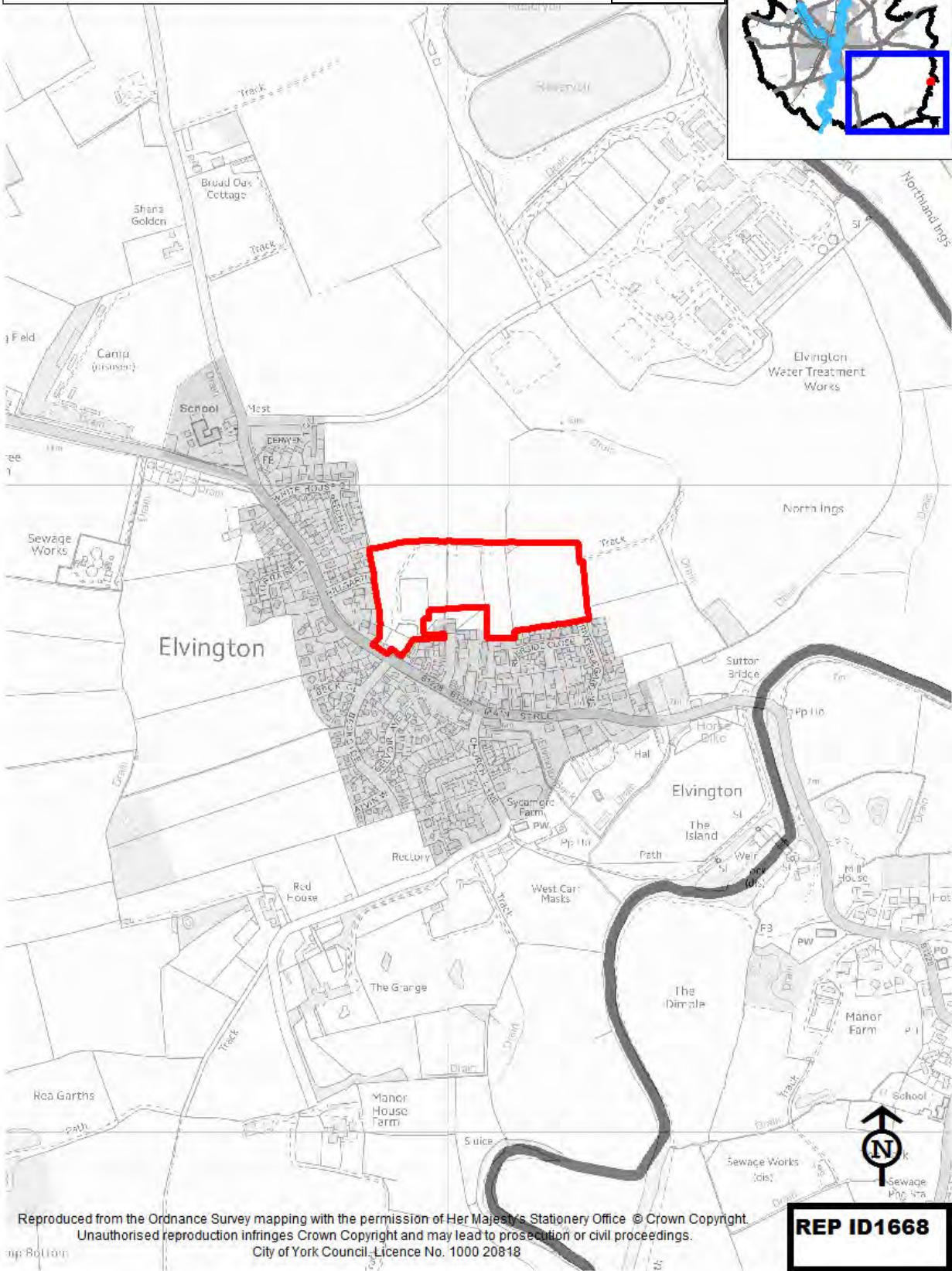
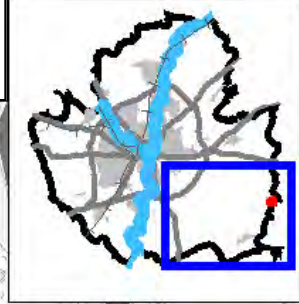
**REP ID6383**





# 874: Riverside Gardens Elvington

SF10

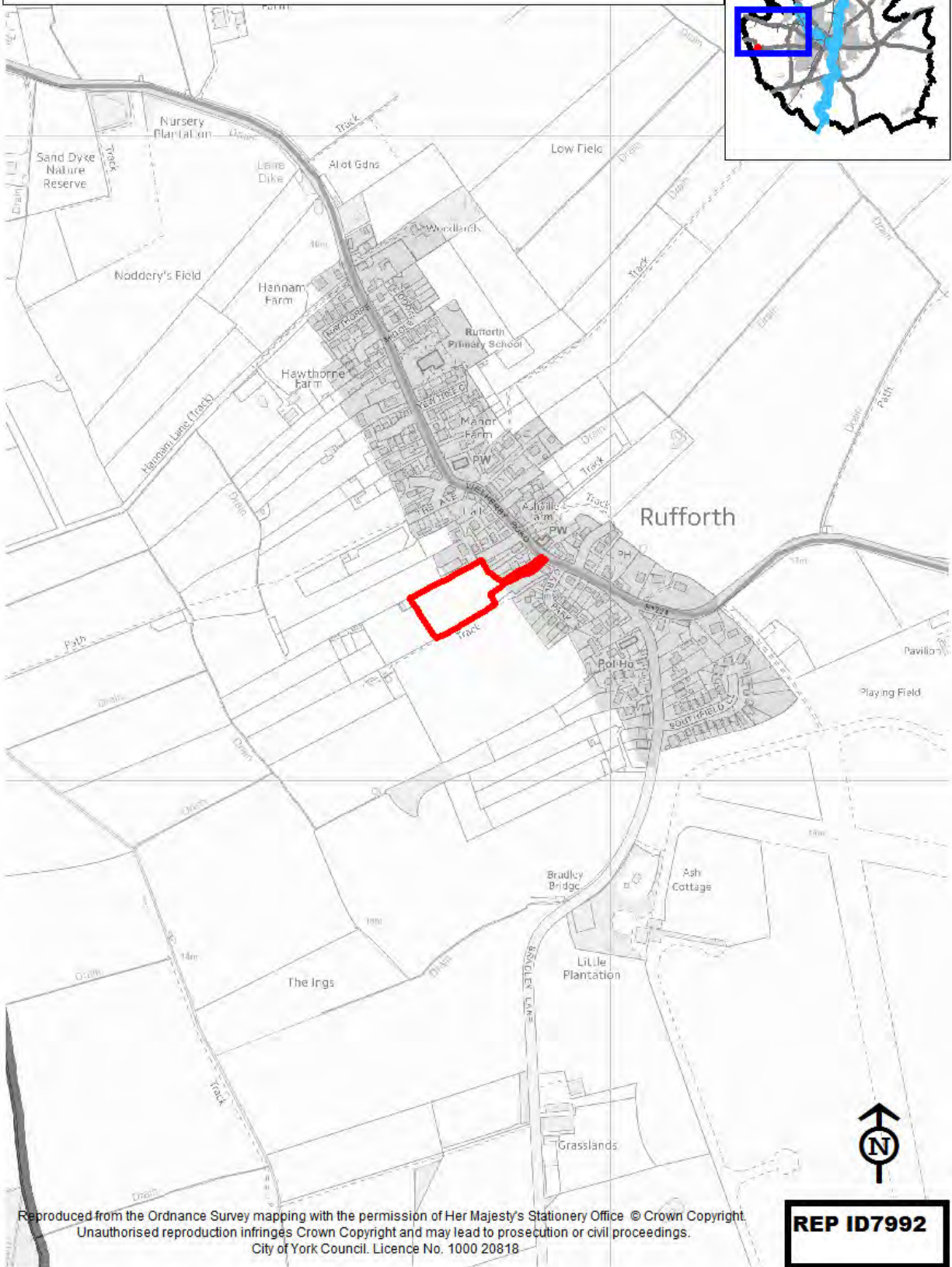


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**REP ID1668**



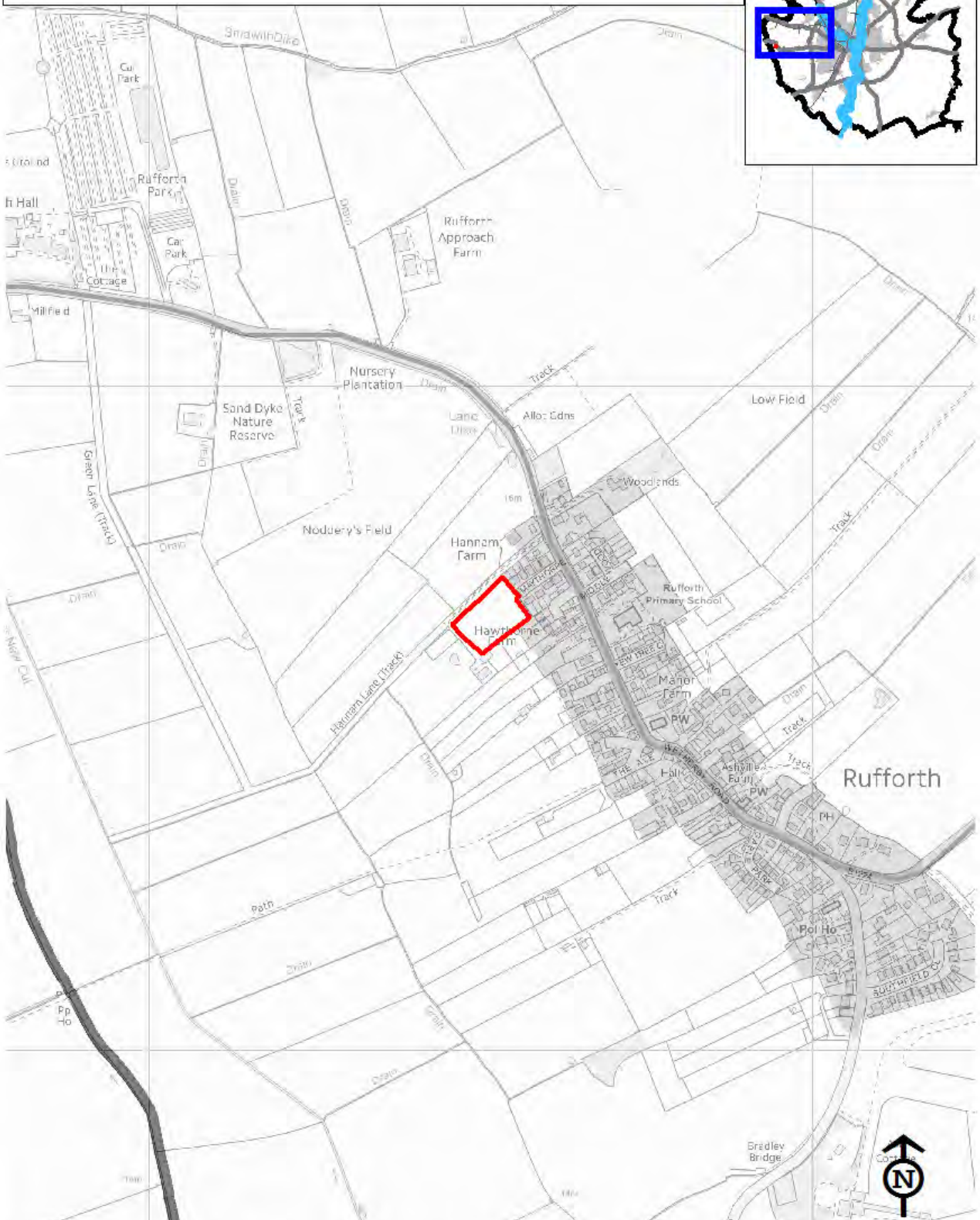
# 878: Land at Victoria Farm Close Ruffoth



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**REP ID7992**

# 879: Land off Maythorpe Ruffoth

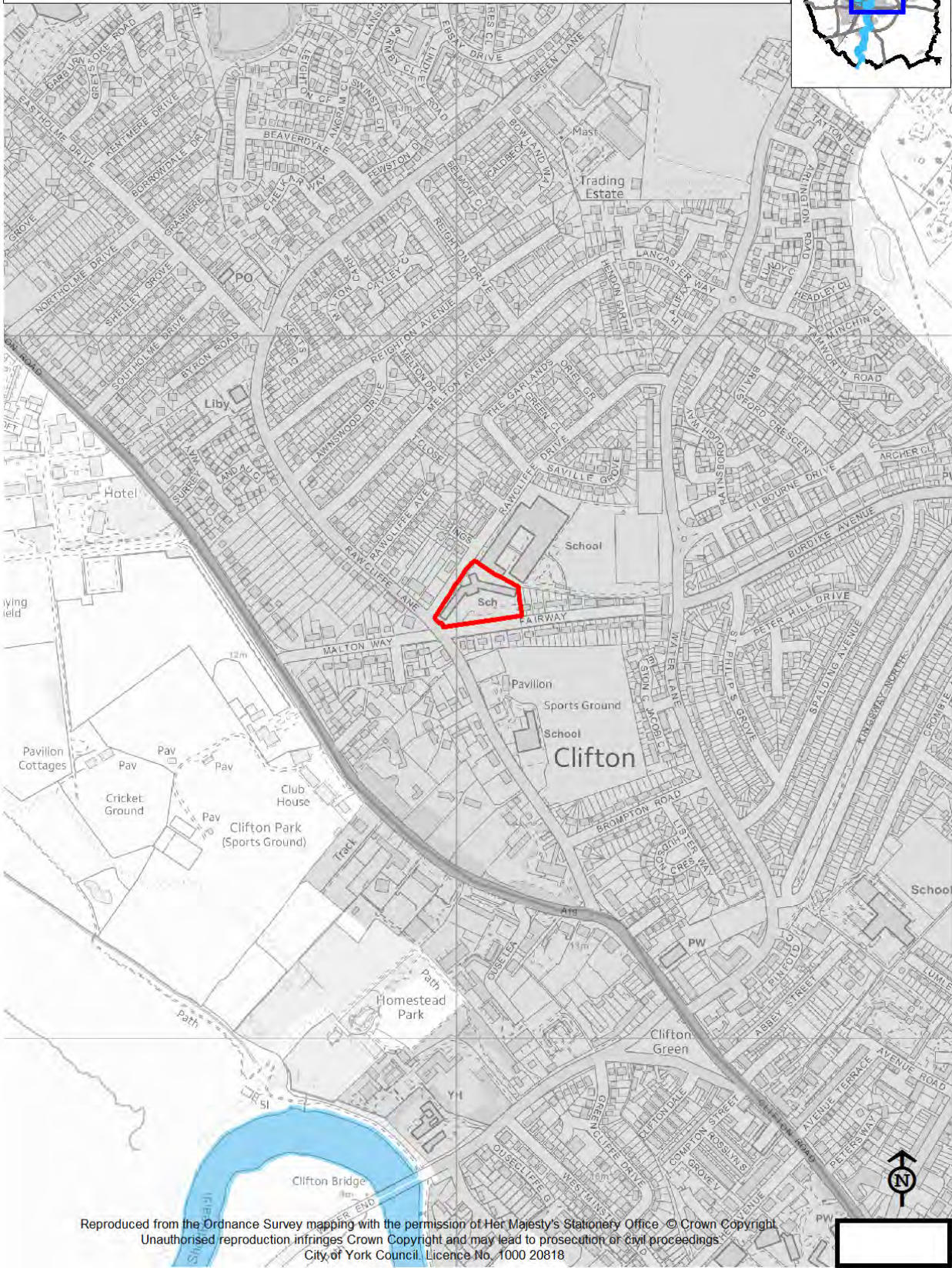


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**REP ID7992**



# 938: Former Clifton Without Primary School



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### Annex 3: Officers Assessment of Housing Sites following PSC

**Table 4 – Officer assessment of technical evidence where addition of sites or boundary changes not accepted**

Allocation Ref	Site Name	New Site/Previously Rejected Site
<b>Strategic Sites</b>		
Former ST11	New Lane, Huntington	<p><b><u>Deleted Site ST11:</u></b>  <b>Total Representations: 6</b>  <b>Supports: 2</b>  <b>Objections: 3</b>  <b>Comments: 1</b></p> <p>Support for the removal of site on the grounds of its potential impact on congestion on surrounding roads, loss of visual amenity and parking. General comments regarding the strain put on the area by recent developments including the stadium.</p> <p>Objection to deletion of site from Paul Butler Planning OBO Barratt and David Wilson Homes who have option on land to north of cemetery. They argue that this is one of most sustainable sites, has strong defensible boundaries, no technical constraints, is deliverable and submit a revised masterplan to address concerns re setting of Scheduled Ancient Monument (SAM), creation of public openspace (3.67ha) and frontage to New Lane. Site could offer potential for circa 250 housing units and associated infrastructure improvements.</p> <p>Persimmon Homes (land to the south of the cemetery) object to the site’s removal from the Plan, noting that it is located in a very sustainable location close to local facilities including substantial employment, as well as park and ride.</p> <p>Officers did not include the site in the PSC (2016) as it is considered that the site has an important</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST11 Cont...	New Lane, Huntington Continued...	<p>role in preserving character and setting of Huntington and provides an important gap between existing residential area of Huntington and the commercial area of Monks Cross. The site also contains SAM – Roman Camp which requires an adequate setting.</p> <p>Site discussed at Technical Officer workshop including the revised masterplan submitted for the land to the north of the cemetery (Barratt and David Wilson Homes). It is considered that the site does offer important relief in what is a dense area of Huntington and has important local amenity value. The revised masterplan does not respond adequately to setting of SAM or the creation of valuable openspace.</p> <p>Officers consider that the site to the south of cemetery should be retained as part of green wedge into Huntington.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 140 .</b></p>
Former ST12	Manor Heath, Copmanthorpe	<p><b><u>Deleted Site ST12</u></b>  <b>Total Representations: 49</b>  <b>Supports: 43</b>  <b>Objections: 3</b>  <b>Comments: 3</b></p> <p>A significant number of responses support the proposed deletion of this site. Commonly these refer to the level of development proposed bringing about an unwelcome change to the character of the village and that Copmanthorpe’s services/amenities would be overburdened by additional demand.</p> <p>David Wilson Homes and Linden Homes both object to the deletion of ST12, stating that the site serves little or no green belt purpose and had previously satisfied CYC’s site assessment as it was included as a potential allocation at ‘Further Sites’ stage (site ref 872). They further state that the site is in a highly sustainable location, and there are no technical or environmental constraints that</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST12 Cont....	Manor Heath, Copmanthorpe Continued....	<p>would preclude the development of the site. Landowner and developer interest is confirmed. Homes can be delivered on site in the next 5 years, indeed within the first 5 years of the Plan.</p> <p>DWH query why ST31(Land south of Tadcaster Road, Copmanthorpe) has been included as a preferred development site when there are outstanding constraints on delivery, and suggest that ST12 is allocated as a suitable, viable and achievable additional or alternative development site.</p> <p>Site discussed at Technical Officer workshop including the revised masterplans submitted (Barratt and David Wilson Homes to the North and Linden Homes to the South).</p> <p>Site was removed from PSC due to lack of containment, sense of openness and intrusion into open countryside and impact on the rural edge of Copmanthorpe village.</p> <p>The revised masterplans offered an increased belt of buffer planting along western and southern edges as well as landscaped openspaces incl. allotments to create a transition between urban edge and green belt. As part of the land is also owned by Askham Bryan College delivery of site would allow them to continue to invest in York with new technology and capital/estate improvements.</p> <p>Whilst there was some support for the reduced site boundary and extensive buffering offering an element of transition a defined green belt boundary would still have to be artificially created in this location and would not be as robust as the existing boundary currently offered by Manor Heath Road to the east of the proposed site. The roman road which runs through the site is still a gateway to the open countryside and building up on either side of this would be a significant intrusion into the open countryside.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 141.</b></p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST13	Moor Lane, Copmanthorpe	<p><b><u>Deleted Site ST13</u></b></p> <p><b>Total Representations: 44</b>  <b>Supports: 40</b>  <b>Objections: 3</b>  <b>Comments: 1</b></p> <p>A significant number of responses, support the deletion of this site. Commonly these refer to the level of development proposed bringing about an unwelcome change to the character of the village and that Copmanthorpe's services/amenities would be overburdened by additional demand. Those who support the removal of ST13 from the preferred list of sites generally also support the proposed allocations for Copmanthorpe set out in the Preferred Sites document.</p> <p>Shepherd Group Properties strongly objects to the deletion of ST13, submitting evidence base to respond to the Council's concerns – they argue that this shows the site is suitable, available and viable. Site can be accessed safely - concerns regarding access not previously raised as a showstopper. Consider PSC conclusion is unfounded. ST13 is visually and physically well related to the urban area and development would not have an adverse impact on open countryside.</p> <p>Submitted Transport Assessment and Travel Plan and detailed access drawings. Layout amended removing vehicular access to Barnfield Way and retaining for pedestrian and cycle access only. Access shown to Moor Lane – access drawings shows new priority junction on Moor Lane, south of cemetery at required width (5.5.m) plus footways. Road would need to be widened and land is part of public highway.</p> <p>Technical officer workshop – access is only constraint, mitigation required but not considered a showstopper to development. The evidence submitted through the PSC from the landowner/developer confirms that from a technical perspective the site could be accessed with the required mitigation including widening Moor Lane and is not a showstopper to development. Officers consider however, that there would still be adverse impacts when looked at cumulatively with site H29. On balance it is considered that site H29 would be preferable to site ST13 given it is smaller in scale and would require less mitigation. In addition the development of Site ST13 would extend the</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST13 Cont....	Moor Lane, Copmanthorpe Continued....	<p>built edge of Copmanthorpe to the west into open countryside.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 142</b></p>
Former ST29	Land at Boroughbridge Road	<p><b><u>Deleted Site ST29</u></b></p> <p><b>Total Representations: 14</b>  <b>Supports: 13</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Amongst others, Nether Poppleton Parish Council, Upper Poppleton Parish Council, Rufforth and Knapton Parish Council, Rufforth and Knapton Neighbourhood Planning Group, and York (Trenchard) Residents Company Ltd support the removal of the site on the grounds of: its role in preserving the historic character and setting of York and neighbouring villages; potential loss of green belt land; potential loss of agricultural land (Grade 2); impact of additional traffic on A59, noting cumulative impact with ST1 and ST2. Site is also stated to be within EA Groundwater Protection Zone 1.</p> <p>Landowners/developers state that the site should be reinstated as a housing allocation since it is not subject to environmental/amenity constraints and does not contribute to green belt purposes. Site does not have technical constraints, has limited ecological importance, masterplan retains existing hedgerows and trees and improves frontage to A59. Scope for access improvements to Boroughbridge road frontage and pedestrian access through Sherwood Grove to Beckfield Lane.</p> <p>Site was removed from PSC due to greenbelt/setting concerns. Views over open countryside as travelling from York towards A59. Site is partially contained but open fields to southern boundary. Site has a role in separating the urban edge of York from Poppleton and preventing coalescence which has already been compromised by Manor School, new A59 roundabout and PFS development.</p> <p>Site discussed at technical officer workshop – concerns remain over impact of site on setting of city</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST29 Cont....	Land at Boroughbridge Road Continued....	<p>and coalescence between York main urban area and Poppleton. Also perception of openness, views of open countryside as you travel out of York. Agree that existing Manor School and extended roundabout have already compromised the area to a certain extent but that the development of this site would fill in the gap entirely.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 143.</b></p>
Former ST30	Land north of Stockton Lane	<p><b><u>Deleted Site ST30</u></b></p> <p><b>Total Representations: 10</b>  <b>Supports: 4</b>  <b>Objections: 5</b>  <b>Comments: 1</b></p> <p>Support for the site's proposed de-allocation, including from Heworth Without Parish Council, acknowledges the site's draft green belt status and the important role of this 'green wedge' in preserving the historic character and setting of York. Concerns around impact of development on infrastructure are also noted.</p> <p>Representation received from landowner/developer who consider the site should be allocated for housing development; it is available, suitable and achievable and serves no or limited green belt purpose. Quote advice from previous GB Inspector (1995) - 'Character of site viewed from north to south with north more closely aligned to green wedge, Monk Stray and open countryside but south influenced by urban development to Stockton Lane', 'when viewed from Stockton Lane the character of the site is influenced by existing residential properties to Greenfield Park Drive, the church and dwellings. Largely urbanised and not part of wider countryside or greenwedge'. Only northern boundary is open as eastern boundary is contained by Pasture Lane. Represents 'infill' development.</p> <p>Site removed from PSC due to green belt concerns. Site is considered to play an important role in maintaining green wedge into York from Monk Stray. The site is not contained to northern boundary</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST30 Cont...	Land north of Stockton Lane Continued.....	<p>and eastern boundary (Pasture Lane) is a rural track/lane with dispersed intermittent buildings and is not considered to provide containment to the site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page144.</b></p>
Former ST10/SF12 Site 880	Land at Moor Lane, Woodthorpe	<p>Representation received from HOW Planning OBO Barwood Strategic Land promoting 104ha site with up to 1250 dwellings. Technical evidence submitted including: OAN, Delivery Statement/Masterplan, Water Technical Note, Transport Technical Note, Ecology Technical Note, Heritage Technical Note and Landscape Technical Note.</p> <p>Site is a sustainable urban extension with strong physical defensible boundaries. Comprehensive engagement with NE and YWT. 15 months of hydrological modelling and monitoring. Extensive ecological survey work incl. Phase 1 and 2 habitat survey, aquatic invertebrate survey, Arboriculture Survey, LVIA, ALC and Soils baseline assessment and Archaeological assessments incl geophysical survey and trial trenching.</p> <p>This is a previously considered site with a smaller 17ha site being included as a potential allocation in the 2013 Preferred Options Local Plan and then subsequently included as potential safeguarded land at Publication Draft (2014) due to concerns over the technical information required, particularly with regards to ecological and hydrological mitigation and the potential impact on Askham Bogg SSSI. The site was then removed at PSC. The larger site has always been rejected as part of the site selection process as it falls within a historic character and setting area – area protecting the rural setting and therefore fails criteria 1 of the site selection methodology. Whilst it is acknowledged that both the previously considered smaller 17ha site and the newly promoted 104ha site are controlled by a willing landowner, and the smaller site extent meets the first stages of the site selection methodology the potential for ecological impact on the adjacent Askham Bog SSSI, and potential implications of any mitigation approach on site viability and deliverability are still uncertain. The severity and complexity of these issues is likely to be increased for the larger site extent, due to closer proximity to the SSSI and larger quanta of development.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
		<p>In addition, there are key and fundamental landscape and greenbelt/ heritage impact concerns relating to the larger proposed site allocation.</p> <p>The further ecological technical report submitted through the PSC consultation have been considered by officers and do not provide significant data. Their conclusion about the hydrological connectivity has not changed (i.e. the SSSI is principally rain-fed not surface water fed); it is stated that 12 months hydrological monitoring has been undertaken although the data has not been presented.</p> <p>One of the key points is the uncertainty around the effectiveness of the proposed mitigation - there are no proposals to demonstrate how the level in the buffer 'lake' would be maintained or how issues such as sustaining acceptable nutrient concentrations in this water would be addressed. Concerns that any lowering of the water levels in Holgate Beck would lead to increased drainage from the Bog and so lowering of the water table there have not been addressed in any detail, only stating that the flow regime could be controlled. There is no detail to the water management strategy.</p> <p>There are still concerns that the proposed buffer zone is too narrow, with some research indicating that 300-400m would be needed to be an effective barrier to impacts such as predation by domestic cats.</p> <p>The fundamental landscape impact concerns remain and the majority of the larger site falls within an area designated within the Historic character and setting area – area protecting rural setting and the Heritage Impact Assessment undertaken to date identifies the potential for serious harm to heritage characteristics.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 145 .</b></p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 122	Windsor House EPH	<p>Site is under Local Plan allocation threshold of 0.2ha (site is 0.18ha). If site comes forward through the planning application process it would be considered as a small site windfall.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 146.</b></p>
Site 165	Westfields, Wigginton	<p>Previously rejected site. Representation received from Persimmon Homes. Object to site not being included in PSC. Disagree with reasons for rejection and consider that the site will provide a natural extension to Wigginton and has clear defined boundaries. New masterplan submitted with access from Westfield Lane and Walmer Carr.</p> <p>This site is entirely within an Extended Green Wedge (D1) and therefore fails criteria 1 of the site selection paper methodology (environmental constraints). No technical evidence has been submitted through the PSC to articulate why this area should not form part of the extended green wedge. No change to previous position.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 147.</b></p>
Site 170	Ponds Field, Heslington	<p>Previously rejected site. Representation received from Persimmon Homes. Object to site not being included in PSC. Disagree with reasons for rejection as do not consider that the site will compromise setting of Heslington Village, coalescence between Heslington with Badger Hill or damage the Green Infrastructure corridor. New masterplan submitted with revised access from Windmill Lane rather than Field Lane.</p> <p>Officers have further considered the revised masterplan submitted through the PSC. The <i>Proposed public open space</i> does not tally with the <i>Potential open space</i> shown on the <i>Site analysis</i>. The latter shows a width of open space alongside Windmill Lane that relates to the <i>Existing vegetation</i> within the eastern campus. In any case, this does not retain a meaningful separation – physically or</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
		<p>visually, between Badger Hill and Heslington village. Whilst the revised site access – on Windmill Lane – results in a reduced impact on Field Lane, the imposing <i>Proposed Residential parcels</i> in effect fill this remaining critical gap.</p> <p>It is considered that the critical gap provided by Pond Fields also strongly relates to the campus master plan which deliberately leaves the western portion of the campus free of built development, i.e. Pond Fields reflects the openness that is provided on the opposite side of the road, thus the two act both individually and in partnership to reinforce the open setting of Heslington university/Heslington village.</p> <p>The proposed design provides an open space off Windmill Lane – most of which is natural amenity space created around the exiting pond and vegetation. The need for sustainable drainage may further reduce the available open space.</p> <p>The <i>buffer planting</i>, which would provide a limited amount of seasonal screening, would not mitigate the loss of undeveloped land between Badger Hill and Heslington</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 148.</b></p>
Site 171	Lime Tree Farm, Common Lane, Heslington	<p>This site boundary has been previously considered through earlier iteration of the site selection process. The representation received from Persimmon homes objects to the earlier technical officer comments but does not provide any further detailed evidence to overcome the issues presented.</p> <p>The majority of the area is designated open space (4.36ha of it is natural/semi natural) and it therefore fails criteria 2 of the site selection methodology (existing open space). The remaining available land which is not designated as open space is 0.78ha and the majority of this already contains existing built structures. No technical evidence has been submitted which the council accepts which would change the designation of this land from openspace.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
	Lime Tree Farm, Common Lane, Heslington	<p>No further landscape assessment submitted to substantiate comments made. These fields are part of the setting of the original village of Heslington and help to define its character and boundaries as well as adding to the enjoyment of the Public Right of Way (PROW).</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 149.</b></p>
Site 220	Land at Lowfield Lane, Knapton	<p>Previously rejected site. Representation received from planning agent OBO landowner. Site resubmitted for residential and confirmation that site is considered to be suitable and deliverable. No additional technical evidence submitted as part of the representation.</p> <p>Site is isolated and does not have sustainable access to services or public transport. Development of the site would compromise the setting of York and of Knapton village consisting of a significant intrusion into open countryside. Not considered a suitable site for residential development.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 150.</b></p>
Site 755	Land East of Strensall Road	<p>Previously rejected site. Representation received from planning agent OBO landowners. Object to site not being included in PSC. Site is considered to be a sustainable extension to Earswick village. No additional technical evidence submitted as part of the representation.</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 151.</b></p>
Site 768	Land to the West of Moor	<p>Previously rejected site. Representation from planning agent OBO landowner. Re-consider site for</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
	Lane, Copmanthorpe	<p>residential allocation. Was previously allocated as part of safeguarded land (SF5) at Local Plan Publication Draft (2014). Access would via Moor Lane in conjunction with ST13 allocation (not included within PSC, 2016). Submitted Transport and Access Statement.</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 152.</b></p>
Site 789	Land at Becksde, Elvington	<p>Representation received from planning agent OBO Landowner. Objects to rejection of the site for residential allocation or safeguarded land. No additional evidence submitted through PSC.</p> <p>No landscape or visual impact assessment including assessment of key views submitted as set out as part of previous Site Selection Paper reports. It is maintained that the development of this site would constitute a considerable extension to Elvington Village in a sensitive location which would impact on a number of sensitive residential receptors and a number of public right of ways (PROW's).</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 153.</b></p>
Site 820 and Site 923	Land at Poppleton and Land at Poppleton (Phase 1)	<p>Previously rejected site. Representation received from planning agent OBO landowner for wider site of 39.3 ha to be safeguarded. Refers to masterplan and evidence previously submitted as part of 2014 Further Sites Consultation.</p> <p>Separate representation received for 1<sup>st</sup> phase of the site for up to 200 dwellings and provision of upgrade to level crossing, car parking for Poppleton station and area of open land in perpetuity.</p> <p>Previously submitted as individual sites and then as a cumulative larger site (39.3ha) which all fail</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
	Land at Poppleton and Land at Poppleton (Phase 1) Continued...	<p>criteria 1 of the Site Selection Paper methodology (environmental assets) as within historic character and setting designations – area preventing coalescence (G5). Further evidence submitted as part of 2014 Further Sites Consultation including landscape appraisal, transport statement and masterplan. Site was rejected on the basis of landscape concerns and archaeology/heritage concerns. It is considered that this area of land is important for the setting of the city and for the setting of Poppleton due to the open landscape it provides especially as viewed from the ring road. The land prevents the coalescence between Poppleton and the city and retains a degree of separation between Upper Poppleton and Nether Poppleton. The masterplan addresses some of these issues by retaining some openspace and screening to the ring road and railway line and the village extensions would be naturally split by the railway and openspace/natural features. However, the site is still considered to be unsuitable as a plan allocation.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 154.</b></p>
Site 861/862	The Retreat	<p>Site submitted by planning agents on behalf of the Retreat Hospital. The site contains an existing hospital (C2) specialising in mental health. Needs to relocate into modern fit for purpose hospital facility to secure long term future. New facility needs significant level of cross subsidy to achieve a viable solution. Necessary funds needed from conversion of listed building to create approx 100 residential units and new build to create 150 dwellings. Seek allocation as mixed use strategic site to include residential institution (C2), Day Care clinic (D1) and housing C3 including conversion and new build. Site area is 16.2ha including existing buildings, grounds, sports facilities (cricket pitch and tennis courts) and agricultural grazing land.</p> <p>There have been recent planning consents for demolition of existing buildings and replacements as well as some building in the walled garden.17/00959/FUL - Creation of an enclosed landscaped garden adjacent to the Kemp Unit, including erection of a retaining wall, fences and railings (revision to approval 16/00711/FUL to reduce size of garden) - Approved</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 861/862 Cont.....	The Retreat Continued.....	<p>15/00421/FUL - Erection of a patient accommodation block and day care centre with associated landscaping following demolition of the existing student accommodation building - Approved</p> <p>15/00419/FUL - Erection of a patient accommodation block and day care centre with associated landscaping following demolition of the existing student accommodation building - Approved</p> <p>The entire 16ha site is within the draft green belt and Walmgate Stray wraps around the site. The site contains a number of listed buildings:</p> <p>Grade 2; The Retreat Hospital Heslington Road (861 Section)</p> <p>Grade 2; Garrow House Heslington Road. - Student accommodation? (on 862 section of site)</p> <p>Grade2;Summerhouse (861 Section)</p> <p>All of the buildings on the site are within a conservation area. The conservation area is based on the openness of the area and the existing buildings and their setting. The north west corner is a designated Area of Archaeological Importance (AAI) which includes a Scheduled Ancient Monument - this is the mound which forms part of the civil was siege monument - SMR No. 287; Lamel Hill (Anglo-Saxon Tumulus). A small area to the north east (*62 parcel) also overlaps with the City Centre AAI. There is an Anglo/roman burial ground on site which is a huge cemetery the full extent of which is still unknown and runs underneath the existing buildings. There is also a burial ground which contains many Quakers including Joseph Rowntree.</p> <p>The Gardens of the site contain elements of designated open space which includes a cricket pitch, bowling green and tennis courts. It is known that the tennis courts have not been taken care of and have therefore degraded over time.</p> <p>All of the site to the south of existing buildings is designated as part of Green Wedge C3 and the site is very important in contributing to the openness and feel of that green wedge as well as it</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 861/862 Cont.....	The Retreat Continued.....	<p>playing an important role in terms of biodiversity. The mature trees to the east of the site are important and although there is an enclosure wall to the south of these, the area is open to the East. The wall returns around the burial ground.</p> <p>All of the site is sensitive in terms of its impact on heritage and landscape. The area closest to the road has views of the Wolds and is prominent in how it can be perceived. The sports ground and area to the north form plateaus. Even though the site is walled the higher areas offer views in and out of the area which contribute to a sense of openness which needs to be preserved. All of the cemetery, sports facilities and burial ground form part of the setting of Walmgate stray. It would be impossible to retain the landscape character of the area if new buildings were added. The area to the south is not just one big field but contains many different elements, it merges with the adjacent university land and creates good landscape flow into this and grazing land. There could be some support for retaining and converting existing buildings to the North but it would be difficult to define a green belt boundary around this. The entire site is currently within the greenbelt and needs to remain so.</p> <p>Access could be taken off Heslington Road but Green Dykes Hill is very steep and has a sharp bend - there are concerns as to whether further access from here would be safe.</p> <p>The Northern Section of the Site is within 250m of the AQMA on Lawrence Street.</p> <p>No technical evidence submitted as part of the consultation. Due to the significant constraints of the site and the importance of the whole site to the character setting of the City it is considered that any future development of the site needs to be assessed through Planning application processes and not as an allocation in the Local Plan.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 155.</b></p>
Site 863	Clifton Park	<p>This site has been previously considered under site reference 187 in previous site selection reports and failed criteria 1 (environmental assets) as the site is part of green wedge (C6) and abuts the</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 863 Cont....	Clifton Park Continued....	<p>River Corridor (B1) in the Historic Character and Setting appraisal work (2003, 2011,2013).</p> <p>Representation received from developer through PSC seeking allocation of 12.9ha with developable area of 3.3ha/90dwellings and open space to create new city park of 9.6ha. New masterplan submitted to create a new City Park to the eastern section directly below the former hospital site and adjacent to Shipton Road.</p> <p>Site continues to fail criteria 1 (environmental assets) as part of green wedge and River corridor. Site is not considered suitable for development even at the reduced level proposed in the revised materplan.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 156.</b></p>
Site 871	Land East of Northfield Lane	<p>Representation received from planning agents on behalf of landowner. 48ha ha site submitted for up to 1000 units. Proposed boundary change to previously rejected site 250. Site is in single ownership, is close to existing services along Beckfield Lane and Boroughbridge Road and access can be provided via A59. Site has no specific landscape features with some mature hedgerows and trees providing dense screening to A1237. Landscape assessment submitted by CSA Environmental. Views from A1237 limited and where views exist it presents a blunt edge to the settlement. The proposals would retain the southern part of the site as farmland with housing on northern part set back from road frontage with new landscaping. Phase 1 Habitat Survey shows predominantly intensively farmed arable fields. Some smaller grazed semi-improved permanent grassland to south. Some nesting habitats potential in farm buildings.</p> <p>Site fails criteria 1 as it is within historic character and setting area, partly area preventing coalescence (G4) and area retaining rural setting. This land creates a physical and visual separation between the A1237 and the main urban area of York and between Knapton and Beckfield Lane.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 871 Cont.....	Land East of Northfield Lane Continued.....	<p>Whilst it is acknowledged that landscaping could provide some mitigation the introduction of a solid form in this location would compromise what is currently open countryside.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 157.</b></p>
Site 875	Land beyond Riverside Gardens, Elvington	<p>Alternative boundary of previously considered site. Additional land (12.75ha) to north submitted as safeguarded land through the PSC (2016). No further evidence submitted.</p> <p>Previous technical officer comments stated that the development of the site would materially affect the character of the eastern boundary of the village. Development of the site would bring the edge of the village closer to the River Derwent corridor and public rights of way (PROW). The site would visually impact on a significant number of residential receptors and Stamford Bridge (bridge).</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 158.</b></p>
Site 882	Land East and West of Askham Lane/A1237	<p>Previously rejected site. Submission by planning agent OBO landowner/developer. Objects to lack of housing or safeguarded land allocation. Site can deliver 500+ houses. Site split by Askham Lane and is currently agricultural land. Eastern section is smaller and comprises an agricultural field bound to west by Askham Lane and to east by field boundary and beyond The Gallops and Osprey Close. The northern and southern boundaries of eastern section is bounded by existing hedgerow boundaries. Larger western section consist of two fields with western boundary to A1237 and to east by Askham Lane. Links to Site 782 and H9 parcels to north of eastern section. Reference to previous evidence including Archaeology, Transport and Infrastructure Report, Masterplan and Landscape and Visual Impact Assessment.</p> <p>Site is within historic character and setting area - area retaining rural setting and therefore fails criteria 1 (environmental assets) of the site selection paper methodology. It is considered that the development of the site would compromise the setting of the city especially given the gentle topography of the site and that the rural edge of the city would be lost especially when experienced</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 882 Cont....	Land East and West of Askham Lane/A1237 Continued....	<p>on the approach to Askham Lane and the A1237. The landscaping proposed would not mitigate for the loss of openness, impact on landscape character or on the setting of the city. The introduction of high hedging could not mitigate for this impact as the introduction of buildings in this location would still introduce a solid form which would compromise the fluidity and feel of the landscape.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 159.</b></p>
Site 887	Land East of Northfield Lane, Poppleton	<p>Previously considered site.</p> <p>Officers consider that this site provides a buffer between development at Northminster Business Park and the A1237. Allowing built development to stretch closer to the western boundary of the ring road would increase the feeling of urbanisation in this area. The development of this open area would significantly reduce the gap between the Ring Road and what in effect would become the southern edge of Poppleton village. Development of this area would consolidate development in this area</p> <p>Potential access to the site is proposed from two points on Northfield Lane. Further traffic assessments would need to be carried out as to the impact any potential site would have on the existing road network and in particular the junction with the A59 and the A59/A1237 roundabout. Any study would also need to take account the use of the road and the proposed expansion of Northminster Business Park.</p> <p>The site is some distance from Poppleton village and associated facilities including shops, GP surgery and primary school.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 160.</b></p>
Site 891/922	Galtres Garden Village	<p>New Site submitted through PSC (2016)</p> <p>Original site submitted through PSC was for 38.7ha and up to 953 dwellings. The site passes the</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 891/922 Cont...	Galtres Garden Village Continued....	<p>first 3 site selection criteria but based on this boundary fails the sustainable access criteria (4a and 4b) not meeting the minimum scoring threshold for residential sites. The location of the site adjacent to the A1237 means it currently has very limited access to existing services and does not attain the minimum score required to be considered further as a potential residential site. The revised submission extends the site to 78.8ha (up to 1500 dwellings) and includes the provision of a pedestrian and cycle footbridge over the A1237 which would potentially improve its access to existing facilities within the Huntington area. It is not currently clear what services this would then bring within a suitable walking/cycling distance. It is noted that the revised masterplan includes the provision of a 'village hub' which it is proposed would include a primary school, playing pitches and retail/community facilities (circa 0.15ha). Provision of a village centre including an appropriate range of shops and community facilities would be essential to make this site function as a sustainable settlement. This provision would need to taken into account in considering the overall viability of the site.</p> <p>Through the Local Plan spatial strategy and the evidence base we have identified those areas that are most important for maintaining the historic character and setting of York. The Galtres Village site is located directly adjacent to the A1237 and it is considered that the site boundary and layout reflects neither an urban extension or a separate settlement or 'garden village'. It is not considered that the site reflects the urban form of York which is a compact city surrounded by a 'clock face' of smaller independent villages. This also reflects previous consultation comments received from statutory consultees including Historic England.</p> <p>Whilst it is accepted that the revised masterplan includes a widened landscape buffer to the A1237 it is not considered it provides an adequate setting for the site.</p> <p>In terms of access it is proposed that the site would be accessed from a realigned North Lane roundabout with a 5 arm junction and an additional road access to the east of the roundabout onto North Lane. A bus only link is also proposed to the A1237. Providing suitable access to the site and mitigating the impacts of this site on the highway network are likely to be difficult and expensive which would impact on the site viability and deliverability. The submissions to date do not evidence</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
		<p>a suitable, safe access that is acceptable to the Council.</p> <p>Overall there are concerns regarding the viability and deliverability of the site based on the provision of the community facilities and services required in order for it to function as a sustainable settlement and in addition the required highway mitigation including the potential new junctions/roundabouts to the A1237 and proposed footbridge over the A1237.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 161.</b></p>
Site 892	Land at Grange Fm, Strensall Rd,	<p>New Site submitted through PSC</p> <p>Site fails criteria 1 (environmental assets) as it is within an area preventing coalescence (G1) in the Historic Character and Setting work (2003,2011,2013) criteria 1</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 162.</b></p>
Site 894	Land at Crossmoor Lane and Usher Lane, Haxby	<p>New Site submitted through PSC (2016)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 163.</b></p>
Site 902	Land south of Strensall Village	<p>Alternative boundary of previously considered site (Site 825/SF1) SF1 (825)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 164.</b></p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
<b>Non- Strategic Sites</b>		
H26	Land at Dauby Lane, Elvington	<p data-bbox="629 312 1370 344"><b><u>Deleted Site H26: Land at Dauby Lane, Elvington</u></b></p> <p data-bbox="629 384 1014 416"><b>Total representations: 19</b></p> <p data-bbox="629 421 801 453"><b>Supports:2</b></p> <p data-bbox="629 458 846 489"><b>Objections:16</b></p> <p data-bbox="629 494 831 526"><b>Comments: 1</b></p> <p data-bbox="629 603 2047 676">Supports for the removal of the site consider that H26 does not offer an alternative to H39 and is not logical site for housing development.</p> <p data-bbox="629 715 2047 959">A number of objections to the removal of the site from members of the public and Elvington Parish Council. They consider that site H26 should be re-allocated and replace site H39 (Land to North of Church Lane, Elvington). Reasons for this include that H26 is a larger site so could provide a better mix of family housing including affordable homes, has direct access to Elvington Lane so would cause less impact on the village centre, is close to facilities including the school, medical centre and open space and would also bring the two areas of the village together and create better linkages.</p> <p data-bbox="629 997 2047 1369">Representation received from planning agent on behalf of developer. They object to the removal of the land from the Plan due to disagreement with the overall housing requirement (OAN), lack of safeguarded land policy, density assumptions and concerns over York Central (ST5) and Land West of Elvington Lane (ST15) delivery. Site previously passed CYC Site Selection criteria and serves no or limited greenbelt purpose as previously included as allocation. The site is well contained visually and physically and is at the heart of the settlement. This is a small gap in an otherwise built up settlement and allocation would not harm the character or form of Elvington. No constraints as proven by previous evidence submitted for the site including archaeology (evaluation and trail trenching), flood risk and drainage, air quality assessment, transport assessment, travel</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H26 Cont....	Land at Dauby Lane, Elvington Continued....	<p>plan, ecological appraisal and bat survey.</p> <p>Site was removed from PSC due to concerns regarding the impact of the development on the character of the village given its development would extend the village well beyond the main village centre and settlement limits. The site currently provides a gap between the main village centre and the industrial/commercial areas to the north. Whilst it is recognised that the site is partially contained by hedge and tree screening to the north west, Elvington Lane to the south and SINC to the west it is considered that the site would still constitute a significant change to the shape and form of the current village. Officers consider that the H39 site offers a more logical extension to the existing village and that on balance would be preferable to H26.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 165.</b></p>
H27	The Brecks, Strensall	<p><b><u>Deleted Site H27: Land at the Brecks, Strensall</u></b></p> <p><b>Total representations: 76</b>  <b>Supports:72</b>  <b>Objections:2</b>  <b>Comments: 2</b></p> <p>Number of supports for the removal of the site at PSC including from the parish council and members of the public. Many recognise that that the village of Strensall is already large enough and that the existing infrastructure including roads, drainage and sewerage and community facilities including schools, shops and GP's are at capacity already. Also concerns over the impact of the development on what is currently natural/semi-natural open space and potential impacts on Strensall Common SSSI.</p> <p>Objection to the sites removal from the landowner/developer. They state that the site has consistently been excluded from draft green belt boundaries and CYC has confirmed on may</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
H27 Cont.....	The Brecks, Strensall Continued.....	<p>occasions that it does not serve and green belt purposes. It is incorrect for CYC to rely on SoS and Inspector's conclusions in relation to the call-in Inquiry in discounting Brecks Lane as an allocation as this decision was made in the context of the site being situated within the Green Belt and whether its development was justified by very special circumstances (and it was found that it was not). This does not preclude a proper consideration of whether the site should be located within the Green Belt and its contribution to Green Belt purposes. Land at Brecks Lane is a suitable site for housing that would have no unacceptable environmental impacts or create unacceptable impacts upon amenity of new and existing residents. There are no insurmountable constraints and the site is deliverable within 5 years.</p> <p>The site has recently been refused by the Inspector and Secretary of State at appeal and the decision concluded that the development of the site would impact on the purposes of greenbelt including on opened, encroachment and unrestricted sprawl.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 166.</b></p>
H30	Land South of Strensall Village	<p><b><u>Deleted Site H30: Land south of Strensall Village</u></b></p> <p><b>Total representations: 78</b>  <b>Supports:72</b>  <b>Objections:1</b>  <b>Comments: 1</b></p> <p>Number of supports for the removal of the site at PSC including from the parish council and members of the public. Many recognise that that the village of Strensall is already large enough and that the existing infrastructure including roads, drainage and sewerage and community facilities including schools, shops and GP's are at capacity already. There was also concerns raised regarding the narrow access to the site and the impact on the village centre which is already congested.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H30 Cont....	Land South of Strensall Village Continued....	<p>Objections from various landowner/developers seeking the allocation of the site for housing development. The site was part of a larger area of land proposed for housing in the Preferred Options Local Plan 2013. From the Council's methodology it is clear therefore that the site has been run through a detailed suitability assessment process and has been judged to be in a sustainable location, relatively unconstrained and suitable for development. The revised access design provides an acceptable junction with The Village and is of a sufficient standard to serve up to 25 dwellings, thus is more than sufficient to serve a development of 11 dwellings. Overall the proposal satisfies local and national planning policy requirements and in the absence of a 5-year land supply there is a need to allocate sites such as the objection site (H30 (part)) that can be brought forward quickly to address the significant underprovision in housing supply across the plan period and, more particularly in the first 5 years of the plan</p> <p>Representation also received from landowner of land both sides of railway line who states the proposal would include provision of land for a car park for proposed rail halt. Proposing eco/self build scheme with modular construction. Provision of low cost self build plots using modular construction.</p> <p>Application (15/02353/OUTM) refused 12/1/2016. Appeal dismissed 27/10/16 (APP/C2741/4/16/3154113). Inspector concluded that site is within general extent of GB as saved by RSS. Appellant argued site was not within general extent due to enclosure and separation from open countryside. Inspector concluded that the site had a fringe of village location with housing to north and east, open fields to west and railway line to south with open countryside beyond. Strensall is already a significant size with extensive modern housing extending from historic core. Unrestricted sprawl applicable here and proposal would conflict with this purpose. Site is not within settlement limits of village and is undeveloped Greenfield parcel on edge of village with open countryside to south and west. Considered to be encroachment into open countryside. Very special circumstances not demonstrated.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H30 Cont....	Land South of Strensall Village Continued....	<p>Highways Safety – Supplementary transport note submitted in appeal which addressed CYC concerns and incl. revised access design. Appears to include adequate visibility splays and shared access way sufficient to serve development and not prejudice future development of adjacent land.</p> <p>The site has recently been refused by the Inspector and Secretary of State at appeal and the decision concluded that the development of the site would impact on the purposes of greenbelt including on openness, encroachment and unrestricted sprawl.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 167.</b></p>
H33	Water Tower Land, Dunnington	<p><b><u>Deleted Site H33: Water Tower Lane, Dunnington</u></b></p> <p><b>Total representations: 15</b>  <b>Supports:15</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Supports for the removal of the site including from Parish Council and members of the public. Considered that Eastfield Lane forms a clear and well defined boundary for the northern edge of the village. This land is part of the York Moraine and is currently productive agricultural land. Inclusion of this land for development would compromise defensible Green Belt boundaries. Any additional housing in this location would potentially make the already precarious surface water drainage issue for the village much worse. The development of this site would impact the junction of Church Balk / Eastfield Lane, which is already problematic. Considered that development would destroy ancient native hedgerows, would seriously affect drainage capacity and cause more flooding, have negative impacts on parking and congestion in the centre of the village at the "Cross" area, changes to road may harm the conservation area, concerns over access and congestion around</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H33 Cont....	Water Tower Land, Dunnington	<p>Pear Tree Lane School, the development would over look the cemetery and intrude on people tending to graves and increased demand for facilities in Dunnington requiring extra funding.</p> <p>Objection to the sites removal from landowner/developer. Site would create a consistent boundary to the northern edge of the village following the line already established by houses to the west of Church Balk and continued by the expansion of the cemetery. Consider that the water tower is local landmark and is the first property on Church Balk as you approach from the north. The existing dormer bungalows on southern side have already shifted settlement limit to the north of Eastfield lane and development of this site will establish a consistent boundary filling in gap between existing housing. York Moraine is low curving ridge and the gradual fall from the north to south is only perceptible on site. Travelling south along Church Balk towards the village core the views are screened by high hedging on western boundary. Masterplan provides extensive landscape buffer to Church Balk and the Roam Road can be accommodated within the site layout. Further land can be made available for additional car parking for Dunnington Church and also for playing pitches to north between Water Tower and A166. H33 submitted plus further 2.4ha to north (as previously rejected).</p> <p>It is accepted that the site is partially contained by trees and appropriate landscaping could mitigate some impacts however the existing trees are intermittent and there are views into the site from Church Balk. The site is part of the York Moraine which forms parts of the character and setting of the village. Further extension of the site to the north would impact on the character and setting of the village, it is important to retain the separation to the A166.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 168.</b></p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H34	Land North of Church Lane, Skelton	<p><b><u>Deleted Site H34: Land north of North Lane, Skelton</u></b></p> <p><b>Total representations: 6</b>  <b>Supports:3</b>  <b>Objections: 3</b>  <b>Comments: 0</b></p> <p>Support for the removal of the site from Parish Council and the Skelton Village Action Group.</p> <p>Objection from planning agent on behalf of landowner. Landowner objects to the removal of former allocation H34, the suggested housing requirement and the lack of safeguarded land policy and allocations. The site previously passed the Council's site selection criteria and was proposed for allocation in the Preferred Options Draft and the Publication Draft version of the Plan. The PSC gives the reason for removal of the site as access concerns and impact on conservation area. Disagree with the reasons and submit a Transport and Access Statement and a detailed drawing of the proposed access arrangements. Also demonstrate that the widening of Church Lane has been kept to a minimum and would only affect the section of Church Lane which runs the width of the site and away from Skelton conservation area and St Giles Church.</p> <p>Representation also received from further developer objecting to removal of site.</p> <p>Church Lane is a single carriageway with grass verges. In order to accommodate the proposed development, Church Lane would need to be widened and would also be required to provide a footway either side. This widening would need to be carried out from the junction of Church lane with the A19 to a point further East, beyond where the site access for H34 would meet Church Lane.</p> <p>While Church lane is not entirely within the conservation area it is directly adjacent to its boundary and within proximity to St Giles Church (Grade 1 Listed Building). The National Planning Policy</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
H34	Land North of Church Lane, Skelton	<p>Framework asks that Local Planning authorities identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development which might affect the setting of a heritage asset) as heritage assets are irreplaceable, any harm should require clear and convincing justification.</p> <p>Church Lane is of significance to Skelton Conservation area and St Giles Church as it provides the approach to both and is therefore part of the context and setting of both heritage assets. The Synopsis of what makes Skelton Conservation Area Special (which can be viewed online here: <a href="https://www.york.gov.uk/info/20215/conservation_and_listed_buildings/1325/conservation_areas_in_york">https://www.york.gov.uk/info/20215/conservation_and_listed_buildings/1325/conservation_areas_in_york</a>) notes that although more recent suburban style houses have been introduced along Church Lane “it is lined by trees and hedges, sufficient to maintain the county lane character”.</p> <p>When discussing the main elements of the character and appearance of the village, the way that boundary walls, hedges, grass verges and roadside trees lead naturally from one part of the village to another is also listed as being an important consideration.</p> <p>The necessity to widen Church Lane would remove its country lane character, grass verges and trees, thereby having a potentially negative impact on the heritage assets.</p> <p>The additional traffic which would be generated by a development of this size and could potentially add to congestion on the existing roads of the village and may have a potentially negatively impact on the villages existing character.</p> <p>The submitted documents have been reviewed and it is noted that while the access could technically be widened sufficiently, if this were to include much needed footways and provide pedestrian access to the bus stops on the A19 this would still result in the loss of grass verges at an important entry point to the village and would significantly change the nature of the area in this location. It is considered that suitable access to the site could not be designed without adversely</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H34	Land North of Church Lane, Skelton	<p>impacting on the character of this narrow lane which forms part of the Skelton conservation area and the wider setting for St Giles Church.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 169.</b></p>
H35	Land at Intake Lane, Dunnington	<p><b><u>Deleted Site H35: Land at Intake Lane, Dunnington</u></b></p> <p><b>Total representations: 17</b>  <b>Supports:14</b>  <b>Objections: 3</b>  <b>Comments: 0</b></p> <p>Support for the removal of this site including from the Parish Council and members of the public. Development of this site would require access from Intake Lane, which is a narrow lane at this point. Any development on this site will probably precipitate development of the north side of Intake Lane, which would lose the rural character of the existing cluster of 4 houses further along the lane. The lane itself is of particular value to the village as it is used regularly for walking to Hagg Wood and the surrounding countryside as part of Route 66. The site is "landlocked" as requires the purchase of some of the allocated land, development would threaten ancient native hedgerows, the development would seriously affect drainage capacity and cause more flooding, negative impacts on parking widening highways and congestion (Common Rd and Intake Lane).</p> <p>The Landowner/developers object to the proposed deletion of housing allocation H35, to the suggested housing requirement and to the lack of a safeguarded land policy and allocations.. Disagree with the proposed removal of the site in PSC on access grounds. Demonstrate through submission that Barratt and David Wilson Homes have an option to acquire the H31 site. The option requires B&amp;DWH to provide an access through to allow the development of H35. We have</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H35	Land at Intake Lane, Dunnington	<p>demonstrated that the layout plan for H31 shows an access from Eastfield Lane through the development and also that the developer of H35 controls all the land up to the southern boundary of H31. On this basis there is no access constraint to the development and it should be re-allocated for housing.</p> <p>Officers have considered the evidence submitted through the PSC and whilst this lessens the risk of site H35 being landlocked, it doesn't eliminate the risk entirely, as it will need Barratt and David Wilson Homes to actually purchase the land and construct the access. Failure to do both of these will result in Site H35 still being landlocked. Given the layout and shape of the site it would also result in an elongated access road through H31 into H35.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 170.</b></p>
H50	Land at Malton Road, Huntington	<p><b><u>Deleted Site H50: Land at Malton Road, Huntington</u></b></p> <p><b>Total representations: 3</b>  <b>Supports: 1</b>  <b>Objections: 1</b>  <b>Comments: 1</b></p> <p>One support received to the removal of the site from PSC.</p> <p>Comment received from the Environment Agency (EA) who state that they are 'pleased to see that flood risk has been given significant importance during the site assessment process and they welcome the further review of sites to ensure that a sequential approach is taken'. Also state that 'in line with the sequential approach to location of new development as per the NPPF they support the removal of sites on flood risk grounds where there are other suitable sites available at a lower risk'.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H50 Cont....	Land at Malton Road, Huntington Continued...	<p>In relation to this site they state that ‘they are pleased to see Site H50 removed’.</p> <p>Objection received from planning agent on behalf of landowner/developer. Object to the removal of the site in PSC on flood risk/sequential test grounds. Site is in a sustainable location close to local facilities and has well defined boundaries. The 7.1ha site could provide up to 150 dwellings. PSC removed site on sequential test grounds stating that other sustainable sites in lower flood risk zone. PSC states that part of site in flood zone 3a and 3b and majority in flood zone 2. Previously submitted Lidar data confirms that smaller area within zones 2, 3a and 3b than in current EA and SFRA. Majority of site is in flood zone 1. PSC also states that site is in a green wedge adjacent to Monk Stray and gives a sense of openness along New Lane separating existing Huntington area from commercial area of Monks Cross. Previously submitted GreenBelt Appraisal (URS) demonstrates that development would not compromise the green wedge and would not impact on views of the Minster from A1036.</p> <p>Officers consider that whilst part of the site is in a lower flood risk zone there are still concerns regarding the impact of the development of the site on the green wedge adjacent to Monk Stray and the current sense of openness experienced along New Lane which provides separation between the existing Huntington area and the commercial area of the Monks Cross development.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 171.</b></p>
Site 3	Chowdene	<p>Previously rejected site. No further evidence submitted.</p> <p>Site fails criteria 1 of the site selection methodology as within a Site of Local Interest (SLI) – Monks Cross Balancing Ponds and there are great crested newts in the surrounding area. Also the site is adjacent to area of importance for historic character and setting – green wedge (C2).</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 172.</b></p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 9	Land to west of Common Road, Dunnington	<p>Previously rejected site considered previously under site references 697 and 328.</p> <p>Representation from planning agent on behalf of landowner/developer. Objects to the lack of a specific policy dealing with specialist older persons accommodation and the corresponding lack of site specific allocations and in particular the inclusion of the site to the west of Common Road Dunnington . The need for elderly person’s accommodation is demonstrated in the SHMA. The site would provide much needed accommodation for the elderly and provide a significant area of open space. Development only proposed on the area of land that lies within flood zone 1. Large part of site is within flood zone 3 so previously discounted. The proposed scheme for the site has been discussed at a meeting of Dunnington Parish Council and initial discussions with Dunnington and Grimston Sports and Leisure Centre. The proposals include the erection of a 2 storey retirement living apartment block of 35 units with associated parking (use class C3). This element of development would take up only a small proportion of the site area all within flood zone 1. It is envisaged that the bulk of the site would be given over for the provision of additional sports facilities and the creation of areas of ecological enhancement. The second element of the development is a proposed new cricket pitch which will replace the existing cricket pitch on the opposite side of Common Road allowing the existing pitch to be converted into additional sports facilities. It is proposed that a new car park and pavilion is provided for the cricket facility within the site. The proposed development is to be accessed via a single priority junction onto Common Road to serve the retirement scheme and the sports facilities and car park.</p> <p>Site has been considered previously and rejected as a residential sites as part of the site is within flood risk zone 3a which means that part the site fails criteria 3 of the site selection methodology and this effectively splits the site in half. The northern remaining land parcel is approx 0.98ha and is a triangle of land which would not fit well with the urban form of Dunnington in terms of structured residential development and would offer no identifiable or logical boundaries.</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 9 Cont.....	Land to west of Common Road, Dunnington Continued....	<p>The site is also important to the setting of the village, namely division from the adjacent industrial park. Furthermore, it is considered that this site would substantially effect the southern boundary of the village. The significant screening and landscaping required to mitigate would also in itself impact on the character and setting of the area.</p> <p>The site is also adjacent to Hassacar pond SINC site and there are Great Crested Newts within the site.</p> <p>The site is partly located in an area of high flood risk (zone 3a) and therefore an exceptions test will need to be undertaken and a Flood Risk Assessment will be required, regardless of size of the development, in line with the Council's Strategic Flood Risk Assessment.</p> <p>Whilst the site may be found to be suitable for the proposed older persons accommodation it is considered that this should be assessed through the detailed planning application process and that given the sequential approach taken to the allocation of sites in the Local Plan that the site should not be allocated for residential use.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 173.</b></p>
Site 23	Acomb Grange	<p>Previously rejected sites as part of larger amalgamated site 302.</p> <p>Representation received from landowner. Would like site re-considered for housing. Site submitted through Call for Sites and subsequent consultation on the local plan. Site is not currently in use and is well screened by woodland. The site is adjacent to Chapelfields and has existing access via former Wetherby Turnpike and Broad Lane. The site would be suitable for 3-4 bungalows with good access to local facilities. The site is surrounded by existing residential use.</p> <p>Site is part of Historic Character and Setting Area - Area Retaining Rural Setting' designated in the</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 23 Cont...	Acomb Grange Continued.....	<p>2013 Historic Character and Setting Paper and therefore fails criteria 1 of the site selection methodology (environmental assets). The land between the A1237 and Chapelfields, to the south of the B1224 and Askham Lane provides an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 174.</b></p>
Site 82	Land at Knapton Lane	<p>Site submitted for re-consideration for residential development of 14 dwellings. The site is immediately available for residential development and is under the sole ownership of the developer. The site comprises vacant vegetated land located to north of Knapton Lane and is bounded by residential development to the north, east and south across Knapton Lane. The site would provide logical infill and settlement rounding off and a more rational and defensible boundary line to existing development. The site was subject to a planning application for residential development in 2015 (15/01711/OUTM) which was refused on 16/12/15 on the basis that the Council concluded that the site did not represent appropriate development in the greenbelt and no special circumstances were demonstrated, harm to the character and appearance of the area through estate development rather than frontage development, loss of habitats and biodiversity and loss of TPO trees.</p> <p>The loss of habitats and TPO reasons for refusal can be addressed by replacement planting. The applicant owns the field to the west (Ten Thorne Lane) which is not proposed for development but can provide a tree buffer or small woodland which would provide habitat and replacement trees of better quality than the trees subject to TPO (CYC341). An ecological appraisal was submitted with the application which concluded no conclusive evidence of any specifically protected species. The other reasons for refusal can be addressed through site layout.</p> <p>The site fails criteria 1 of the site selection paper (environmental assets) as it falls within area</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 82	Land at Knapton Lane Continued....	<p>preventing coalescence G4. This site is an important green buffer between the city and knapton Having separate villages which surround York's Main urban area are a key part of York's development history and this aspect is considered important in maintaining the special character of York moving forward hence the identification of areas preventing Coalescence in the Green Belt Appraisal document 2003.</p> <p>Also concern about the impact on the setting of the city and the loss of this open aspect on approaching the main urban area.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 175.</b></p>
Site 112	Brook Nook, Osbaldwick	<p>Previously rejected site. Site fails criteria 1 of the site selection paper methodology (environmental assets) as it within an area of importance for the historic character and setting of the City - Area preventing coalescence (G2). Part of the site also falls within flood zone 3a/3b. Part of the site also falls within flood zone 3a/3b.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 176.</b></p>
Site 191	Land at Avon Drive	<p>Representation from developer/landowner submitting details and evidence from application and appeal. Recent appeal on the site dismissed by the Inspector. Previous reasons for rejection as a site allocation remain. Landscape/setting concerns regarding the impact on openness and bringing development directly adjacent to the A1237.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 177.</b></p>
Site 215	Black Dyke Farm, Upper Poppleton	<p>Previously rejected site. Large part of the site is within an area of importance to the historic character and setting of the city - Area protecting village setting (E2) and therefore fails criteria 1 of the site selection methodology. The remainder of the site outside of this constraint is under the site</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 215 Cont...	Black Dyke Farm, Upper Poppleton Continued...	<p>allocation threshold of 0.2ha.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 178.</b></p>
Site 291	Land west of Bishopthorpe	<p>Previously rejected site. Site is within an area of importance to the historic character and setting of the city - Area protecting village setting (E4) and therefore fails criteria 1 of the site selection methodology.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 179</b></p>
Site 737	Church Balk, Dunnington	<p>Previously rejected site. 1.85ha site currently in arable use and bounded by substantial hedgerows. Site lies on west of Church Balk, Dunnington. Site is located in flood zone 1. Site can be accessed from Church Balk which has a good connection to the A166. The site is available and deliverable.</p> <p>Site previously failed site selection process at technical officer stage due to landscape impacts. Considered that development of the site would impact on the setting of Dunnington village and that the village boundary needs to maintain separation to main arterial road. No additional evidence submitted through PSC. Previous reasons for rejection still stand.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 180</b></p>
Site 738	Land south side of Intake Lane	<p>Previously rejected site. Representation from landowner/developer. Site re-submitted for housing.</p> <p>Site previously failed site selection process at technical officer stage due to landscape impacts. Considered that development of the site would impact on the setting of Dunnington village. Intake Lane provides a identifiable containment to the village edge. No additional evidence submitted through PSC. Previous reasons for rejection still stand.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 738 Cont....	Land south side of Intake Lane Continued...	<b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 181</b>
Site 752	Land at East Field, Wheldrake	Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.  <b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 182 .</b>
Site 767	Land East of Selby Road, Fulford	Previously rejected site. Site is within an area of importance to the historic character and setting of the city - green wedge (C5) and therefore fails criteria 1 of the site selection methodology.  <b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 183</b>
Site 792	Land South of Foxwood Lane	Previously rejected site. Site is within an area of importance to the historic character and setting of the city - Area protecting rural setting and therefore fails criteria 1 of the site selection methodology.  <b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 184</b>
Site 866	The Fox Pub, Holgate	<b>New Site submitted through PSC (2016)</b>  Site measures 0.19ha and is therefore under allocation threshold for the Local Plan of 0.2ha.  <b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 185</b>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 867	Land at Derwent Arms, Osbaldwick	<p><b>New Site submitted through PSC (2016)</b></p> <p>The submission is for a 1ha site to the rear of the Derwent Arms but aims to retain the Pub in its existing use. The proposal is for a 70 bed care home in this location</p> <p>The site lies entirely within a designated heritage asset – Osbaldwick Conservation Area and is within close proximity of listed buildings. No evidence submitted to demonstrate impact on the heritage assets. In line with NPPF requirements proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.</p> <p>Ecological evidence is required to understand species on site. It is understood that part of the grassland has been less intensively managed, which could result in botanical interest. The existing hedgerows are likely to provide habitat for nesting birds, foraging and commuting bats. Furthermore, this area is sensitive to the introduction of new lighting sources and the impact these could have on wildlife. It is important to maintain a dark corridor in this area. The site is located within a District Green Corridor as set out in the City of York Biodiversity Action Plan (Draft, 2013); Osbaldwick / Tanghall Beck Corridor (District Corridor 16). The boundaries of the corridors are indicative but sites of lower individual interest can have their value enhanced through their position in linking other sites together. Great crested newts have been recorded within the area (from the Derwenthorpe development site) and there are ponds with connecting habitat within 500m of the site. The site may support suitable terrestrial habitat for amphibians and impact on great crested newts should be assessed.</p> <p>Mature hedgerows are a key landscape feature particularly to the western boundary to Metcalfe Lane and northern boundary of the site, which in turn connects into the wider landscape. These</p>



Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 867	Land at Derwent Arms, Osbaldwick	<p>features need further consideration.</p> <p>The Strategic Flood Risk Assessment shows that the site is adjacent (at the southern boundary) to an area of high flood risk (zone 3).</p> <p>While a needs survey for the care home has been submitted no evidence in relation to the sites constraints has been received.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 186</b></p>
Site 868	Half Moon Pub, Strensall	<p><b>New Site submitted through PSC (2016)</b></p> <p>Site is 0.17ha and is therefore under allocation threshold for the Local Plan of 0.2ha.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 187</b></p>
Site 869	The Marica Pub, Bishopthorpe	<p><b>New Site submitted through PSC</b></p> <p>Site is 0.17 ha and is therefore under allocation threshold for the Local Plan of 0.2ha.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 188</b></p>
Site 870	Nags Head, Askham Bryan	<p><b>New Site submitted through PSC</b></p> <p>Site is within an area of importance to the historic character and setting of the city - area protecting village setting (E1) and therefore fails criteria 1 of the site selection methodology.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 189</b></p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 884	Land SW of A1237/A59 junction	<p><b>New Site submitted through PSC (2016)</b></p> <p>Site is within an Site of Local Interest (SLI) – Wheatlands Reserve and therefore fails criteria 1 of the site selection methodology (environmental assets).</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 190</b></p>
Site 885	Minster Equine Veterinary Clinic, Northfield Lane	<p><b>New Site submitted through PSC</b></p> <p>Re-considered as employment site to reflect Poppleton Neighbourhood Plan. Please see refer to Annex 4 and page 191 of this document.</p>
Site 886	Land at Northfield Lane	<p><b>New Site submitted through PSC (2016)</b></p> <p>Officers consider that this site provides a buffer between development at North minster Business Park and the A1237. Allowing built development to stretch closer to the western boundary of the ring road would increase the feeling of urbanisation in this area. The development of this open area would significantly reduce the gap between the Ring Road and what in effect would become the southern edge of Poppleton village. Development of this area would consolidate development in this area</p> <p>Potential access to the site is proposed from two points on Northfield Lane. Further traffic assessments would need to be carried out as to the impact any potential site would have on the existing road network and in particular the junction with the A59 and the A59/A1237 roundabout. Any study would also need to take account the use of the road and the proposed expansion of Northminster Business Park.</p> <p>The site is some distance from Poppleton village and associated facilities including shops, GP surgery and primary school.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 192</b></p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 890	Luigis Restaurant, Northfield Lane	<p><b>New Site submitted through PSC (2016)</b></p> <p>Re-considered as employment site to reflect Poppleton Neighbourhood Plan. Please see refer to Annex 4 and page 193 of this document.</p>
Site 893	Sun and Moon Cottage, Bad Bargain Lane	<p><b>New site</b></p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 194</b></p>
Site 895	Meadow Farm, Cross Moor Lane, Haxby	<p><b>New Site submitted through PSC (2016)</b></p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 195.</b></p>
Site 897	Land Adjacent to Landing Lane Haxby	<p><b>New site submitted through PSC</b></p> <p>Site is within an area of importance to the historic character and setting of the city - area preventing coalescence (G1) and therefore fails criteria 1 of the site selection methodology.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 196.</b></p>
Site 899	York Road Dunnington Reduced Boundary	<p>Alternative boundary of previously considered site (Site reference 74).</p> <p>Site is not considered suitable for residential development. The site is outside of the existing settlement limits of the village and its development would impact on the character and setting of</p>

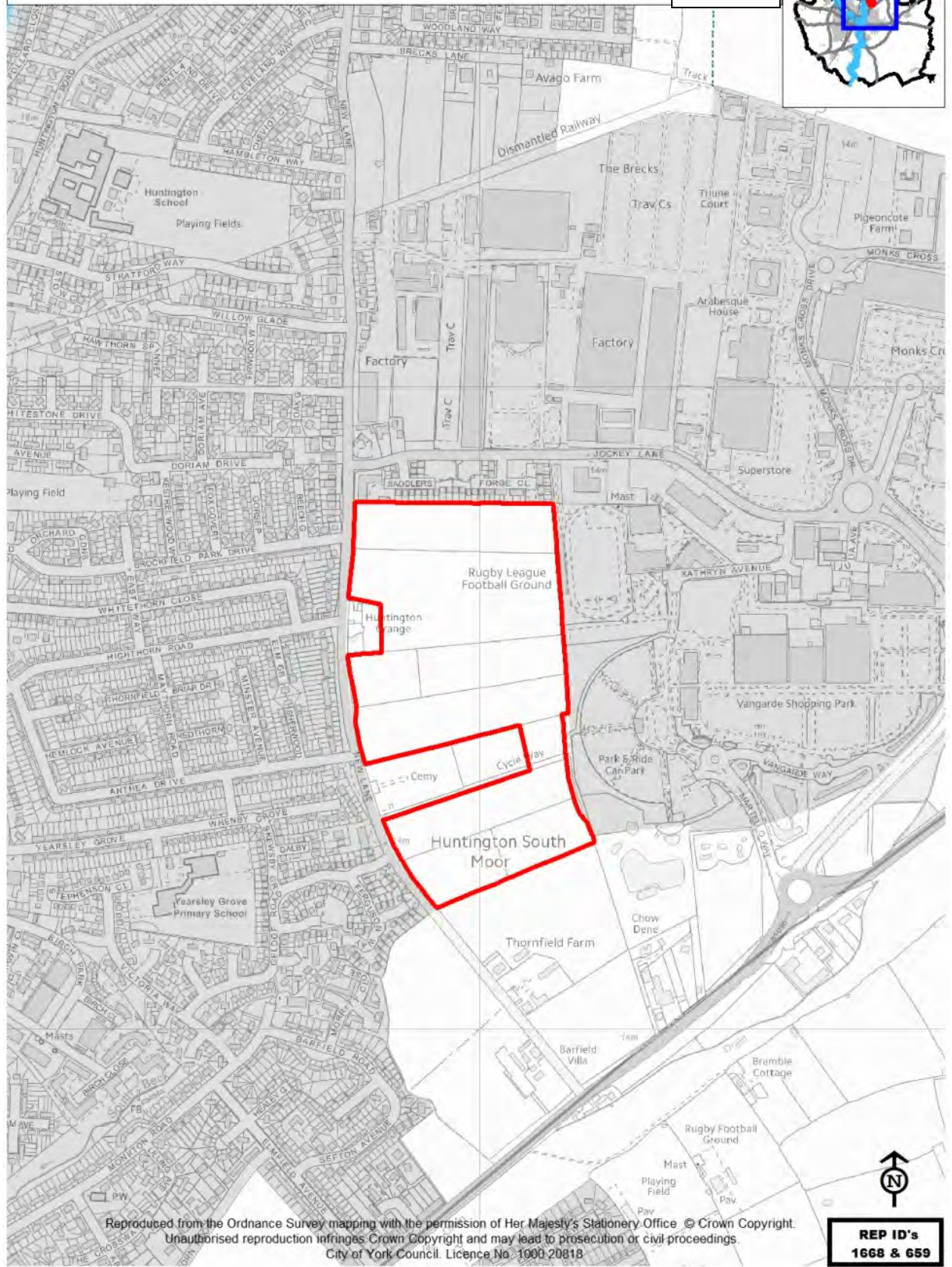
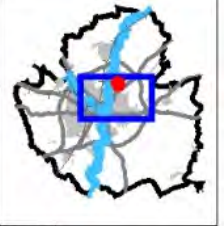
Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 899	York Road Dunnington Reduced Boundary Continued...	<p>Dunnington Village particularly on the approach to the village via York Road.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 197.</b></p>
Site 900	Tregarth Stables and Haxby Road Farm	<p>Alternative boundary of previously considered site (site 68). Resubmitted but no new technical evidence submitted.</p> <p>Site is within an area of importance to the historic character and setting of the city - area preventing coalescence (G1) and therefore fails criteria 1 of the site selection methodology.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 198</b></p>
Site 941	Elm Tree Farm, Elvington	<p>This site is an alternative boundary to that previously considered under reference 747 in earlier iterations of site selection work.</p> <p>The proposals ask for consideration of a smaller site of 0.4ha of agricultural land for up to 15 dwellings. The parcel of land proposed is smaller than that previously considered but still falls entirely within a site which has been designated as having importance to nature conservation (SINC Site 84). No evidence has been received which would explain how the ecological interest in this site could be mitigated. The site therefore fails criteria 1 of the site selection methodology (environmental assets).</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 199</b></p>
Site 942	Chapelfields PSC Submission	<p>This site is an alternative boundary to that previously considered under reference 831 and 778 in earlier iterations of site selection work.</p> <p>The revised submission submitted through PSC proposes 90 dwellings taking access from Grange</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 942 Cont....	Chapelfields PSC Submission Continued....	<p>Lane. The masterplan presents a reduced boundary to the south west of the site to take account of previously raised concerns in respect of landscaping. The further evidence has been considered and it is considered that this area is still sensitive to development which could compromise the setting of the city and the rural edge as experienced from the A1237.</p> <p>The site fails criteria 1 of the site selection methodology as it falls entirely within an area protecting the rural setting of the city designated in the Historic Character and Setting Topic Paper (2013).</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 200</b></p>

# Annex 3: Officers Assessment of Housing Sites following PSC

## 320 Amalgamated Sites at New Lane Huntington

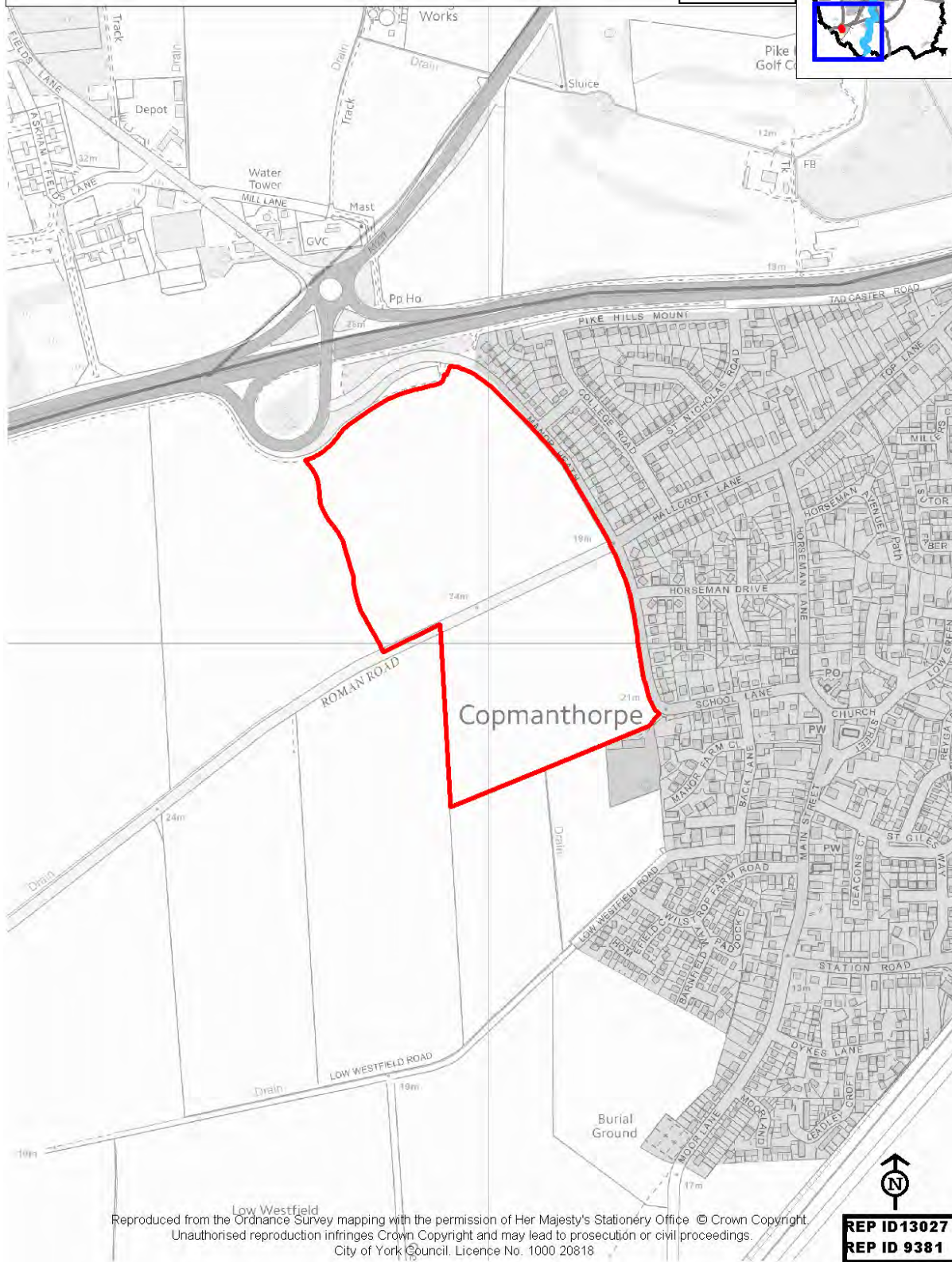
**ST11**





944: ST12 alternative boundary

**ST12**

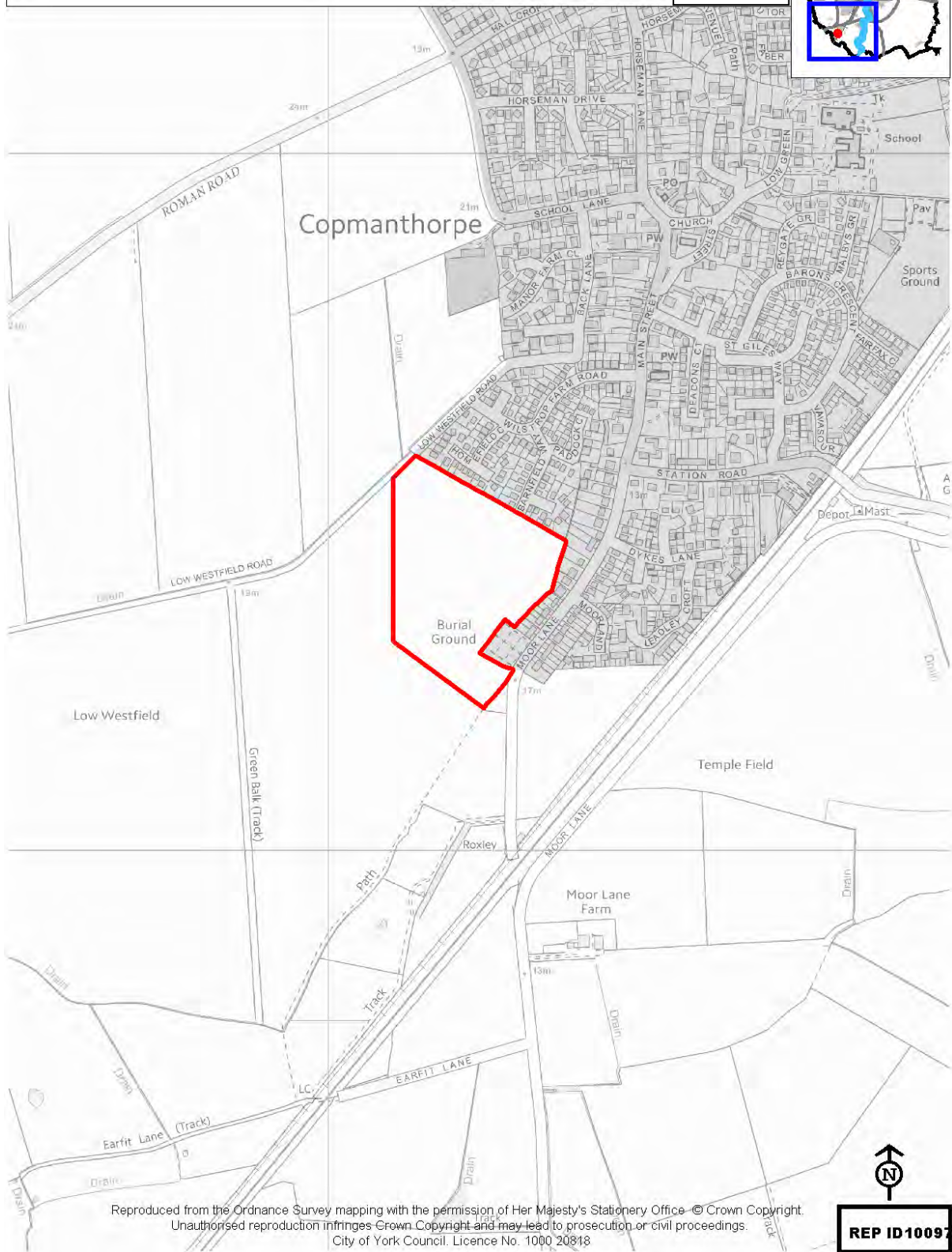


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**REP ID 13027**  
**REP ID 9381**

131: Moor Lane, Copmanthorpe

ST13

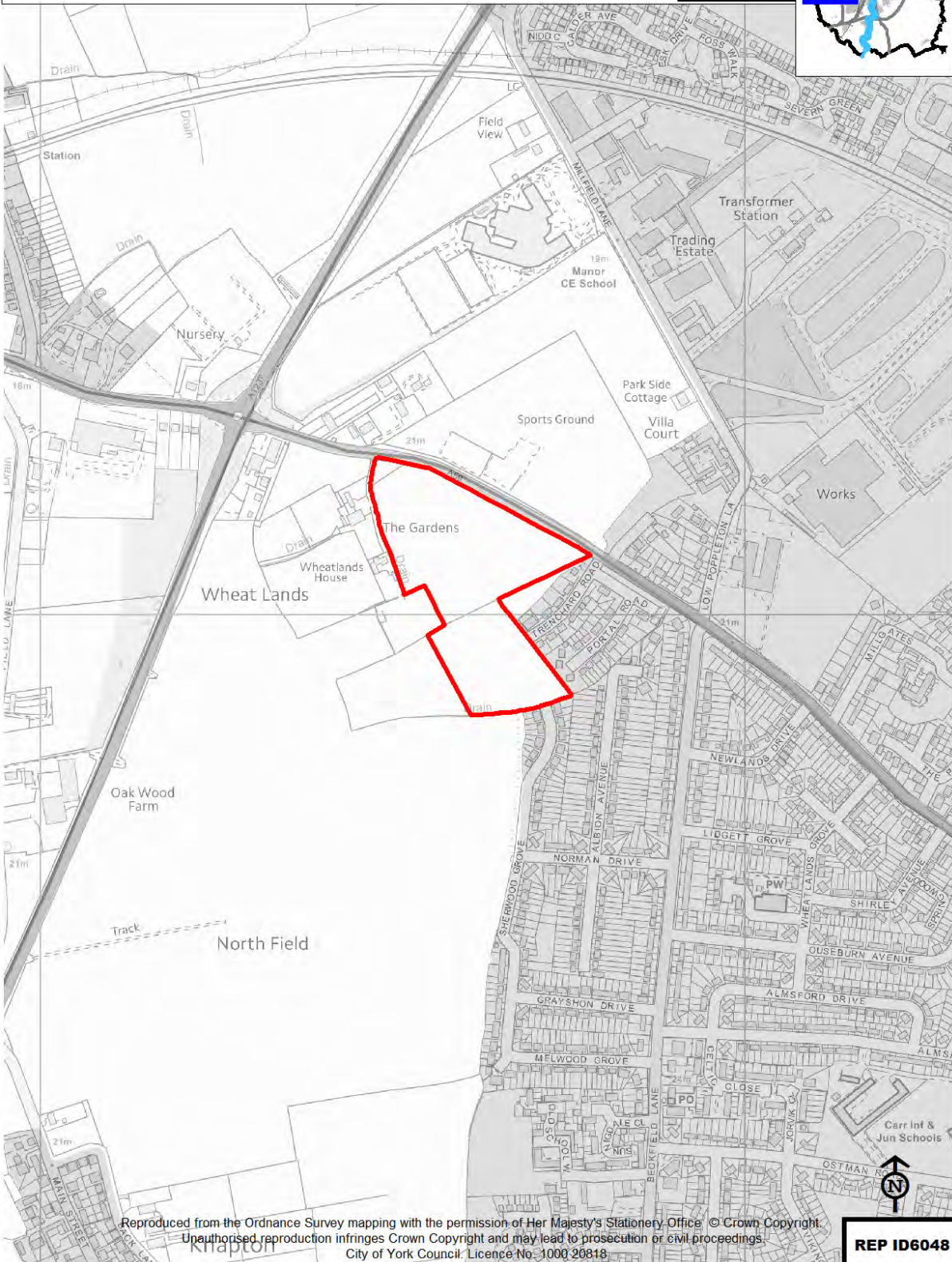


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779: South of Boroughbridge Road

ST29



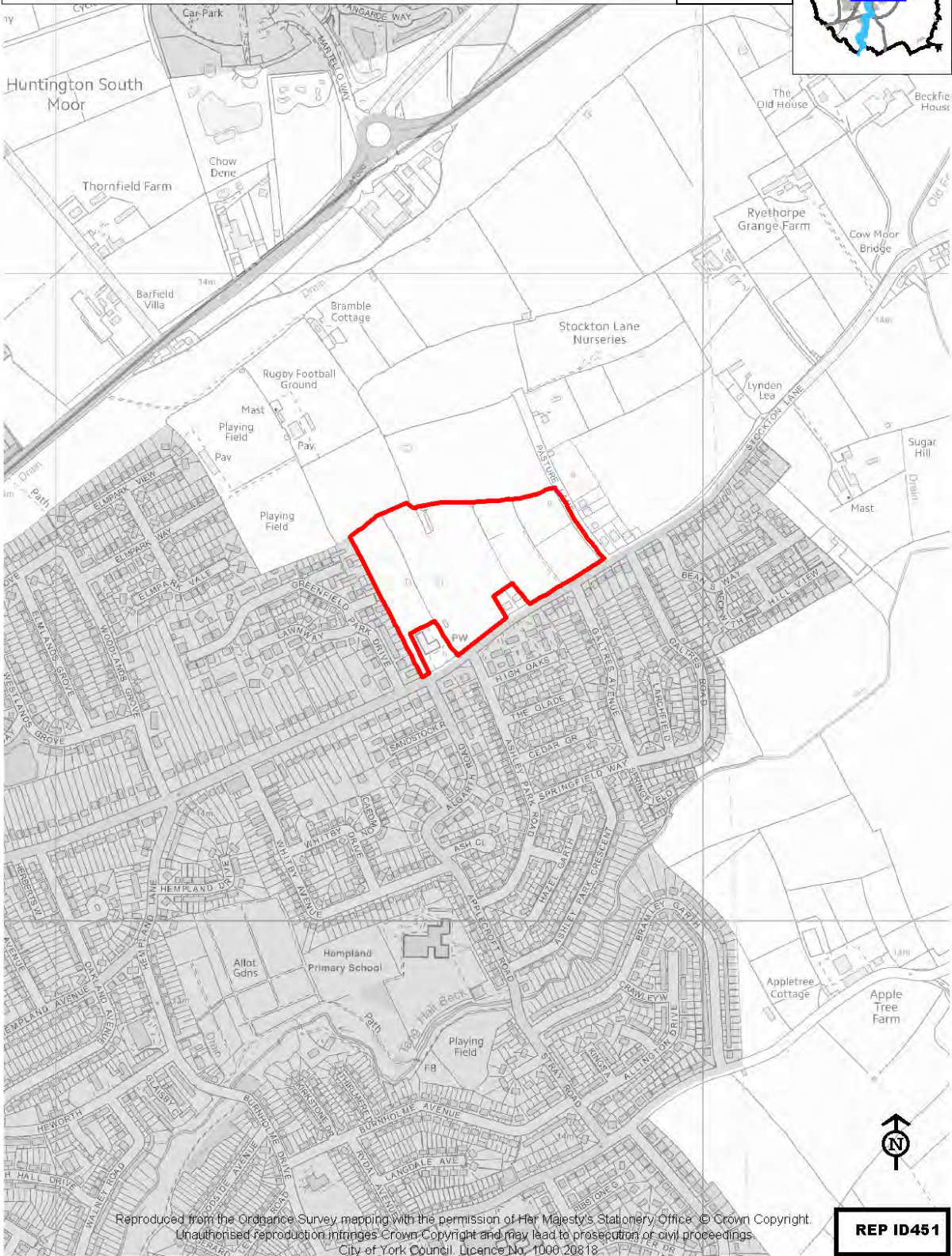
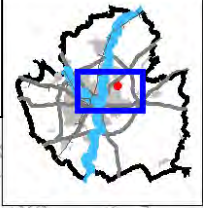
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REP ID6048



# 187: Open Pasture Land North of Stockton Lane

**ST30**



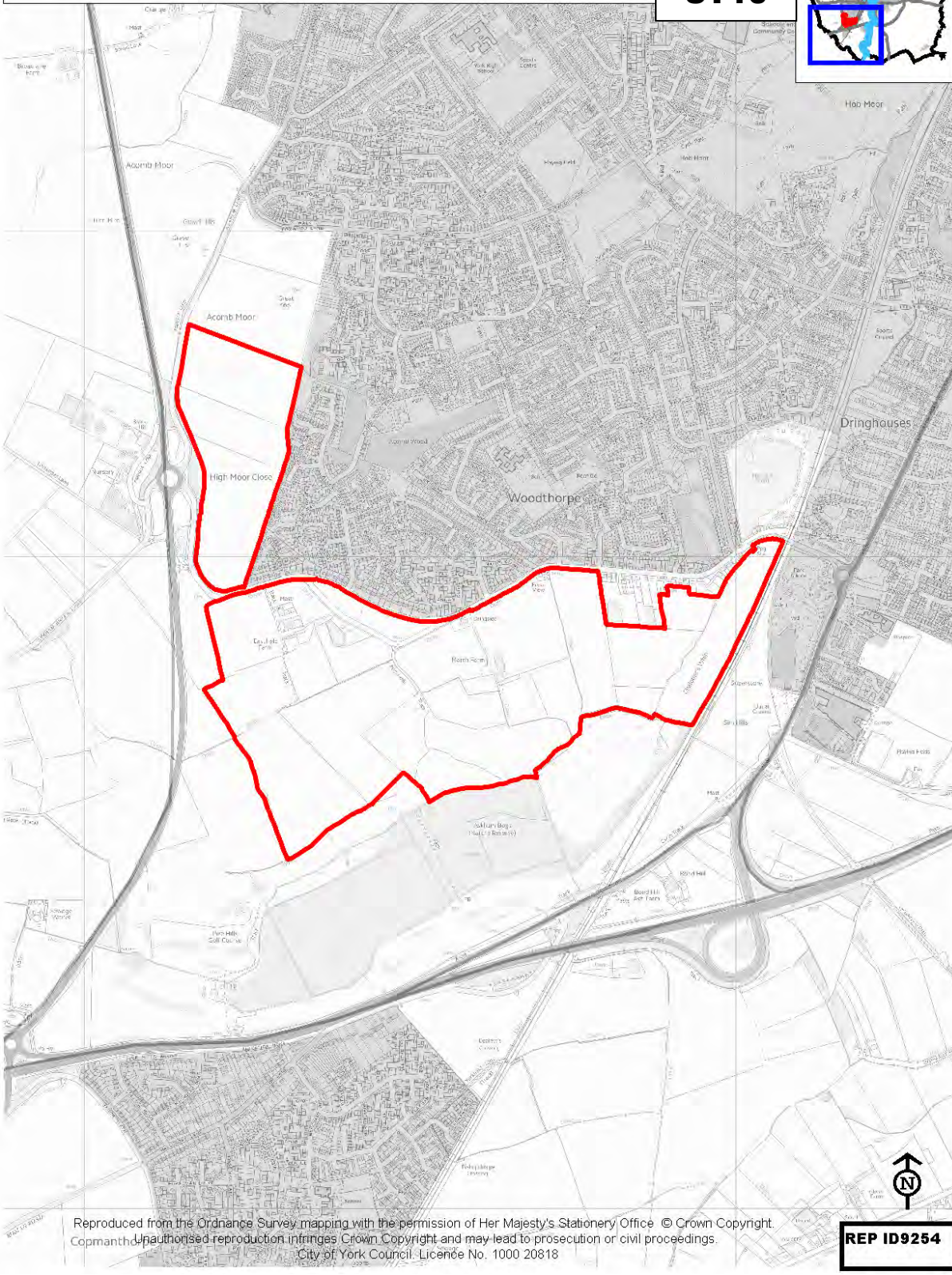
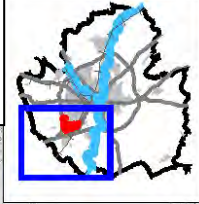
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**REP ID451**



# 880: ST10 Alternative Boundary

**SF12/  
ST10**

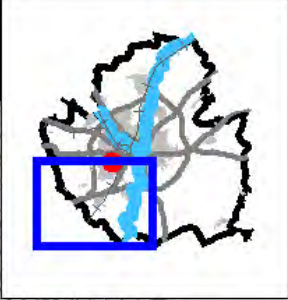


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**REP ID9254**



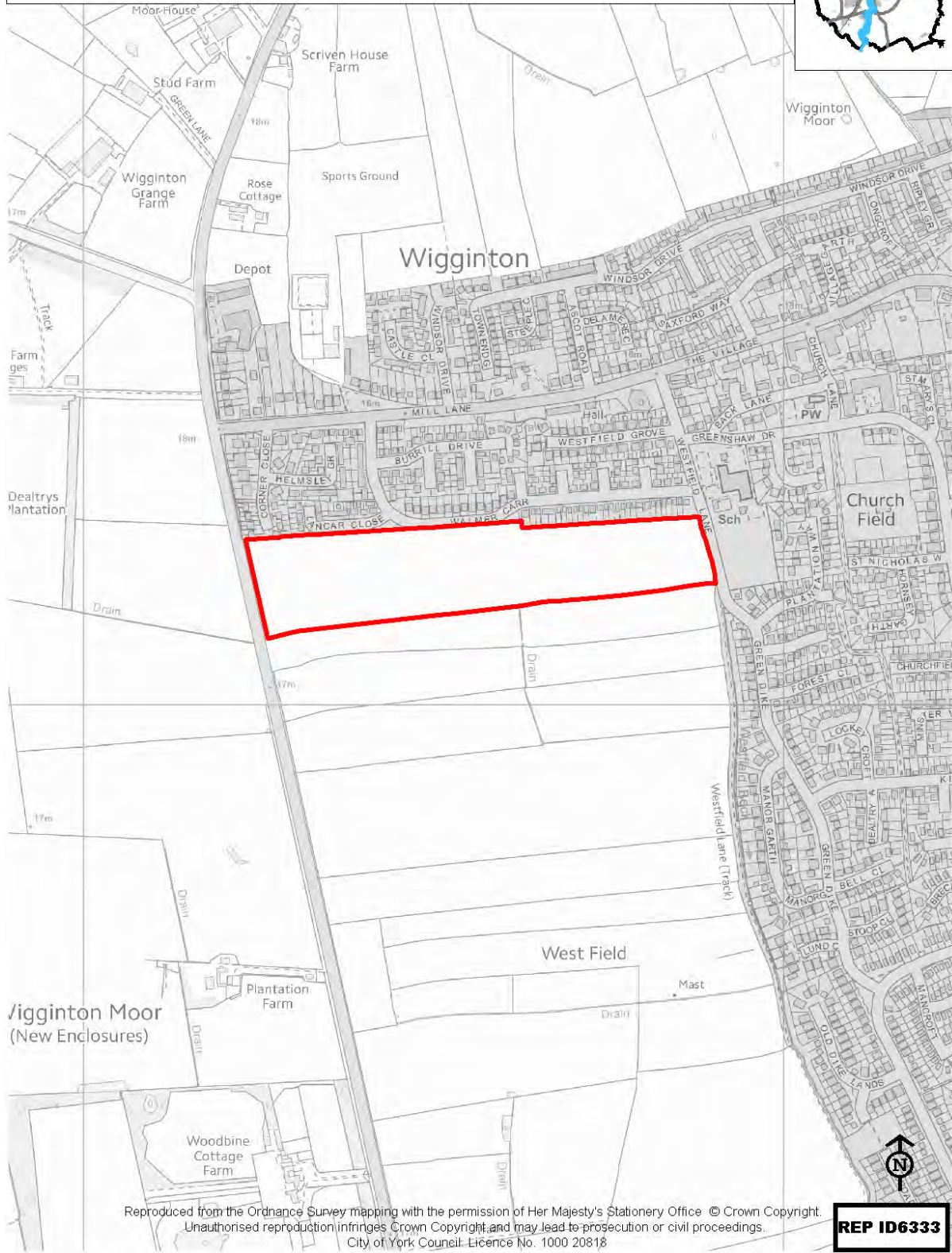
# 122: Windsor House EPH



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# 165: Westfield Lane

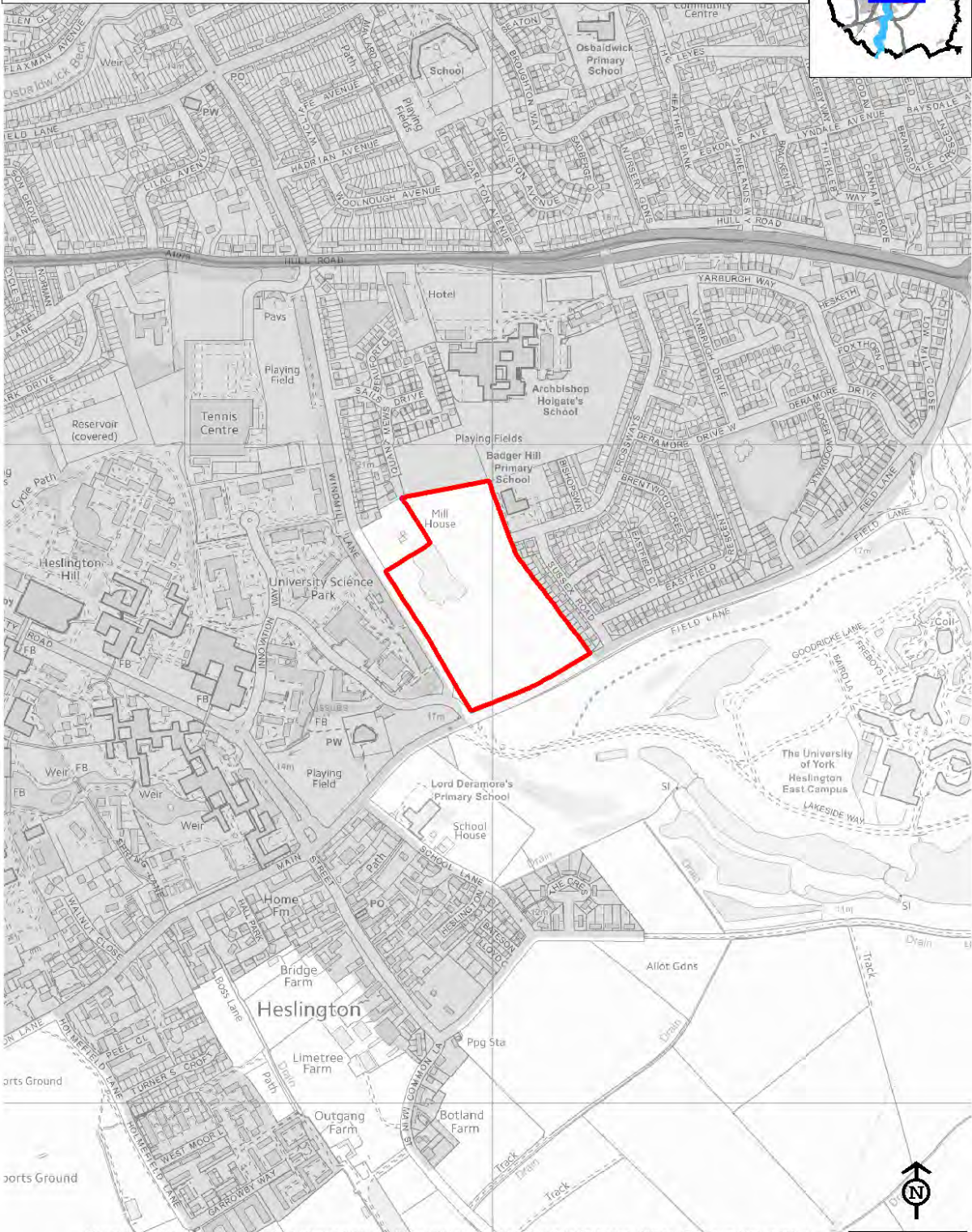


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**REP ID6333**



# 170: Pond Field

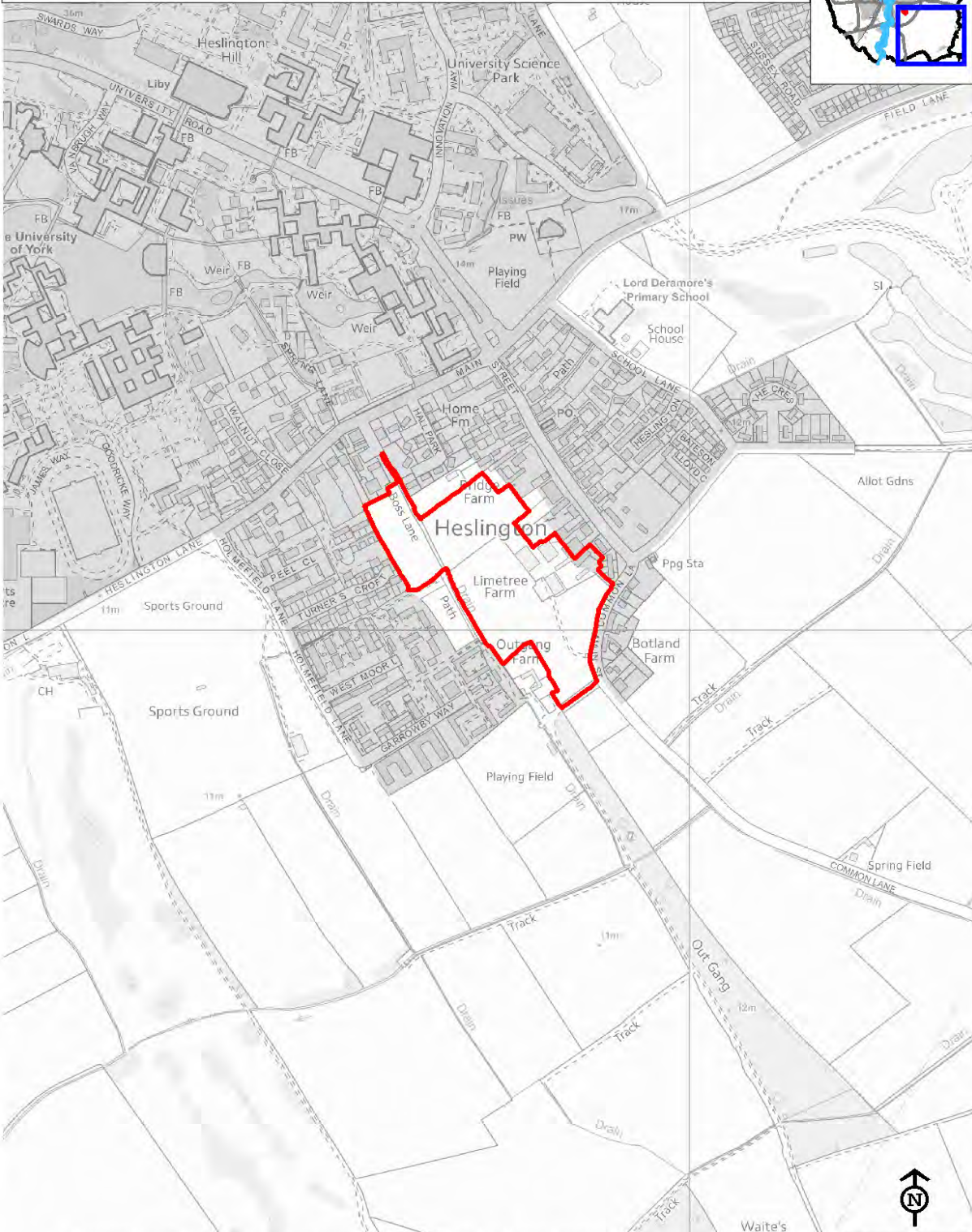
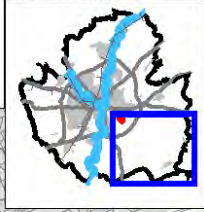


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**REP ID659**



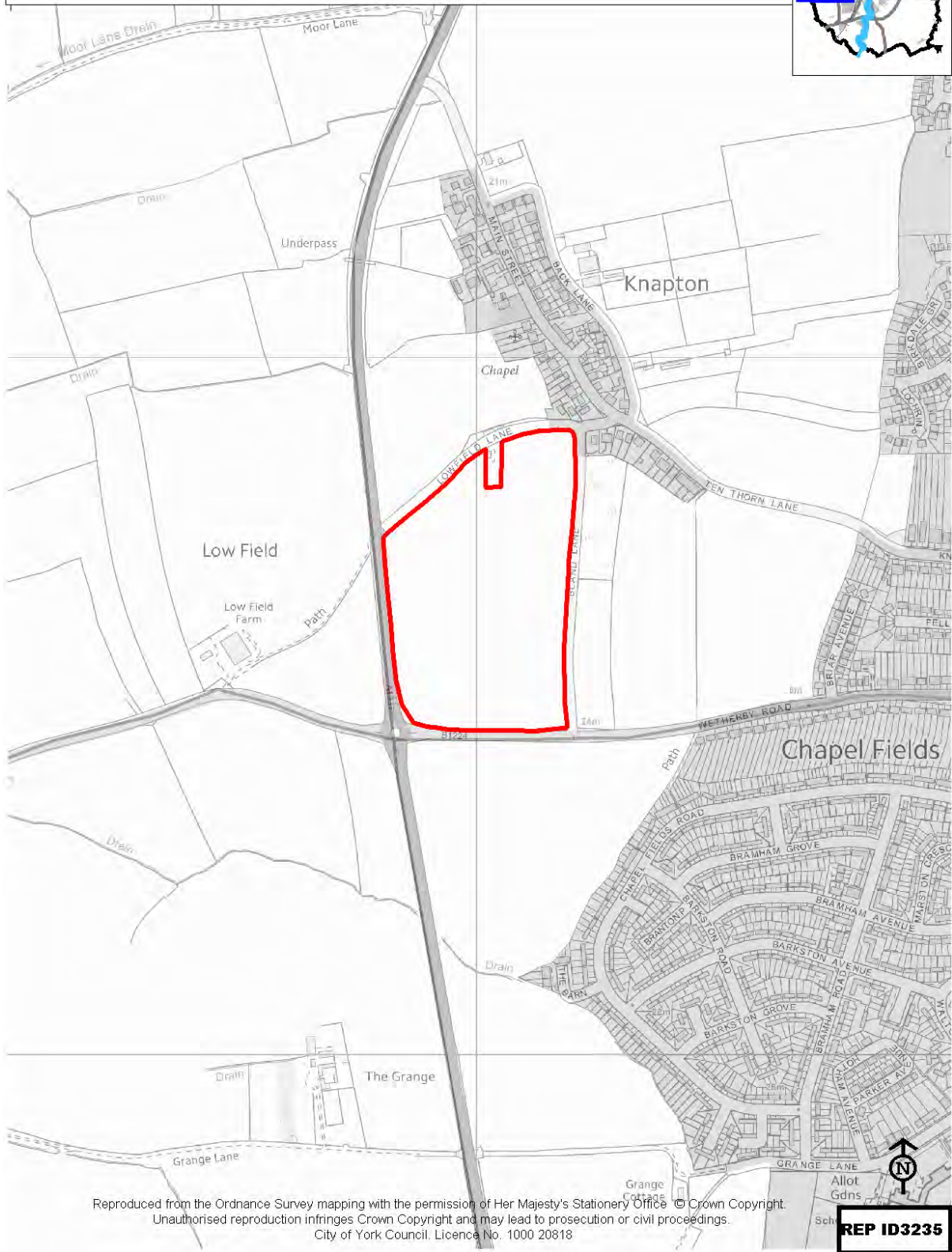
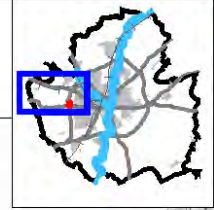
# 171: Lime tree Farm



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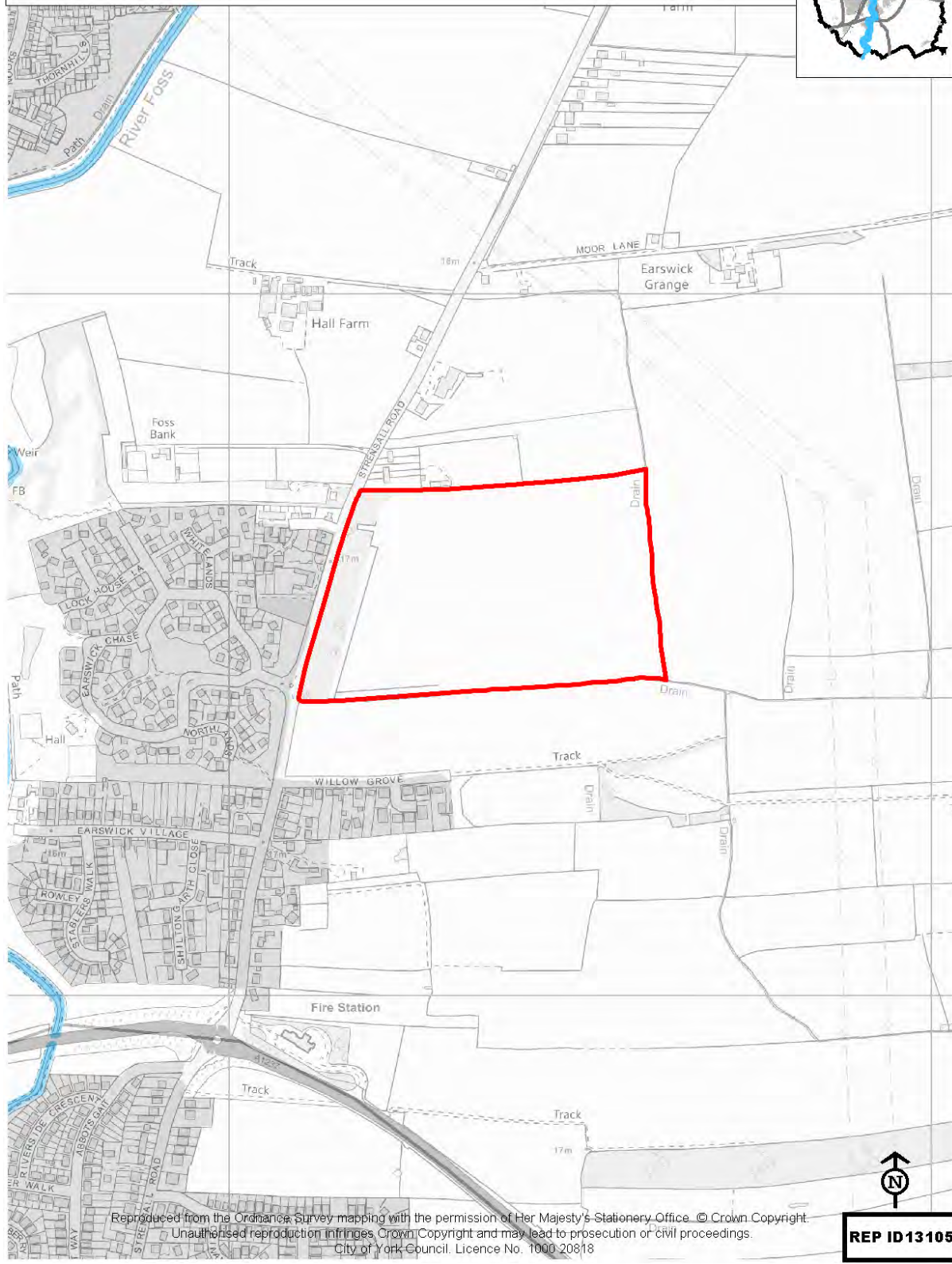
A north arrow pointing upwards, with the letter 'N' inside a circle. Below it is a black rectangular box containing the text 'REP ID659' in white capital letters.

# 220: Land at Wetherby Road, Knapton





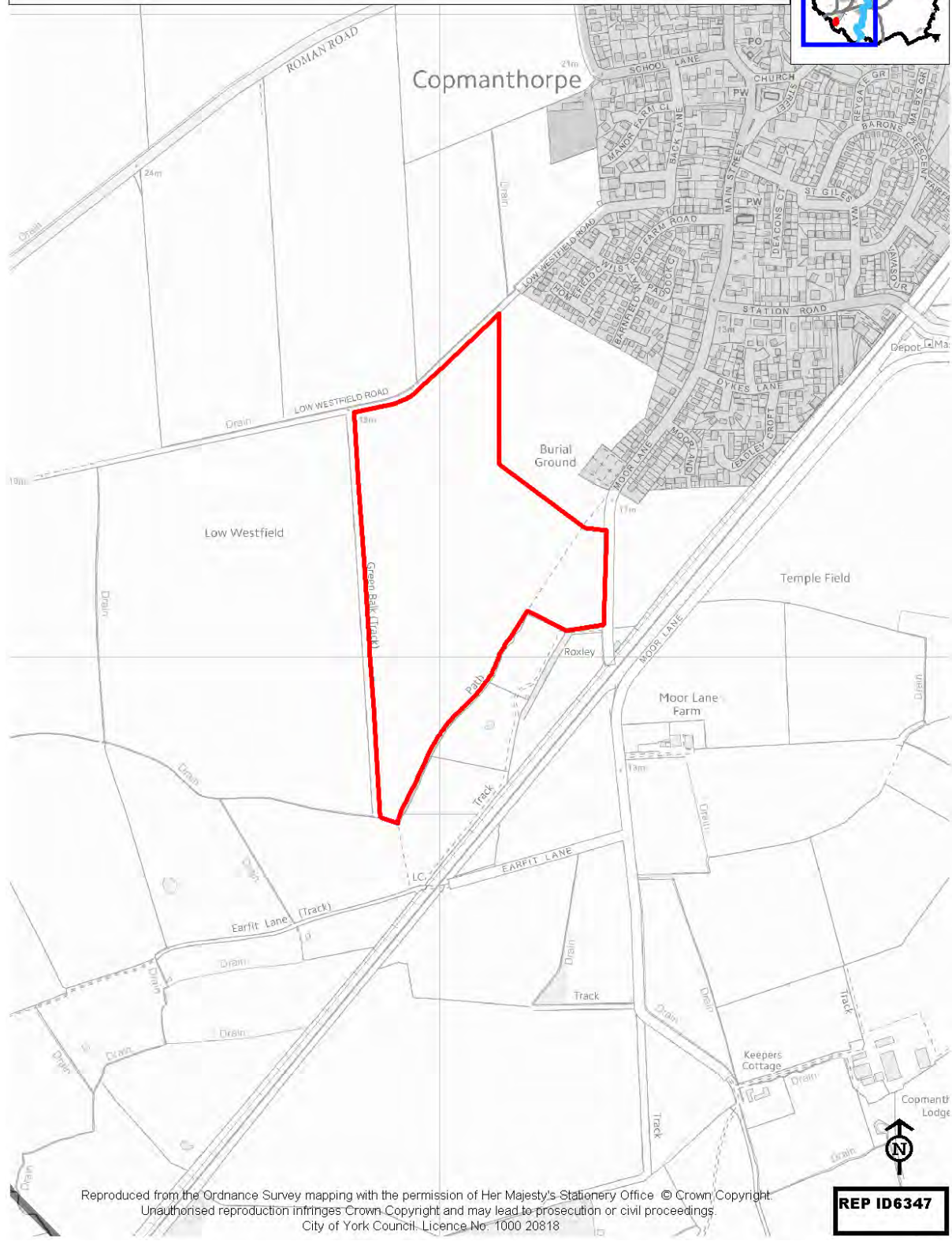
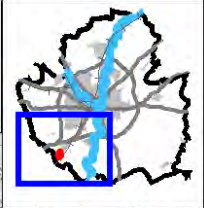
# 755: Land to the East Strensall Rd Earswick



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**REP ID 13105**

768: Land to the West of Moor Lane,  
Copmanthorpe

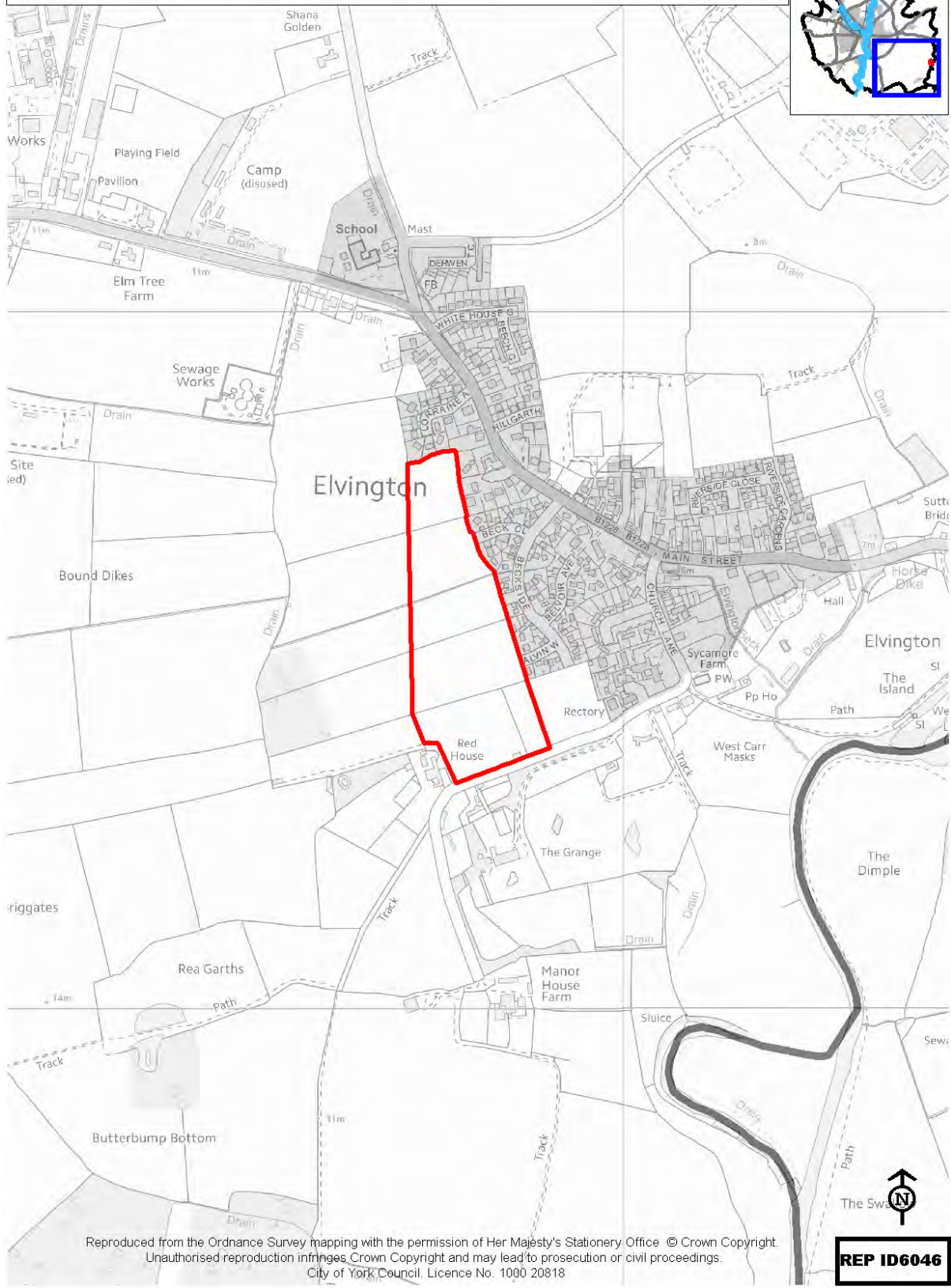
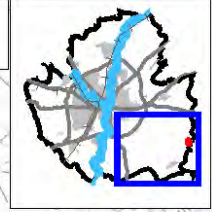


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**REP ID6347**



789: Land to the West of Becksid Elvington

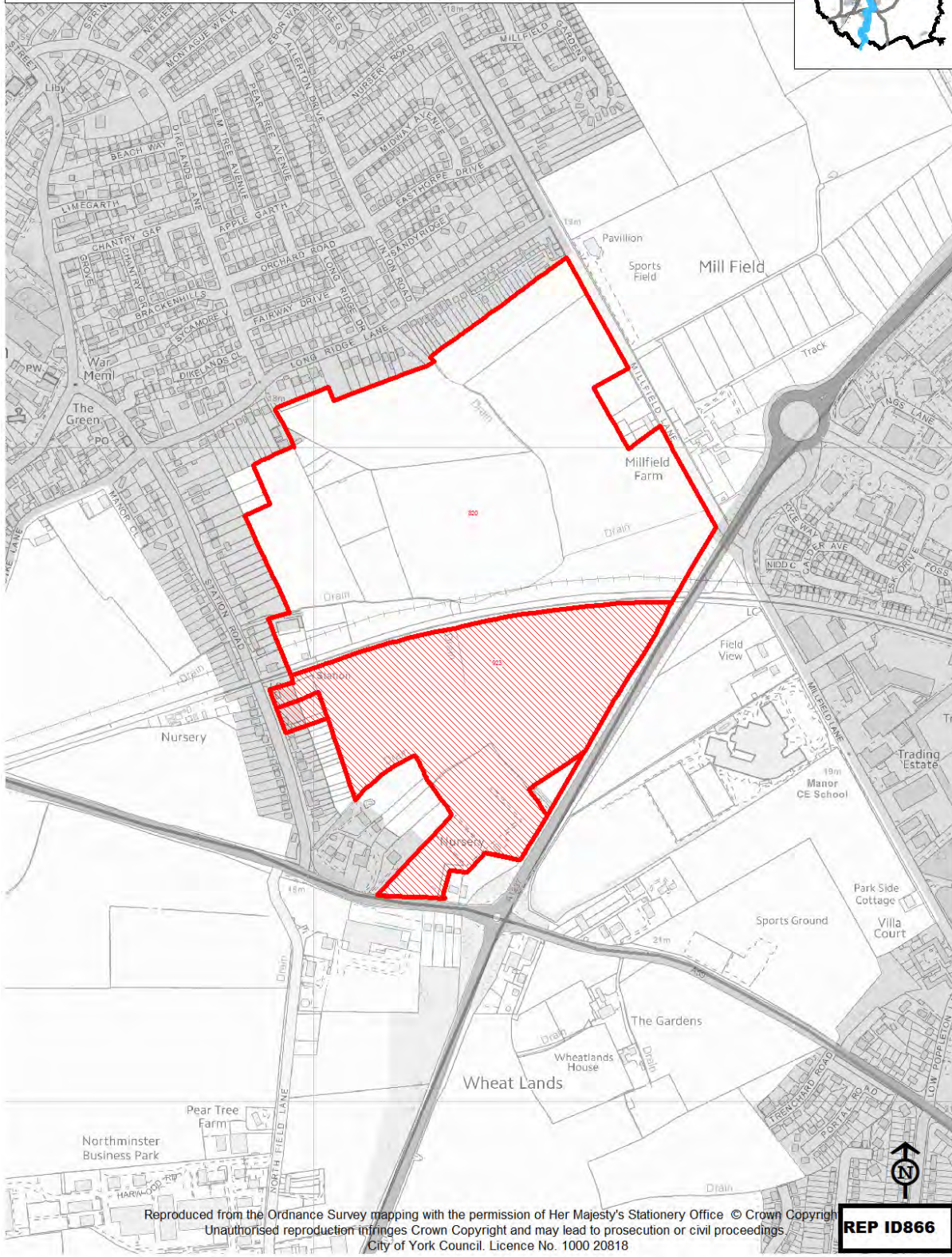
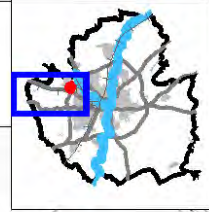


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**REP ID6046**

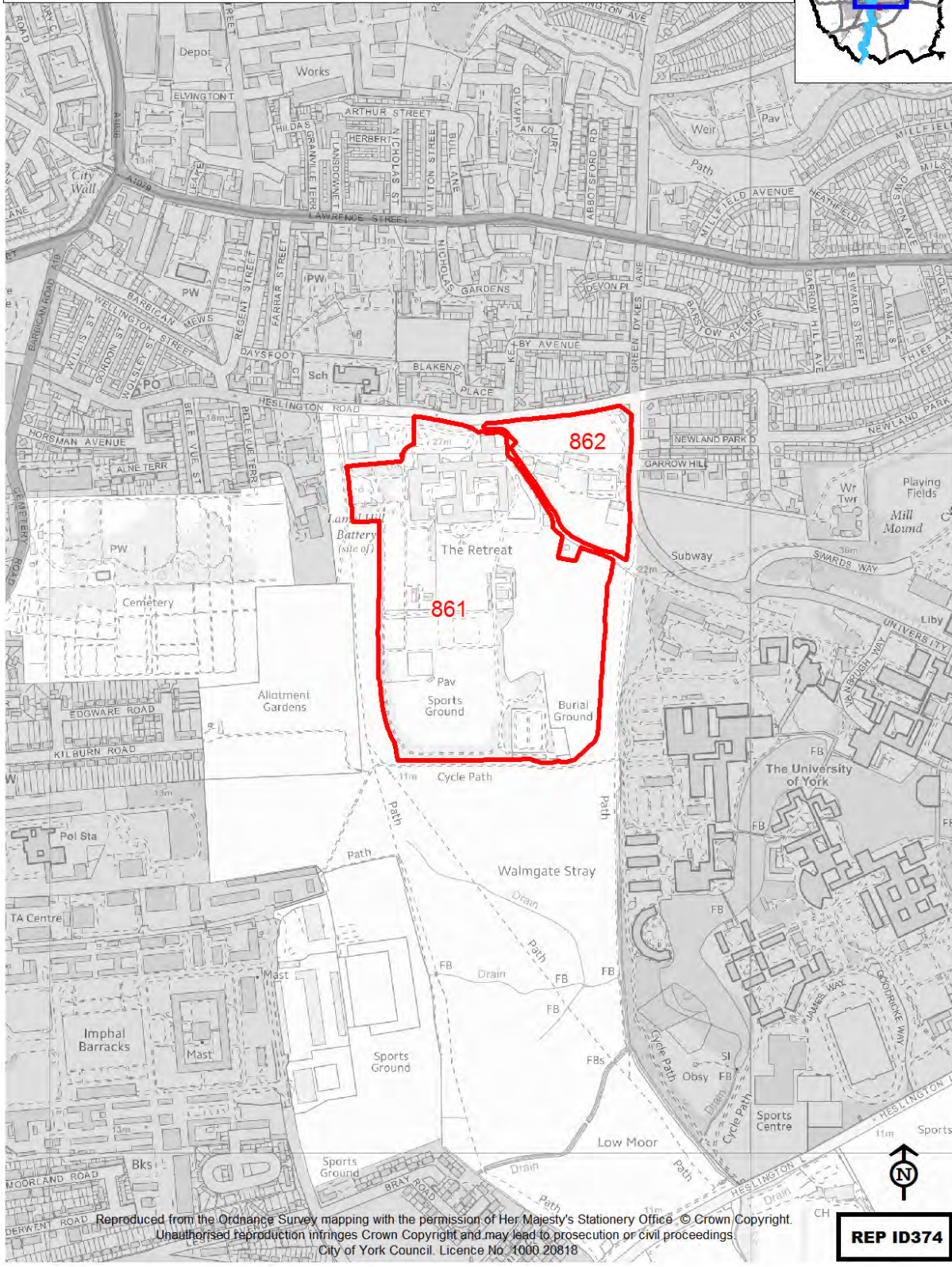


820/923: Between Poppleton and A1237





# 861 & 862 : Land at the Retreat

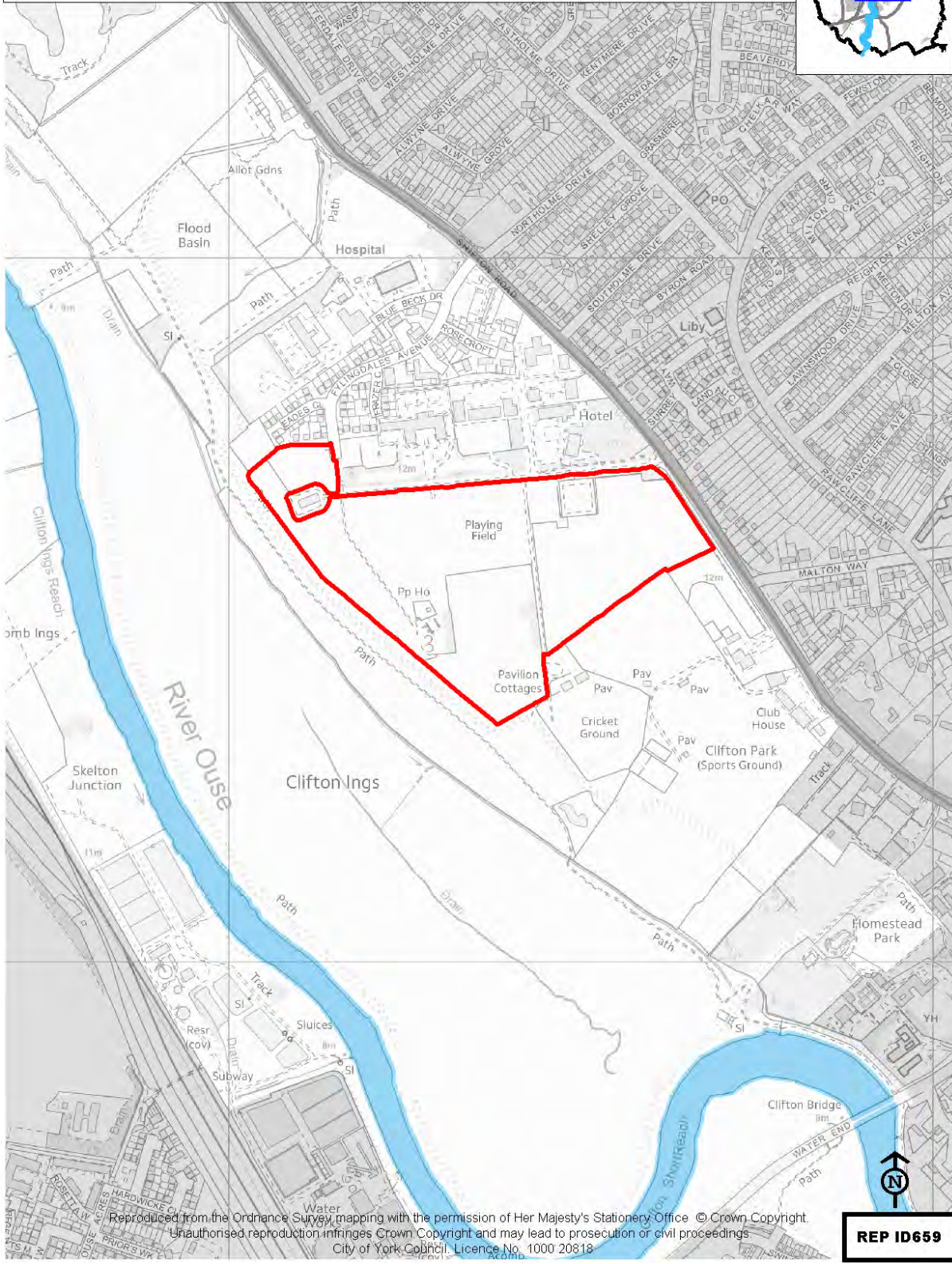


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# 863: Land South and west of Clifton Park

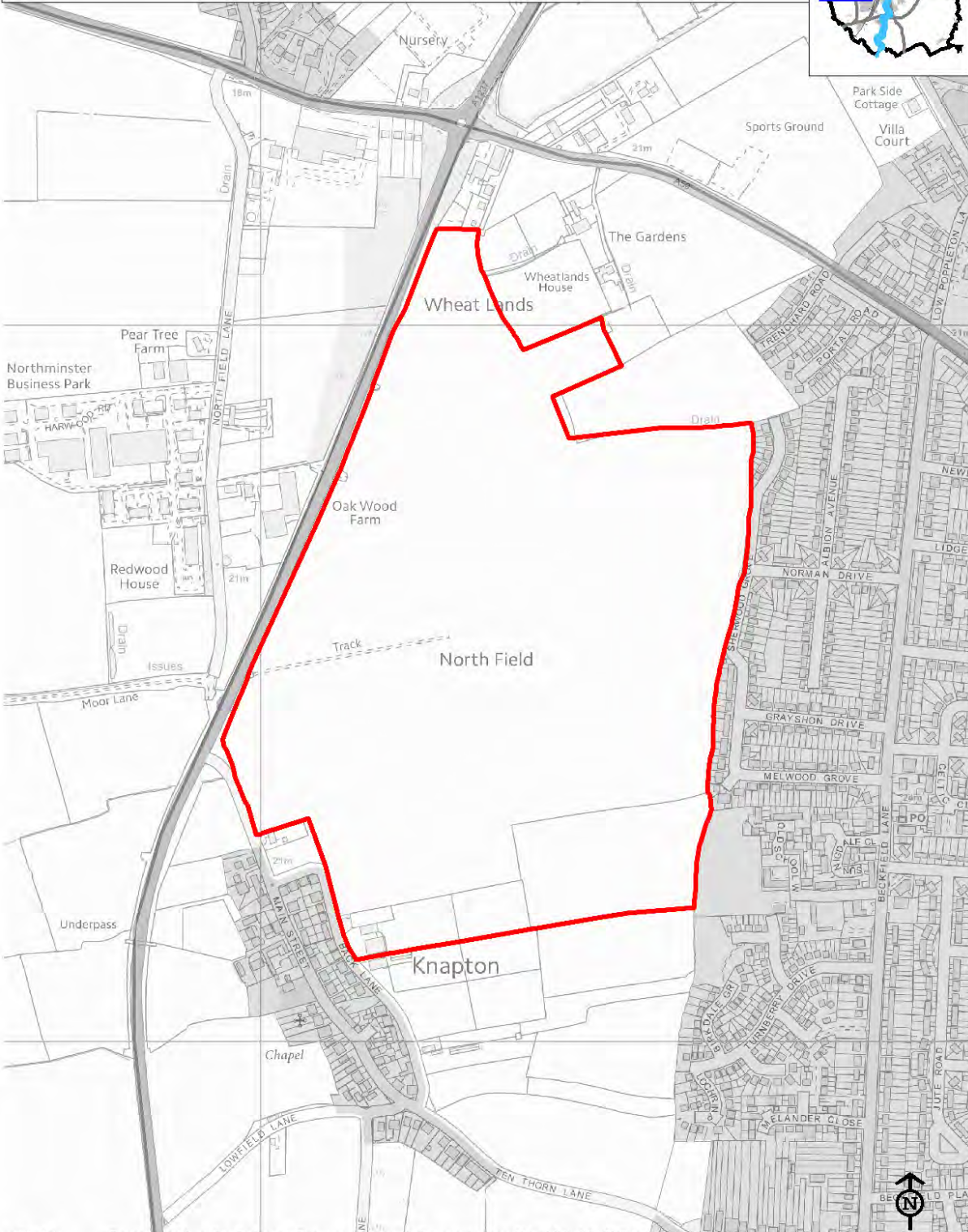


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# 871: Land at North Field York



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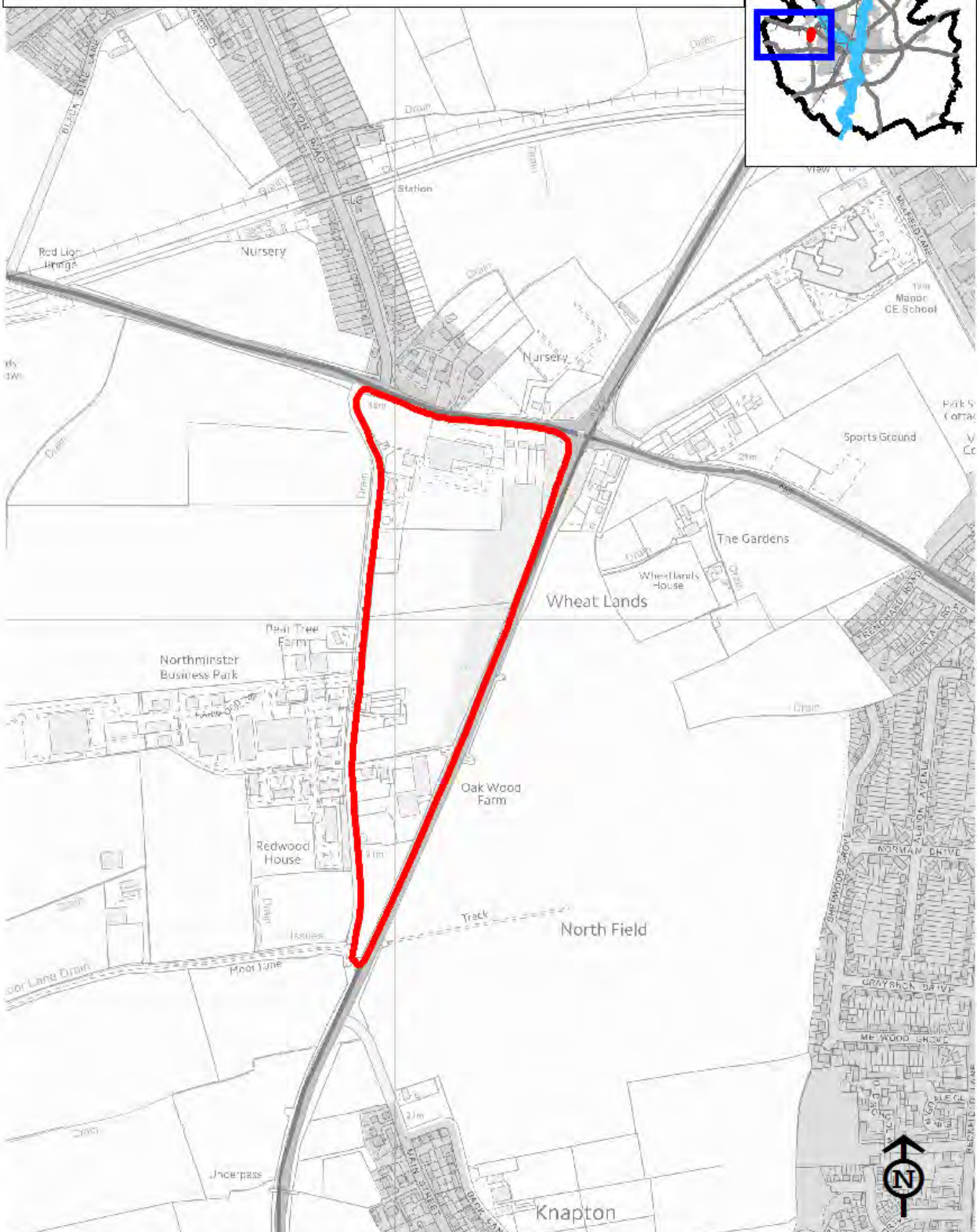
REP ID13030







# 887: Land East of Northfield Lane

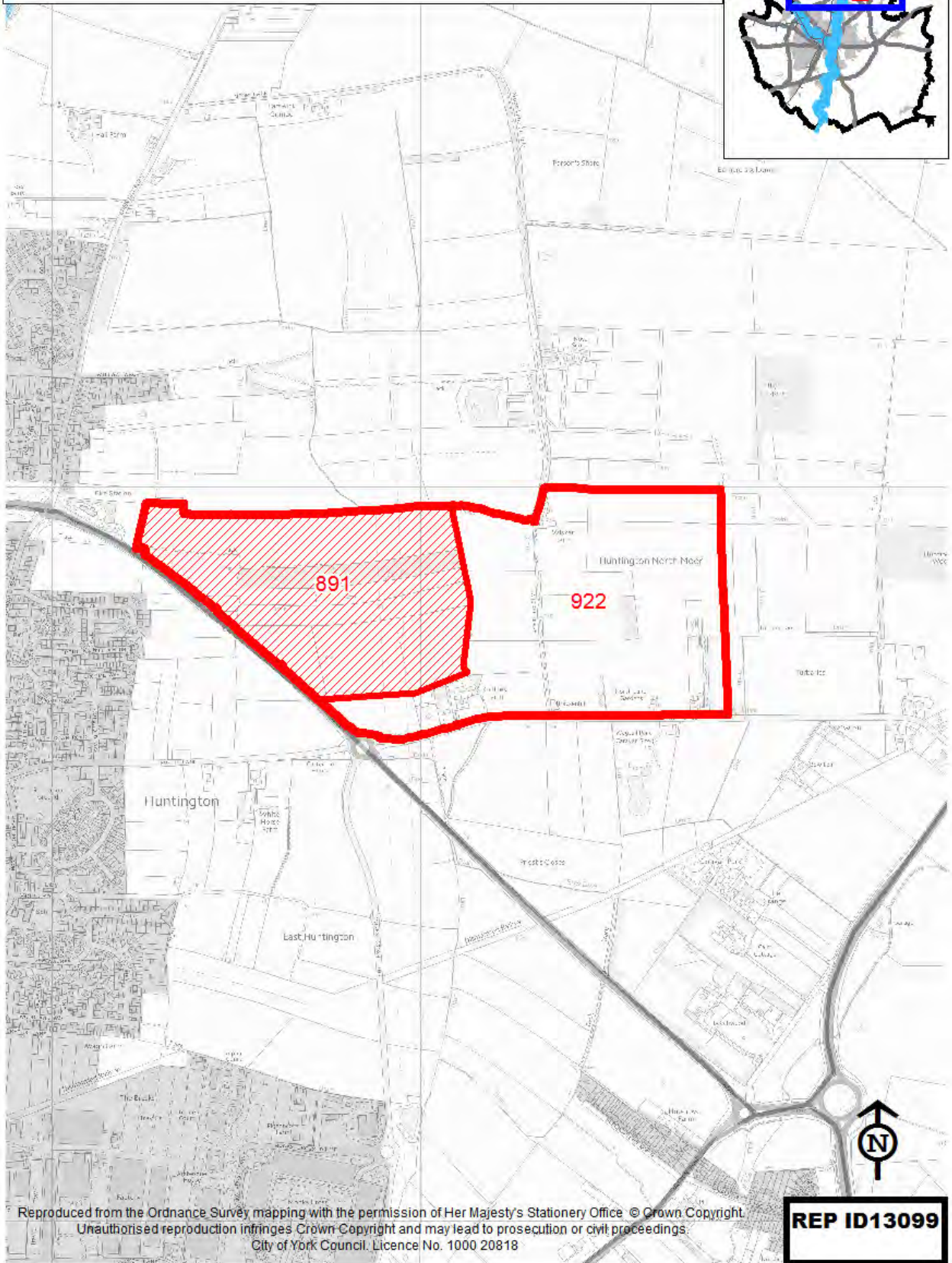


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**REP ID9883**



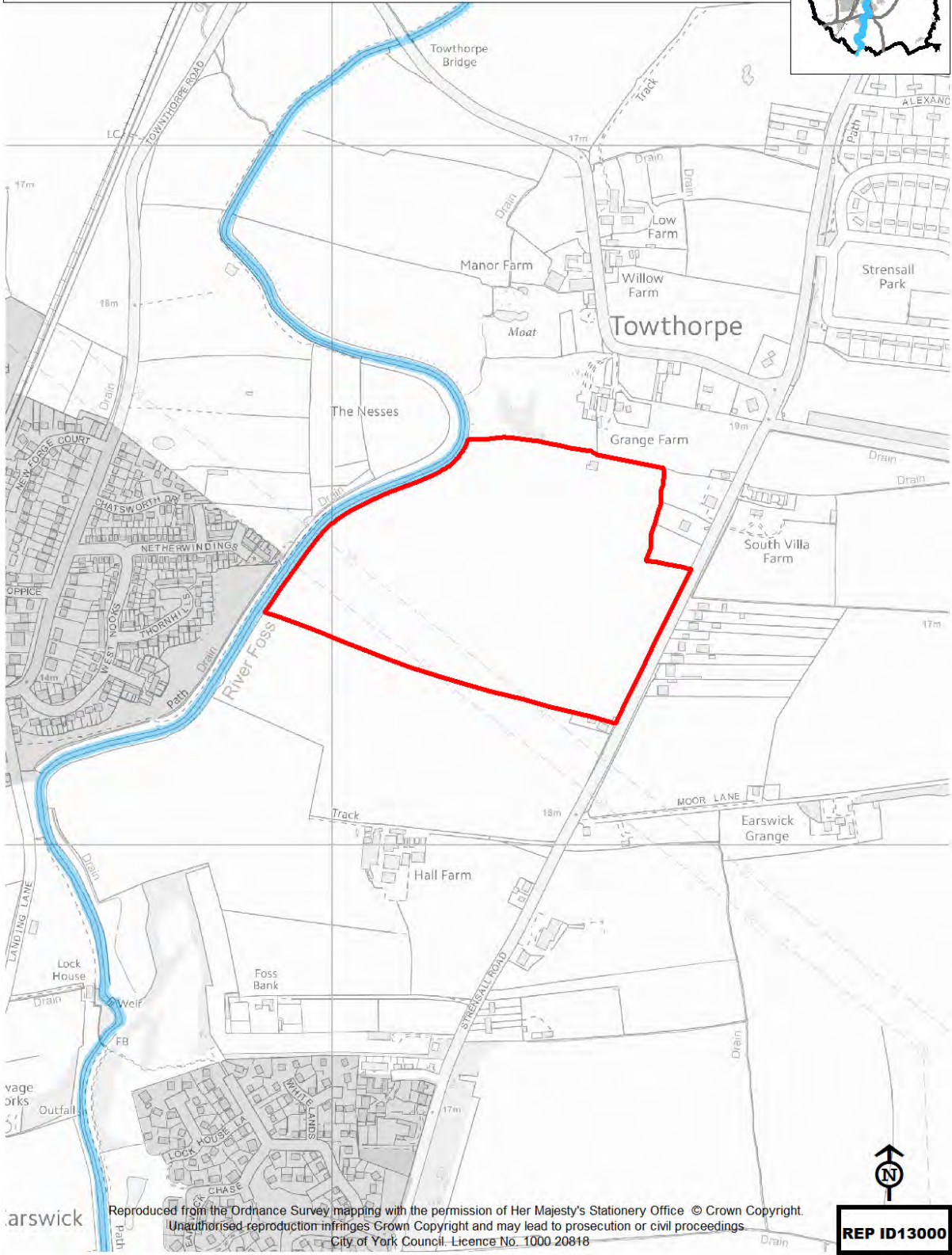
# 891 and 922: Galtrees Garden Village



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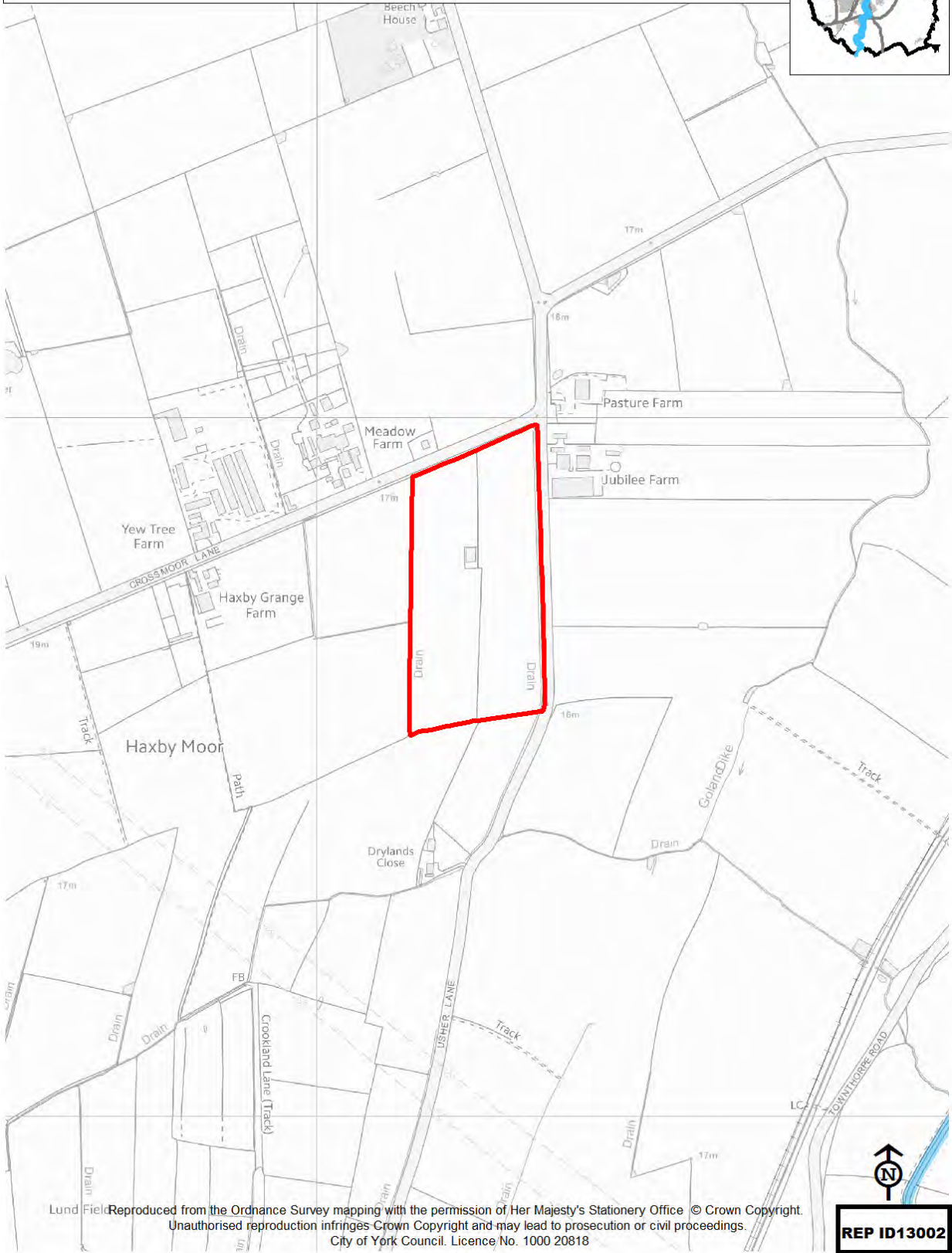
**REP ID13099**

# 892: Land at Grange Farm Strensall Road





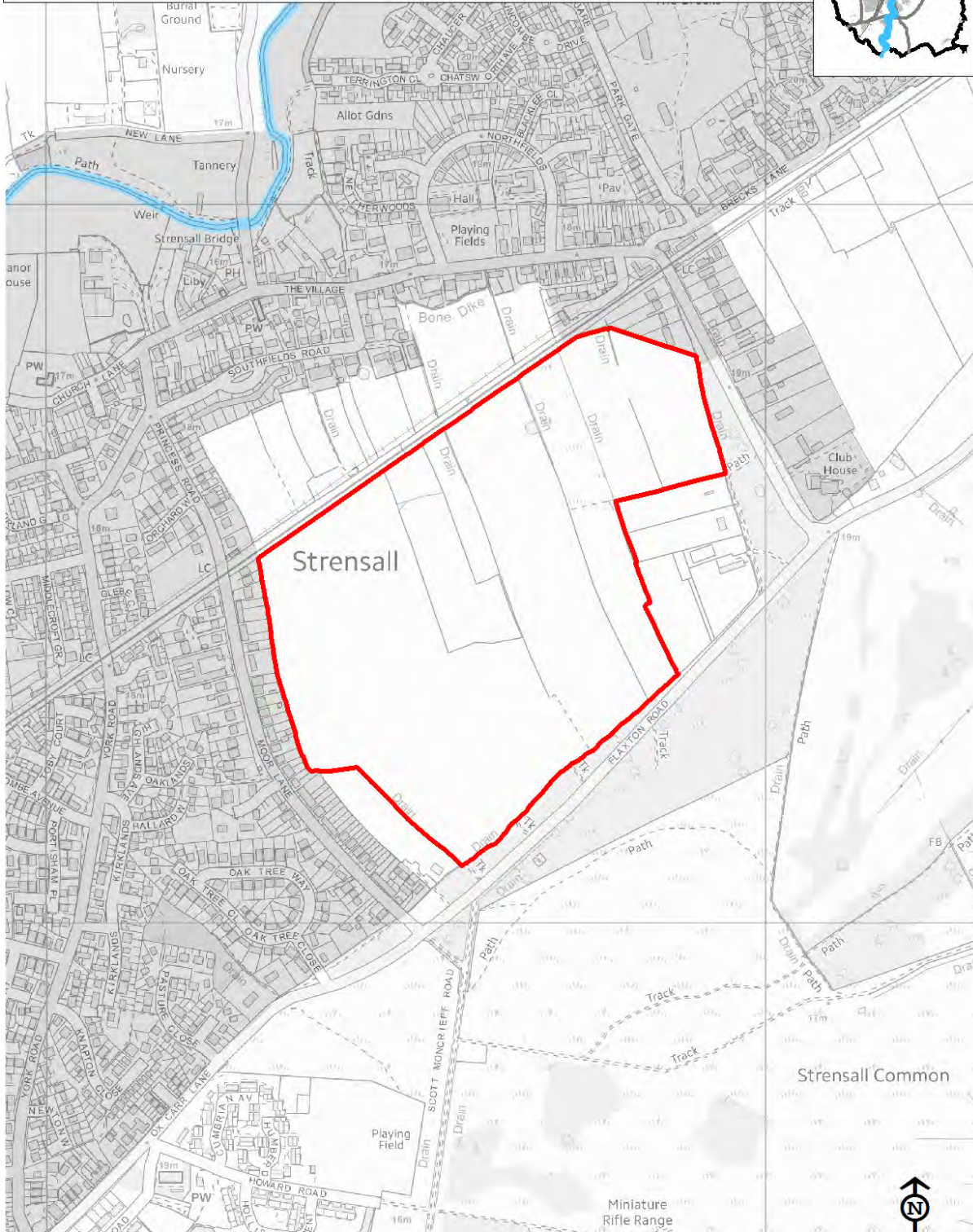
894: Land at Crossmoor Lane and Usher Lane Haxby



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# 902: Land South of Strensall Village

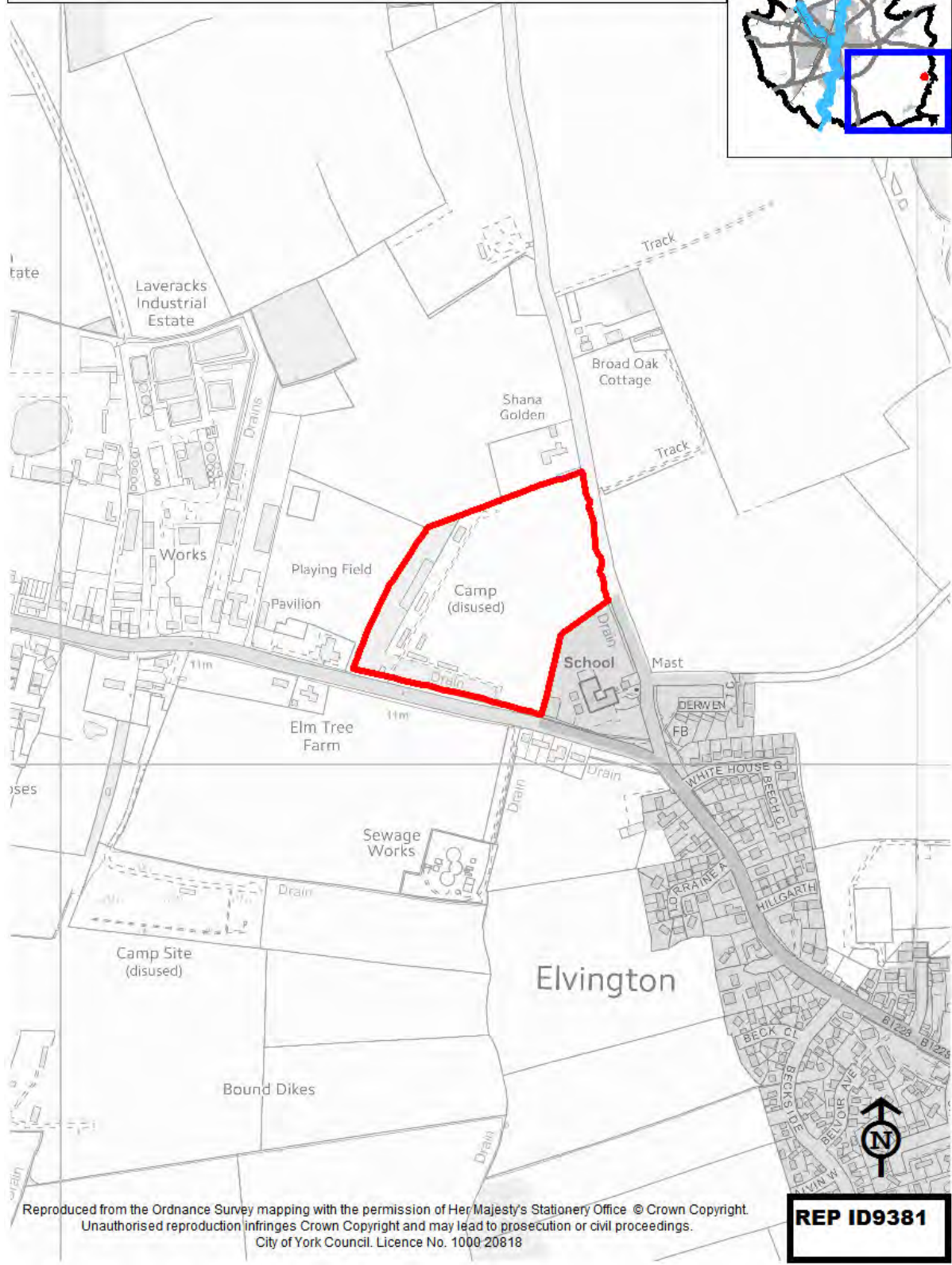
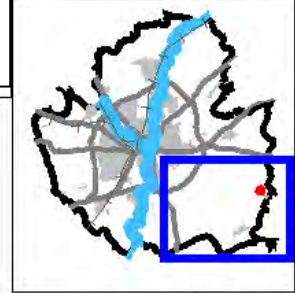


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**REP ID12656**

55: Land at Dauby Lane, Elvington, York

H26



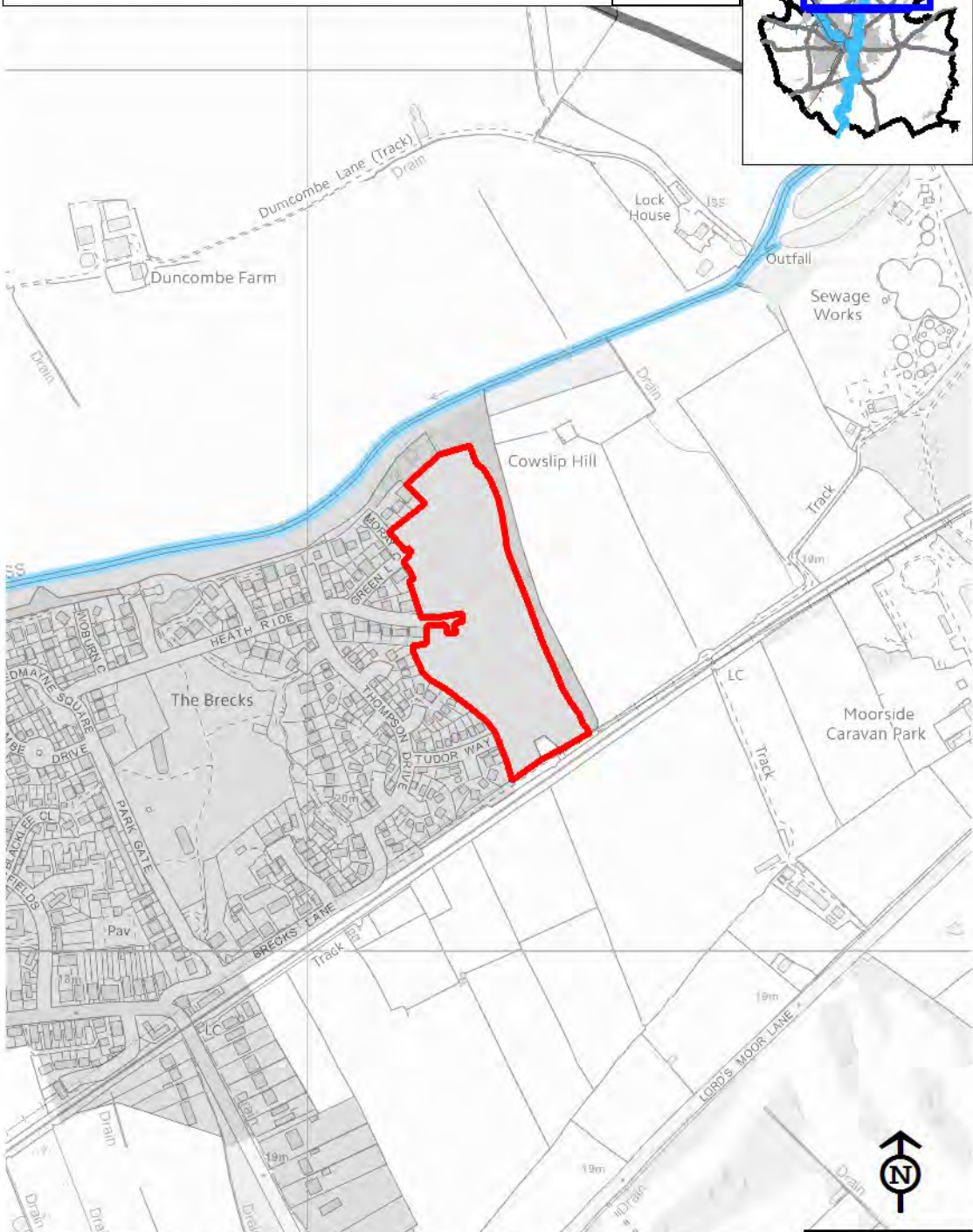
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**REP ID9381**



49: Land at Brecks Lane Strensall

H27

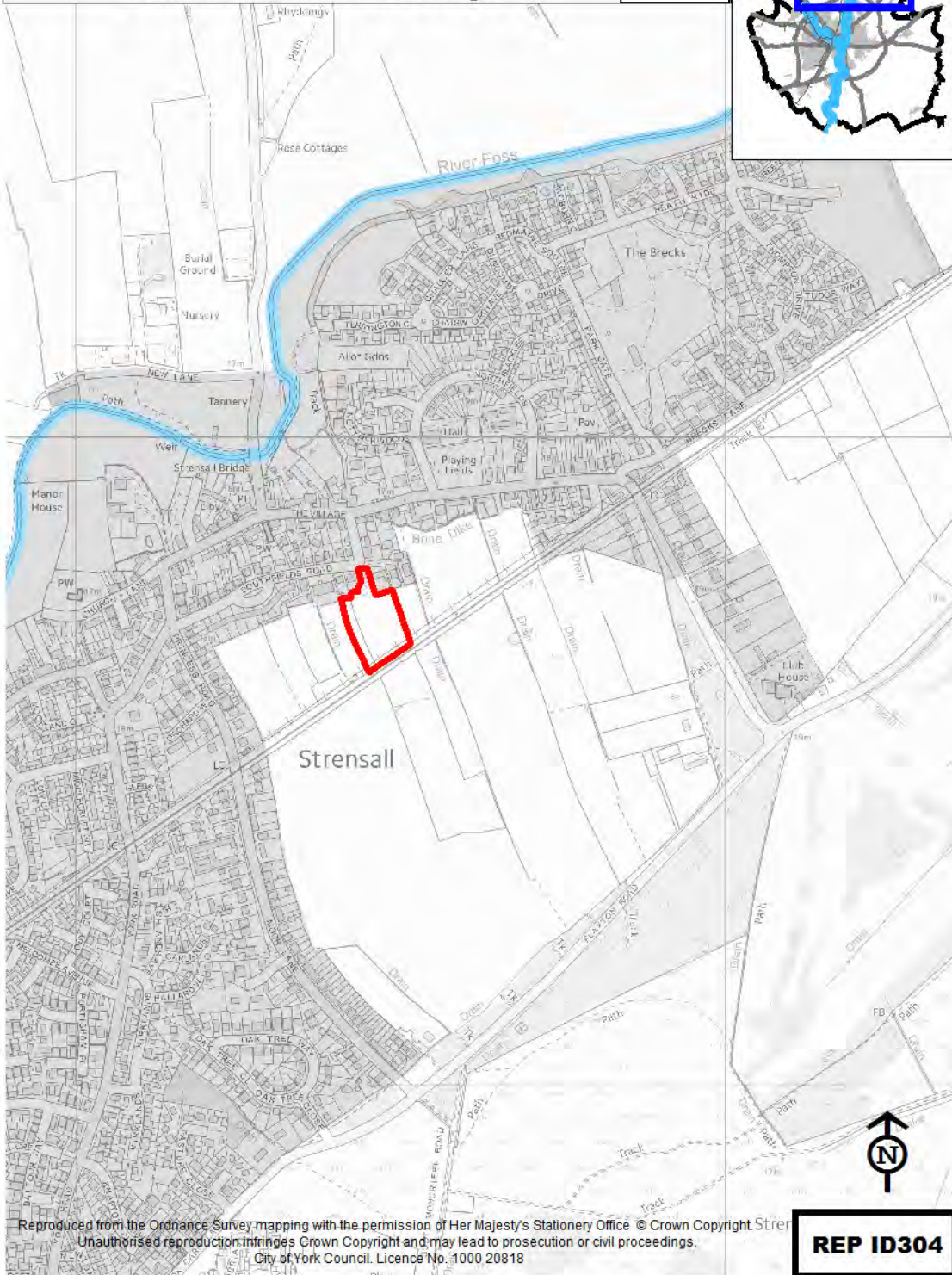
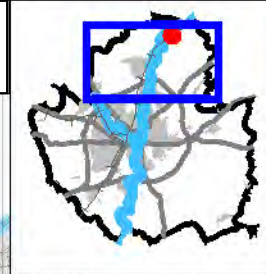


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REP ID1661

258:South of Southfields Road, Strensall & Land south of The Village

H30



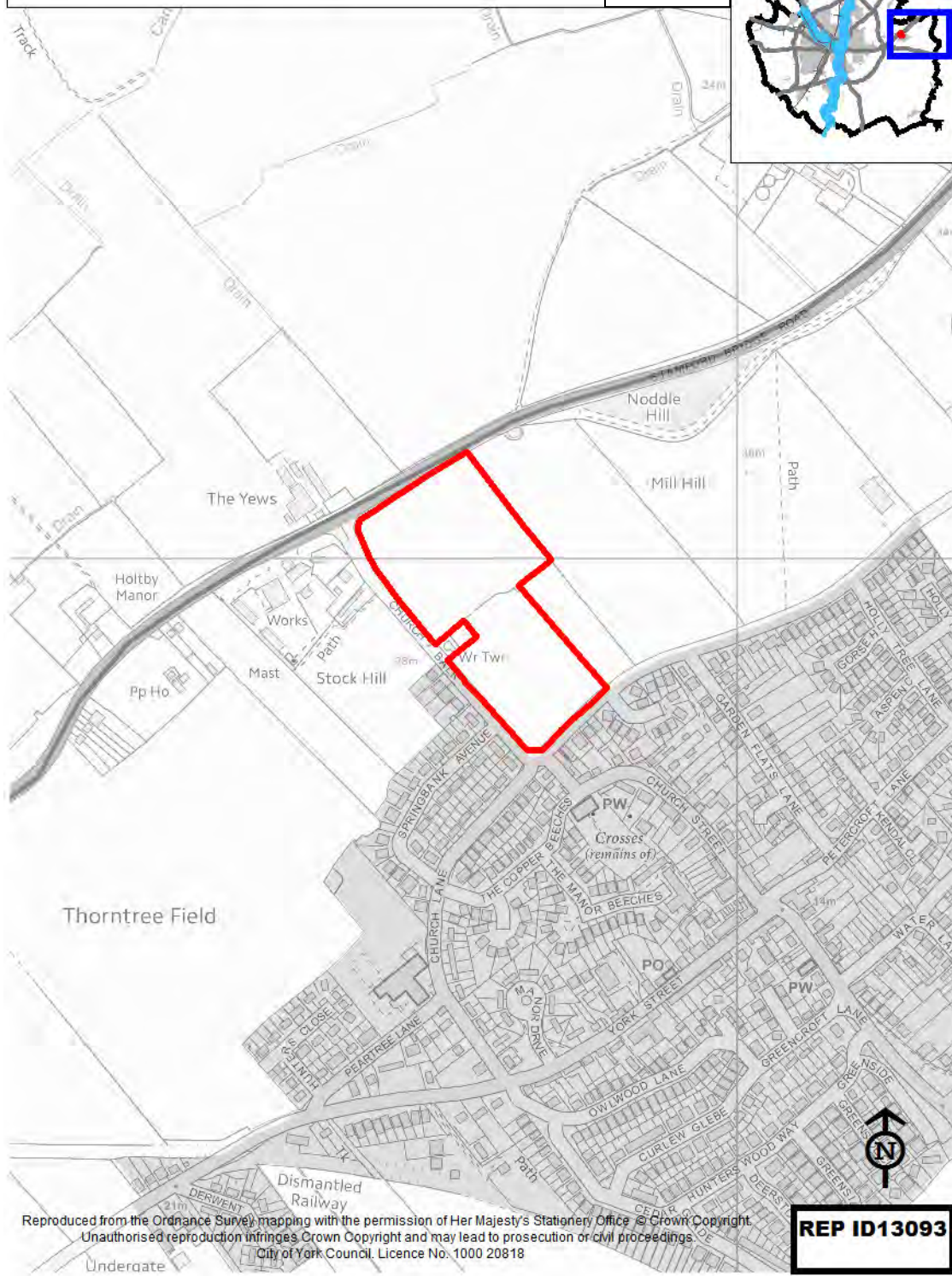
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**REP ID304**



72: Water Tower Land, Dunnington

H33

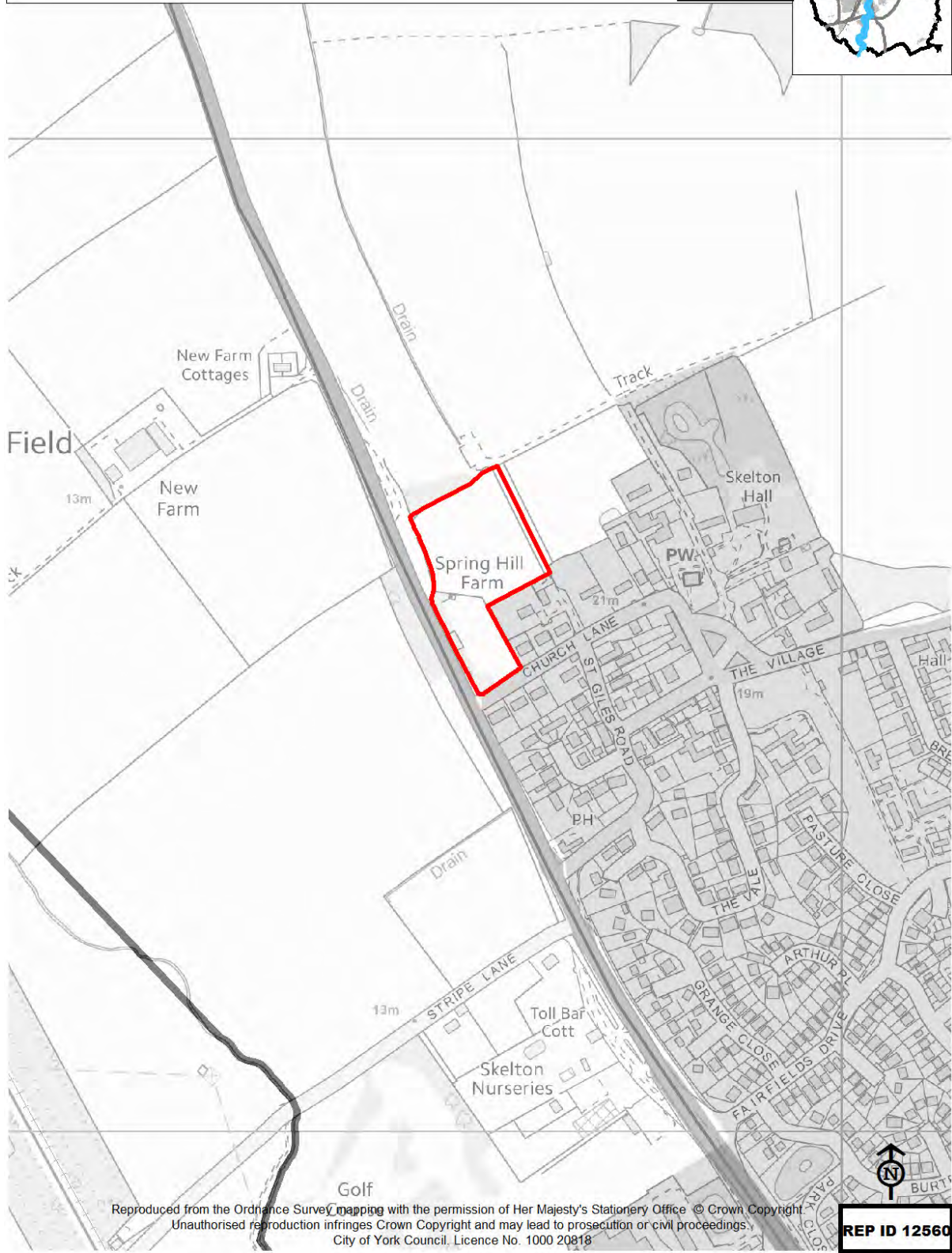


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**REP ID13093**

903: Land North of Church Lane, Skelton

H34



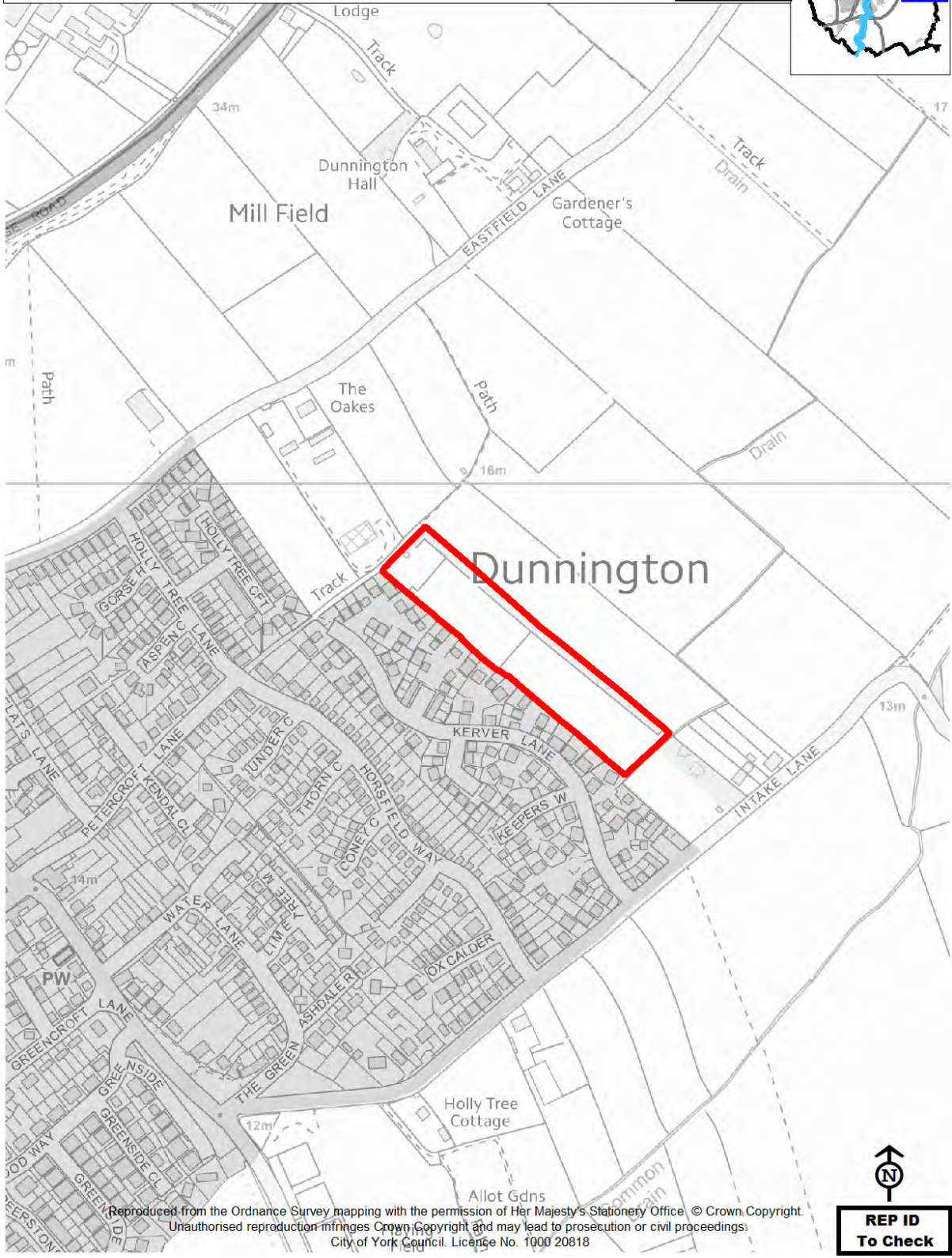
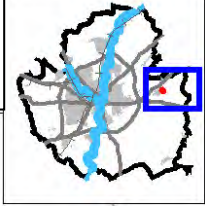
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REP ID 12560

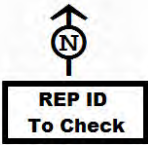


896: Land at Intake Lane Dunnington

H35



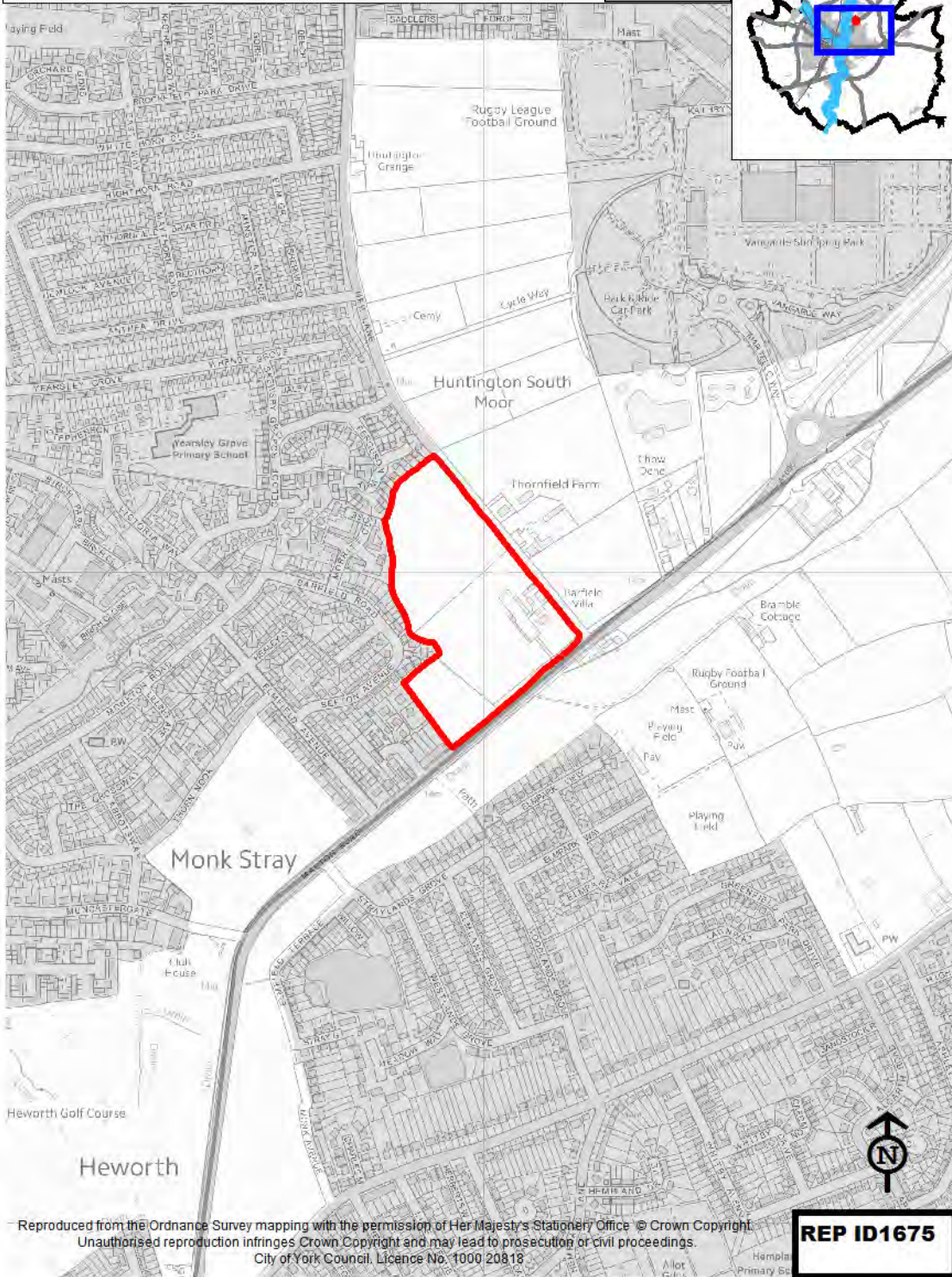
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180: Malton Road site, York

H50



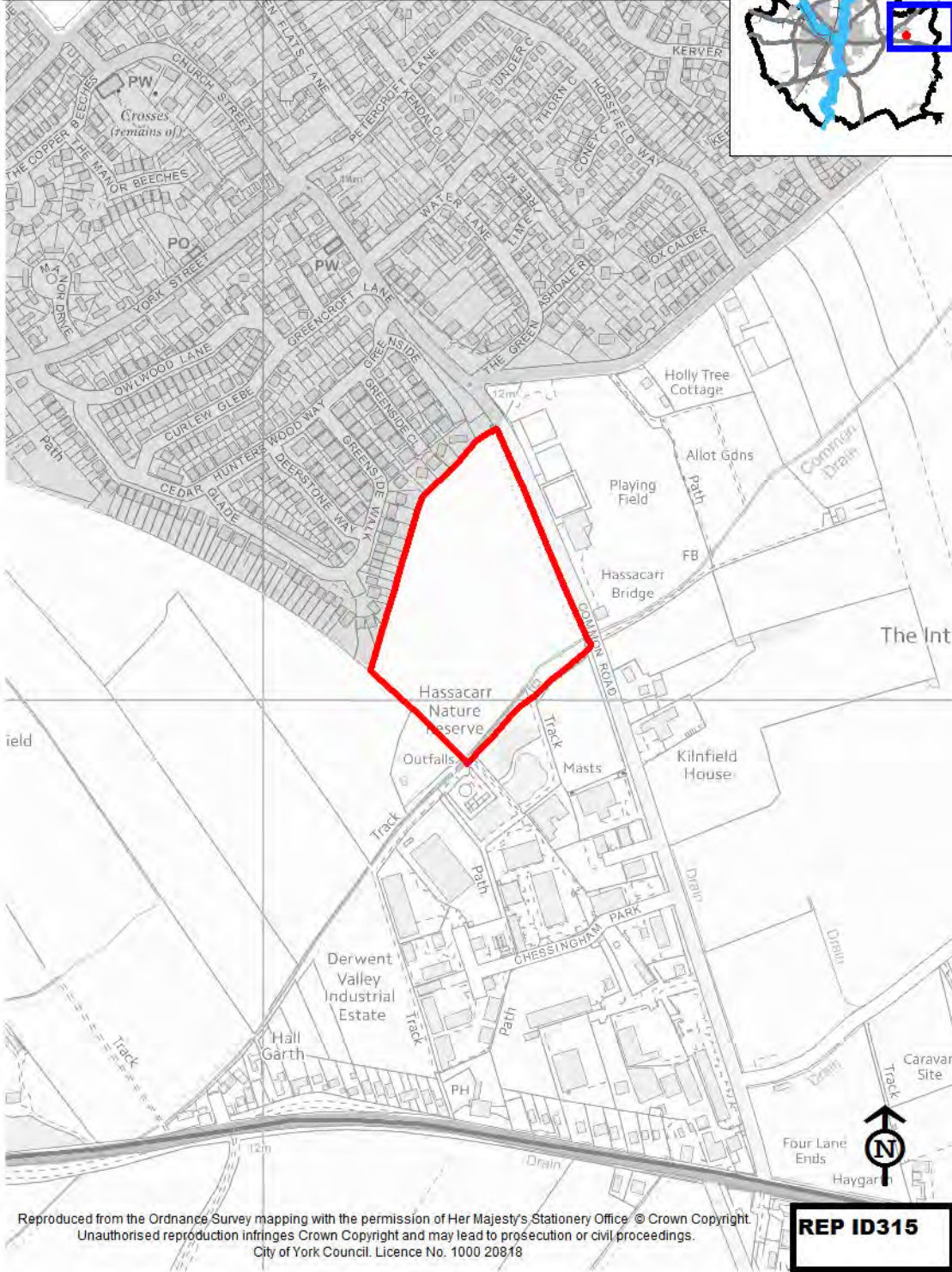
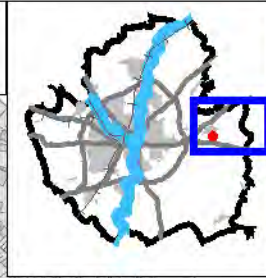
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REP ID1675





9: Land at corner of Common Road and Hassacarr Lane, Dunnington



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**REP ID315**



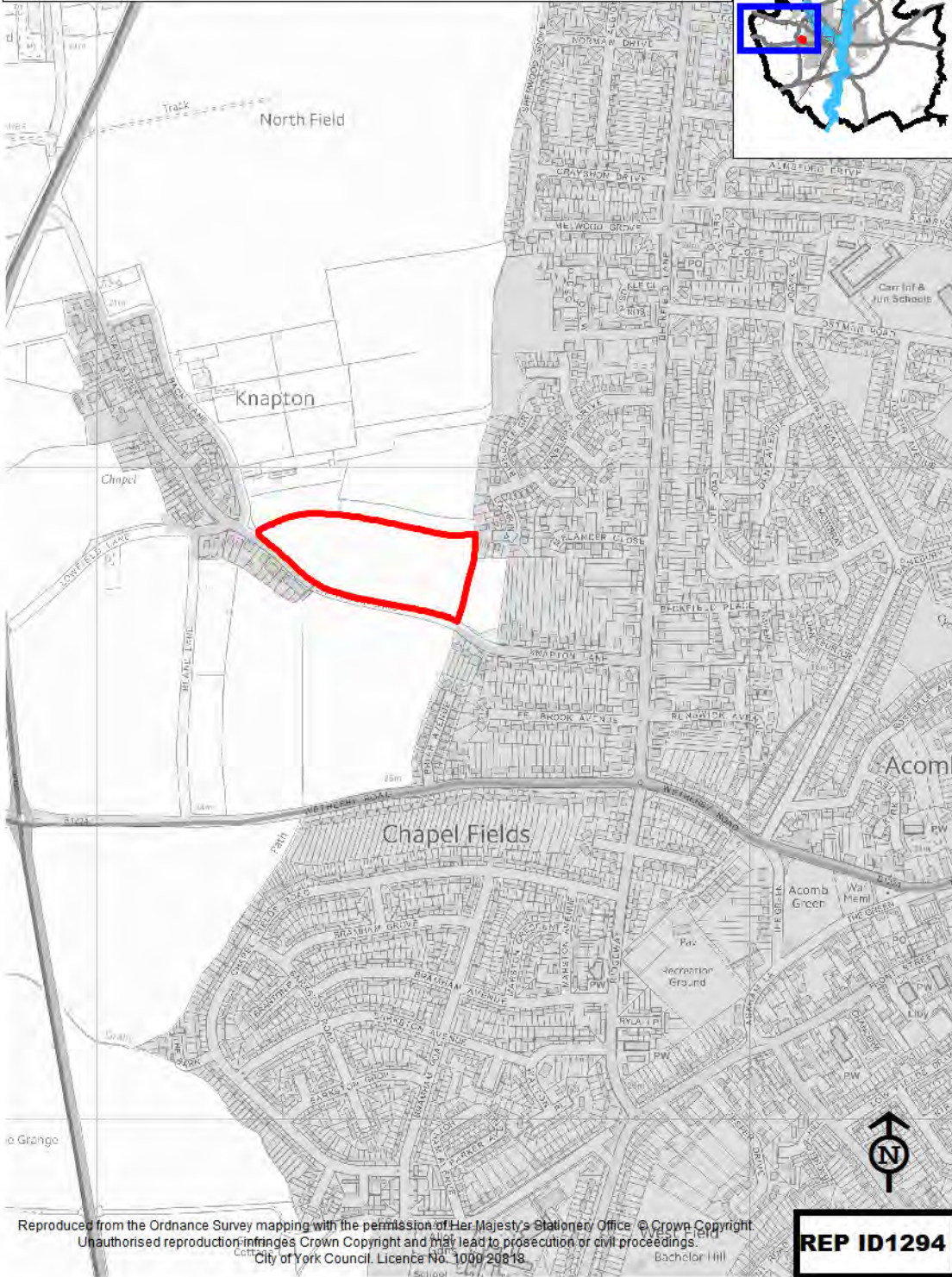
# 23: The Paddock Acomb Grange



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**REP ID12116**

# 82: Land at Ten Thorn Lane, Knapton

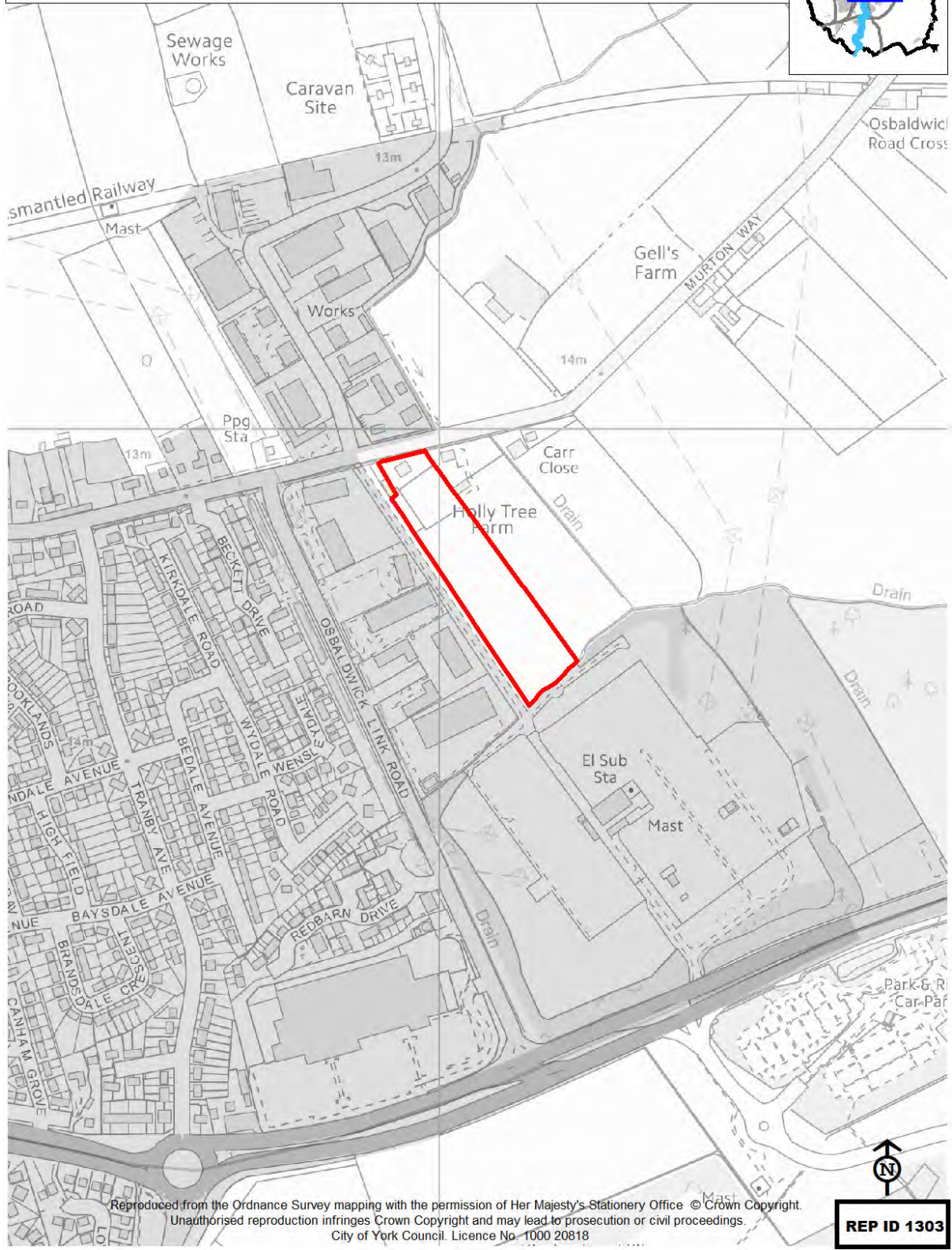
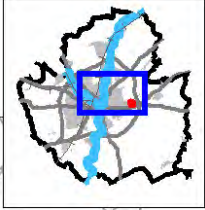


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**REP ID1294**

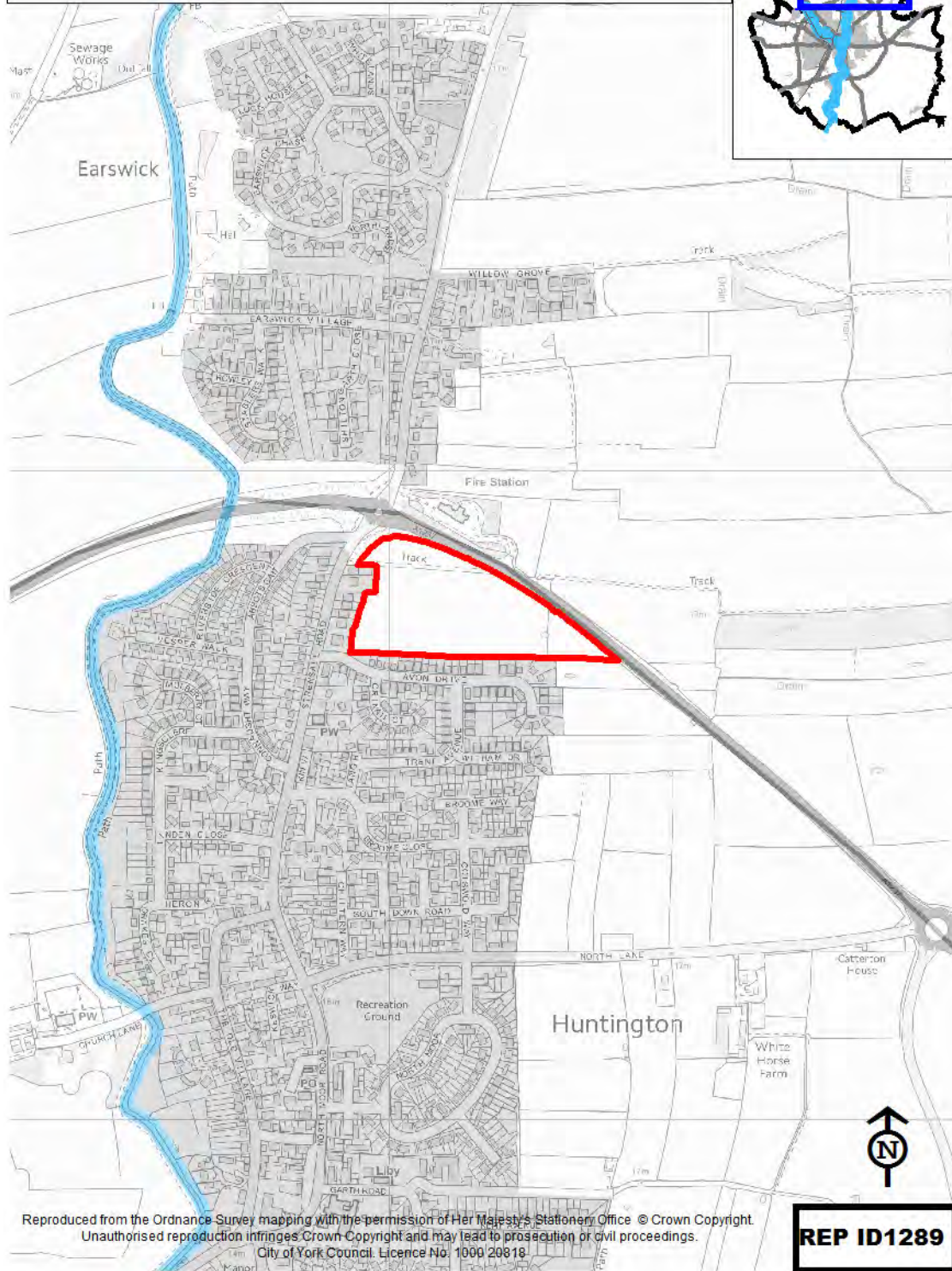
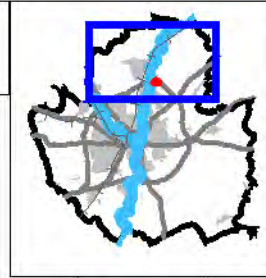


# 112: Brook Nook Osbaldwick



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# 191: Land off Avon Drive Huntington

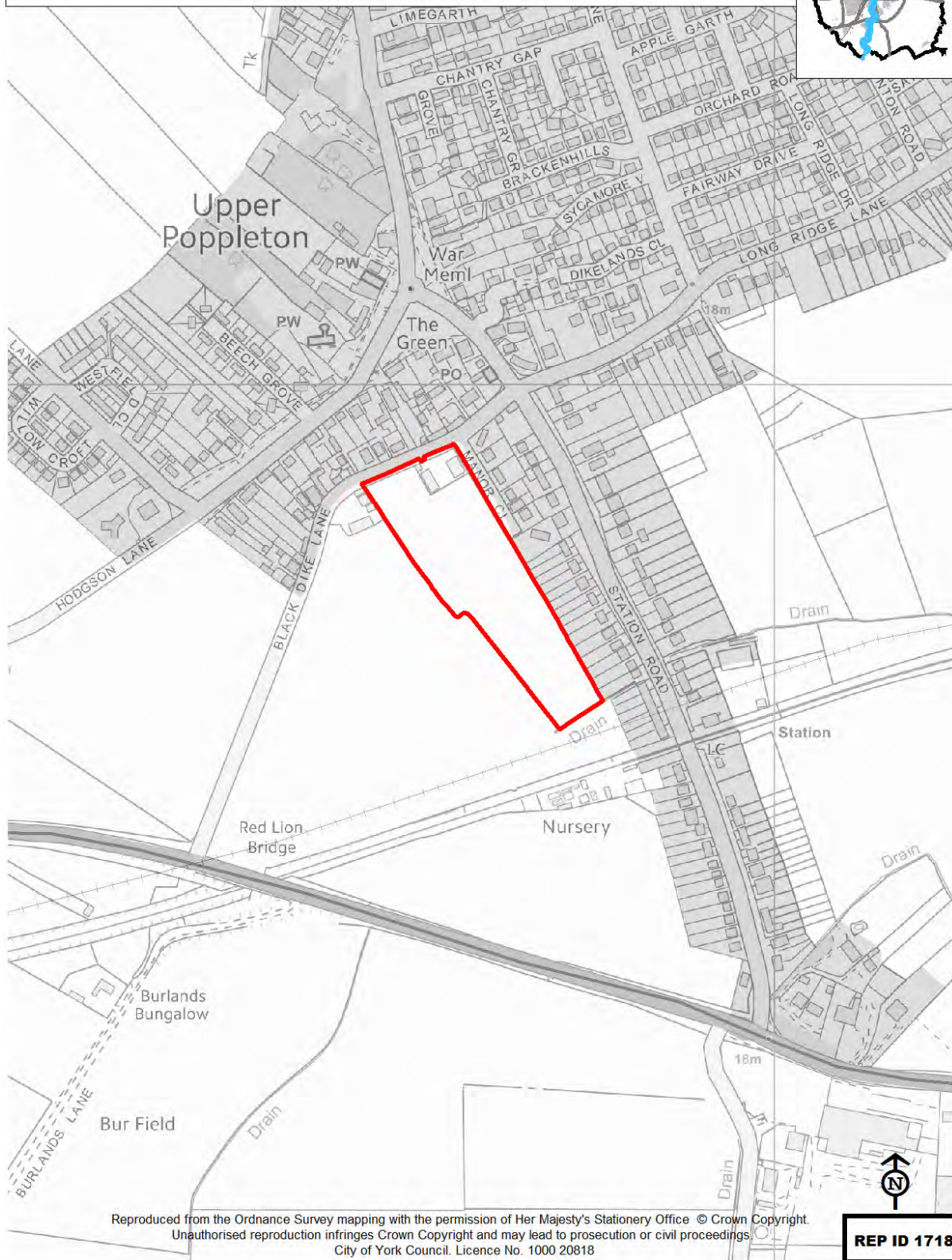


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**REP ID1289**



# 215: Black Dyke Farm, Upper Poppleton



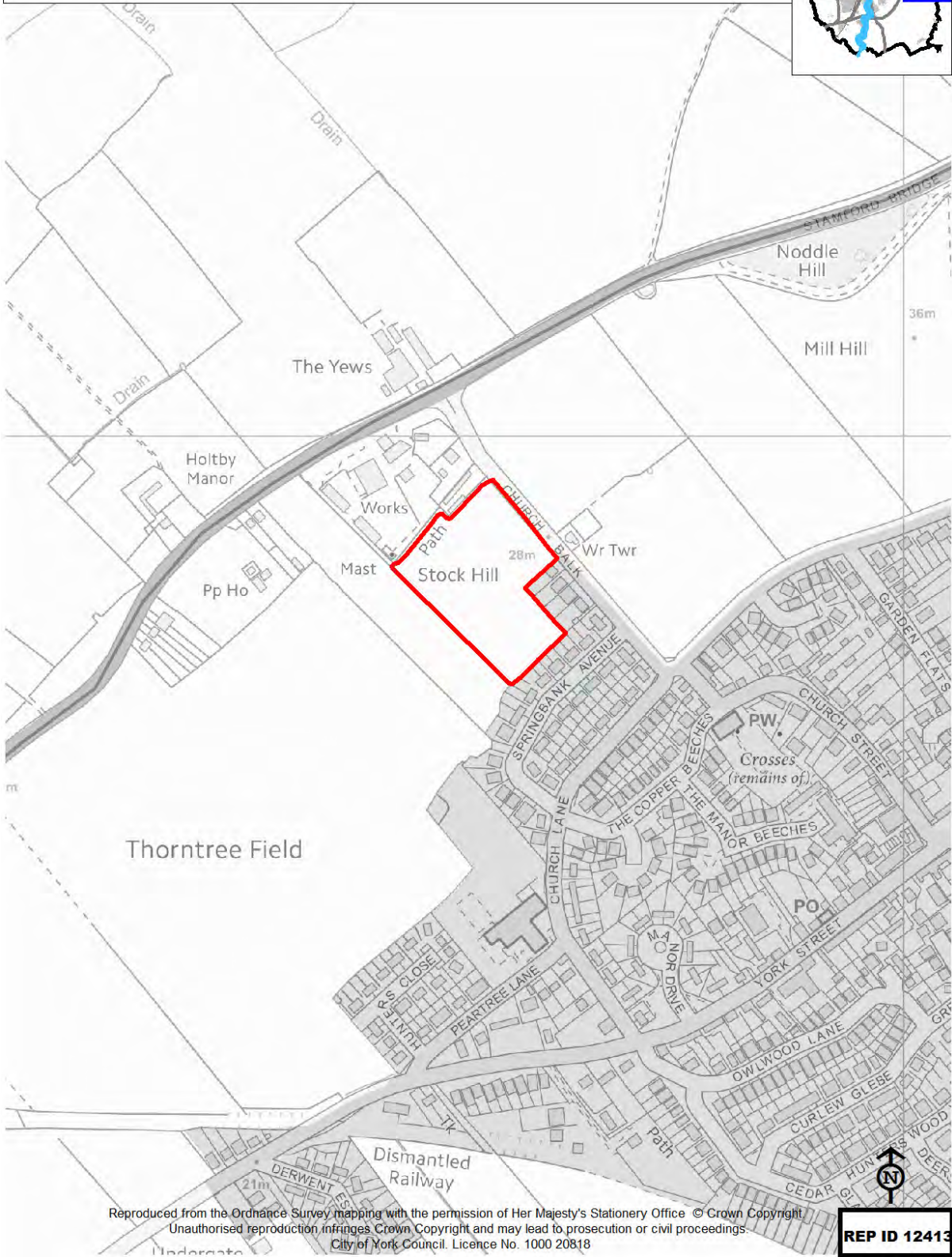
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**REP ID 1718**





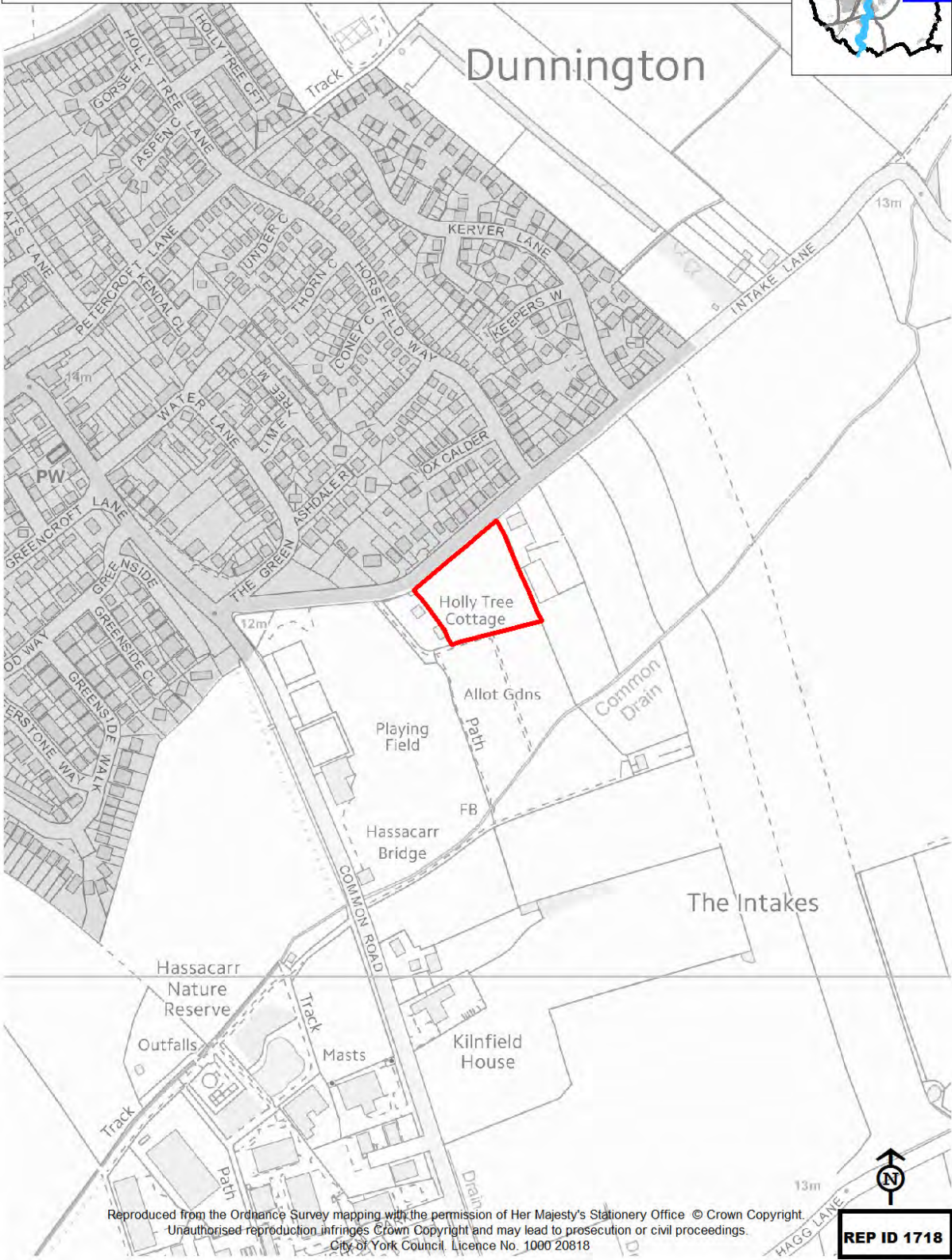
737: Stock Hill Field, Church Balk, Dunnington



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REP ID 12413

738: Land to the south side of Intake Lane  
Dunnington

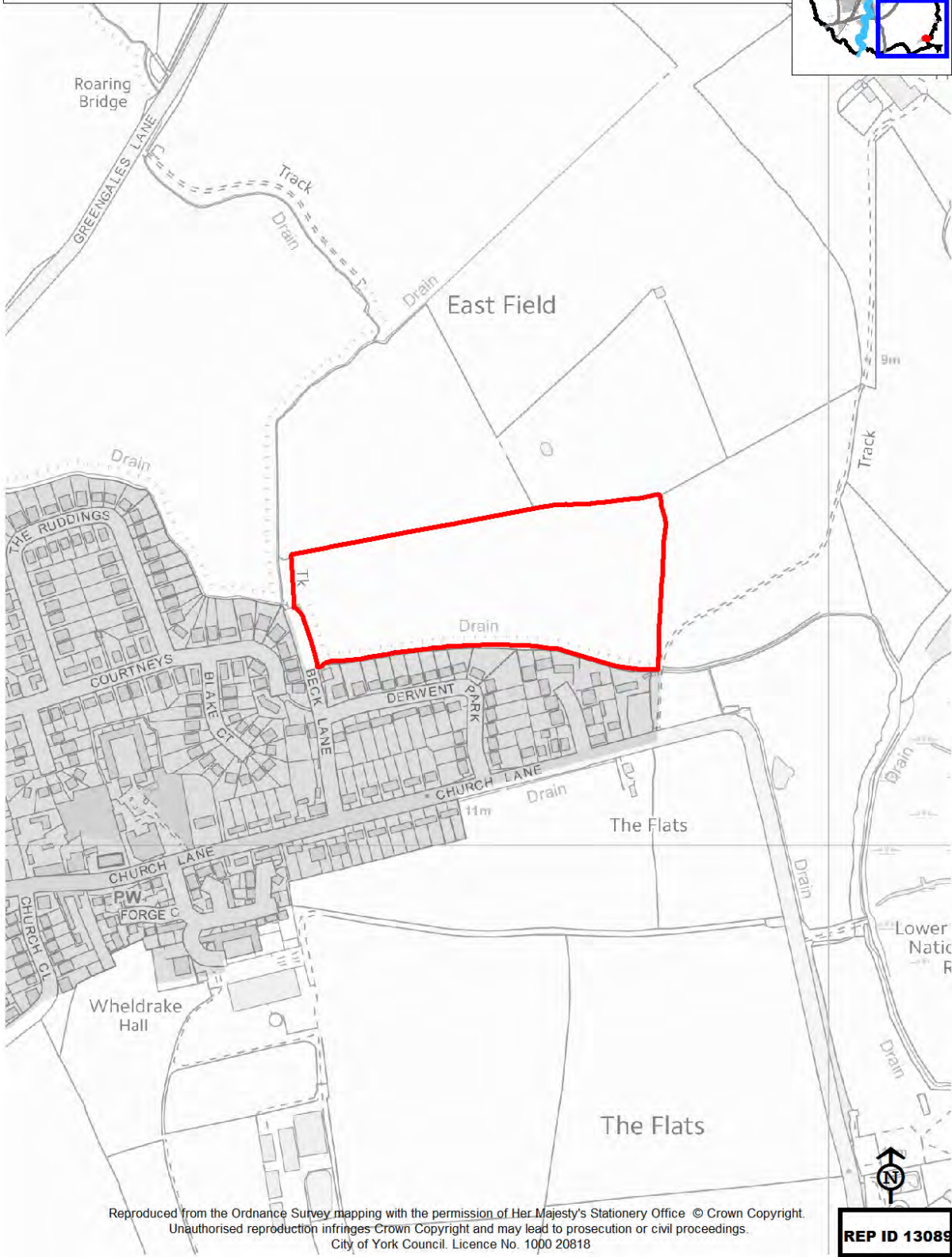
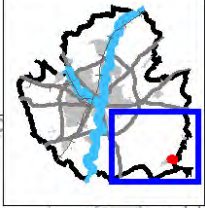


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REP ID 1718



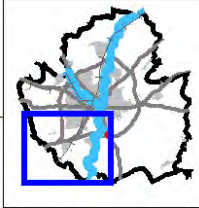
# 752: Land at East Field, Wheldrake



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**REP ID 13089**

# 767: Land East of Selby Road

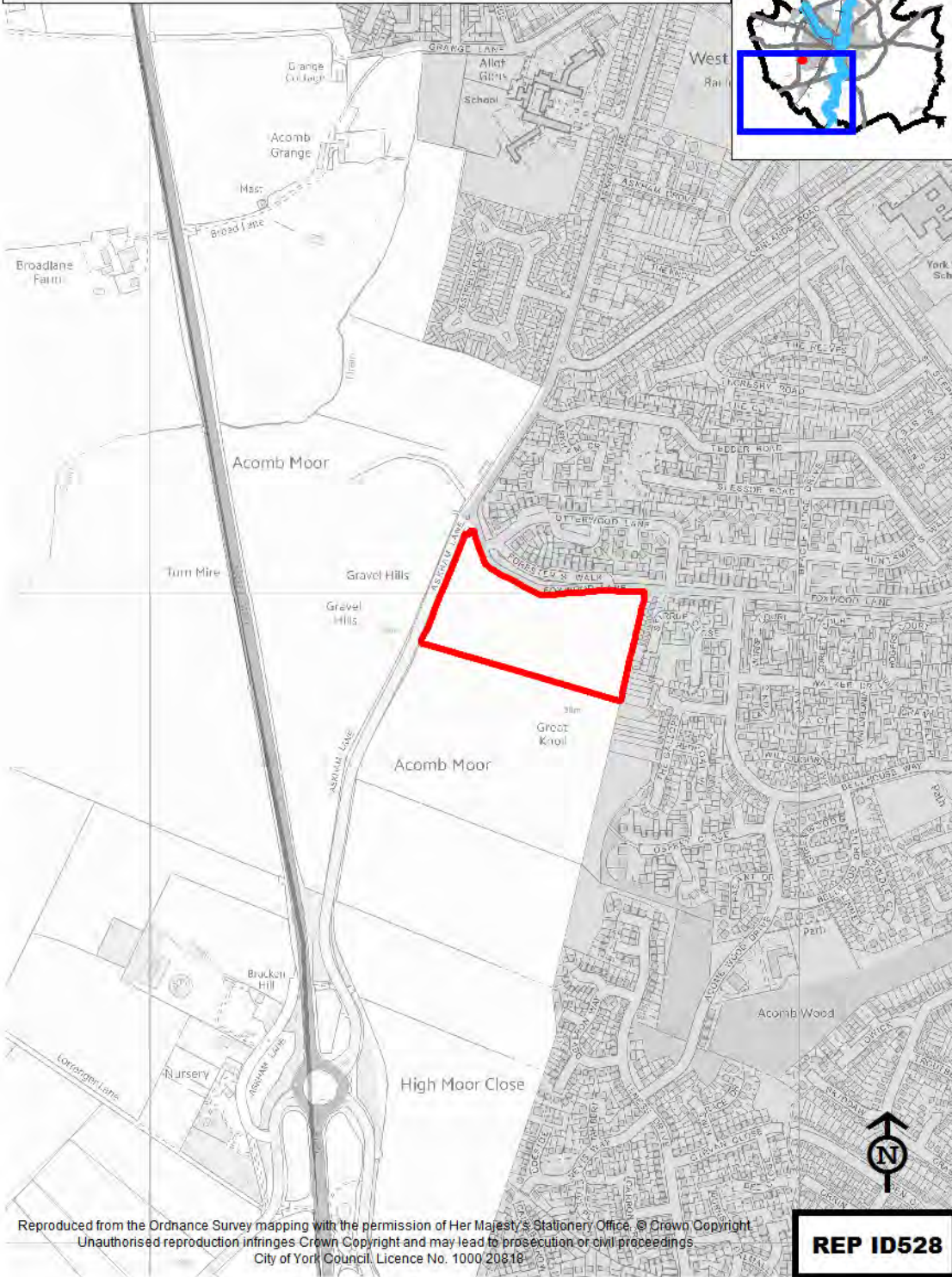


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**REP ID 6040**



# 792: Land off Askham Lane

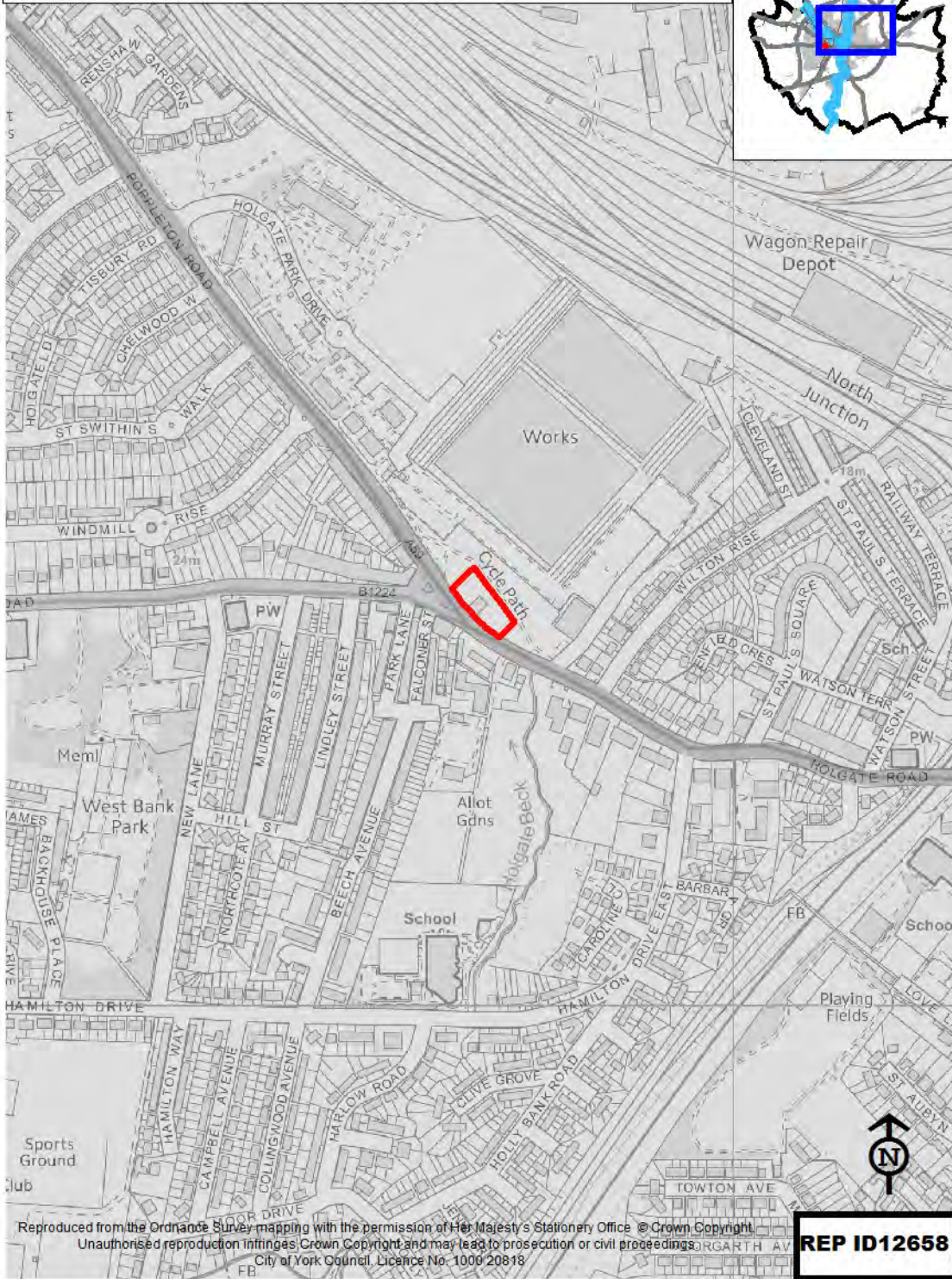


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**REP ID528**



# 866: The Fox Pub Holgate Road

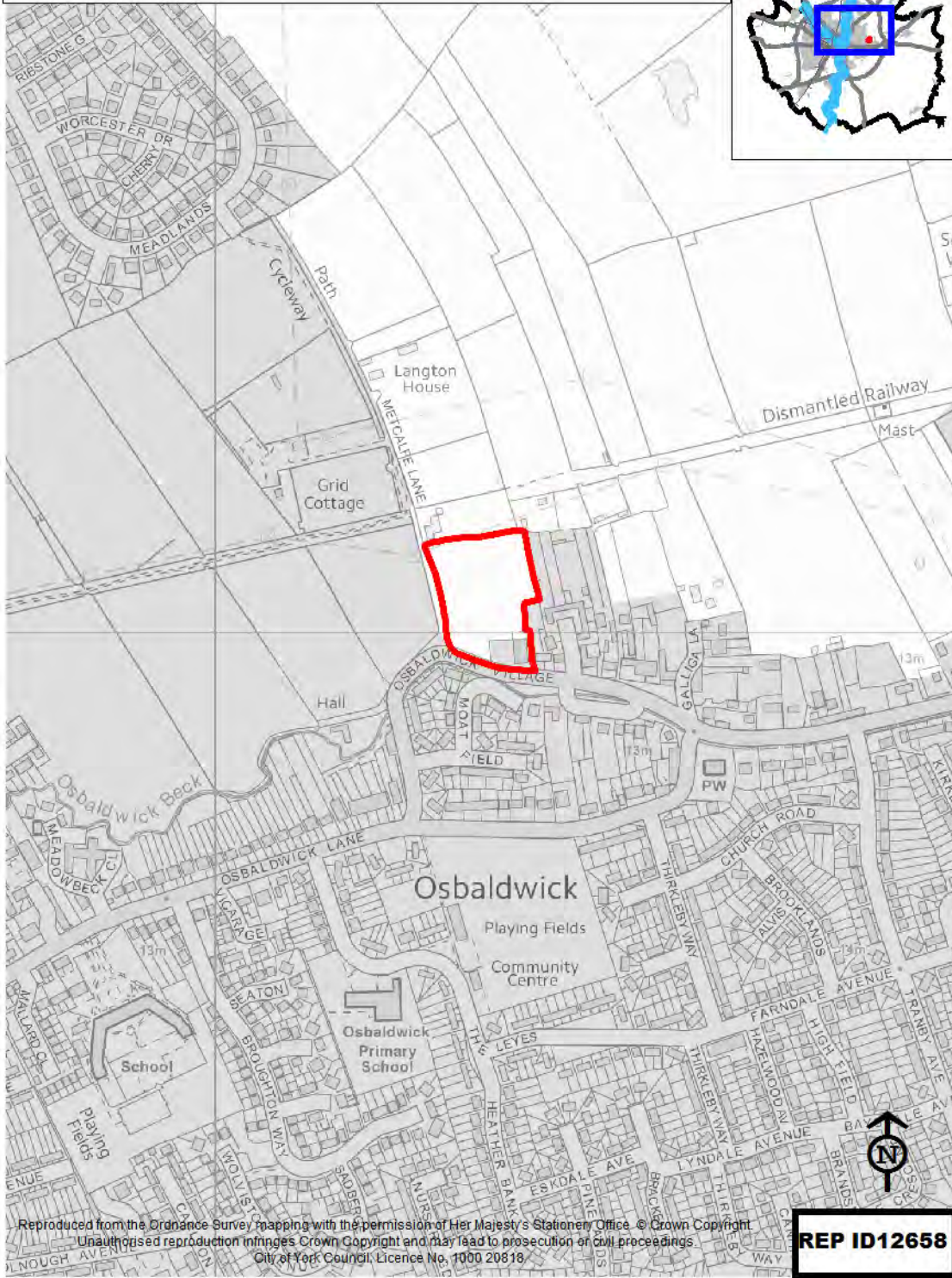
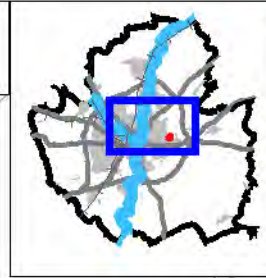


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# 867: The Derwent Arms Osbaldwick



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**REP ID12658**

868: Land Adjacent to the Half Moon Pub Strensall

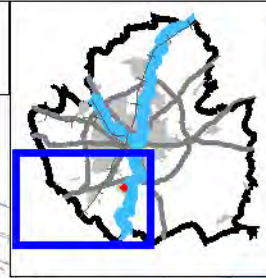


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**REP ID12658**



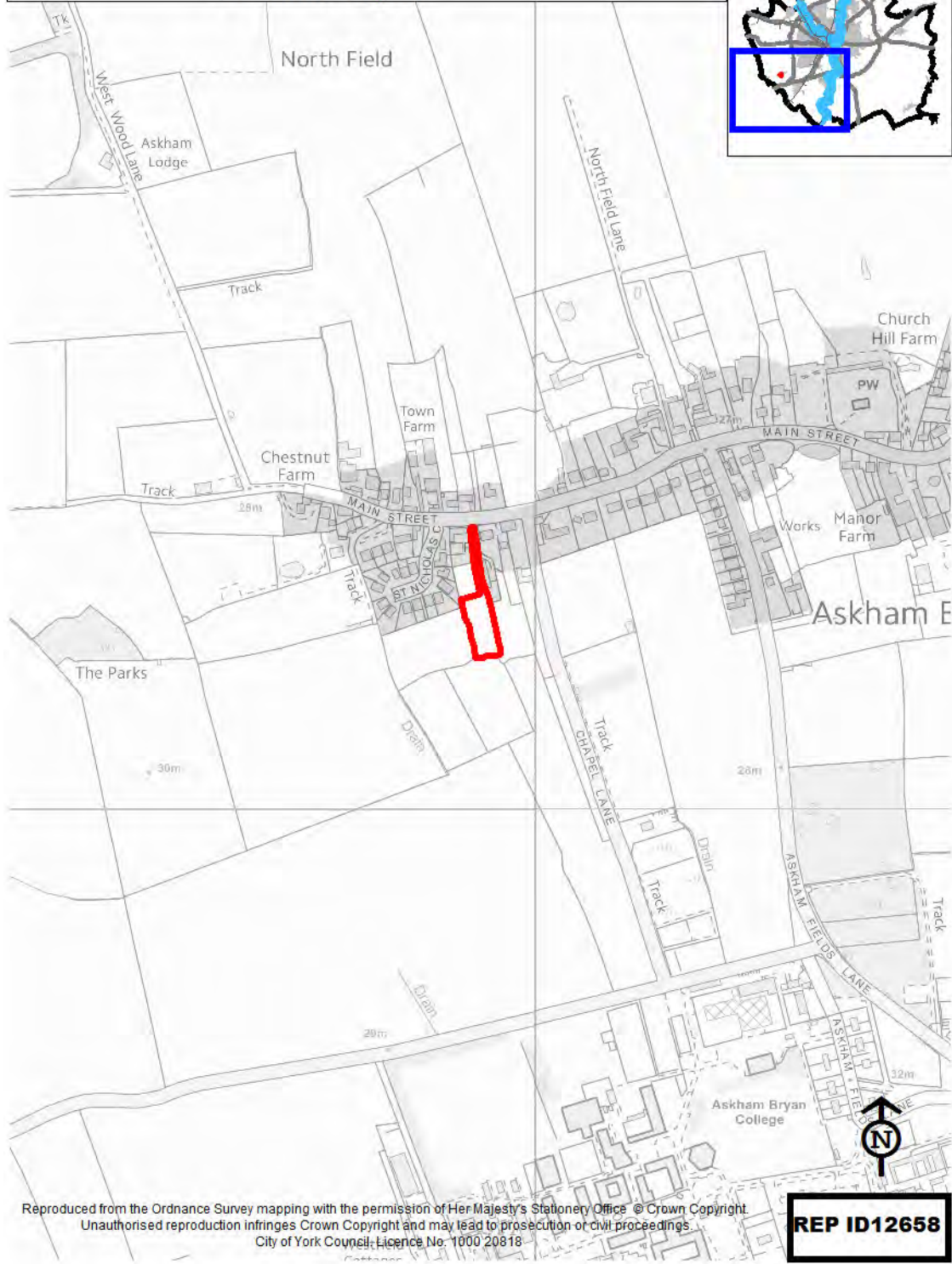
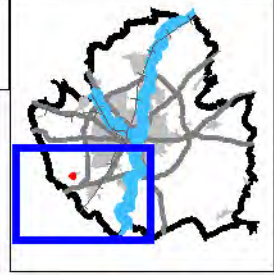
869: Land to the rear of the Marcia Pub Bishopthorpe



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**REP ID12658**

**870: Land to the rear of the Nags Head Pub  
Askham Bryan**

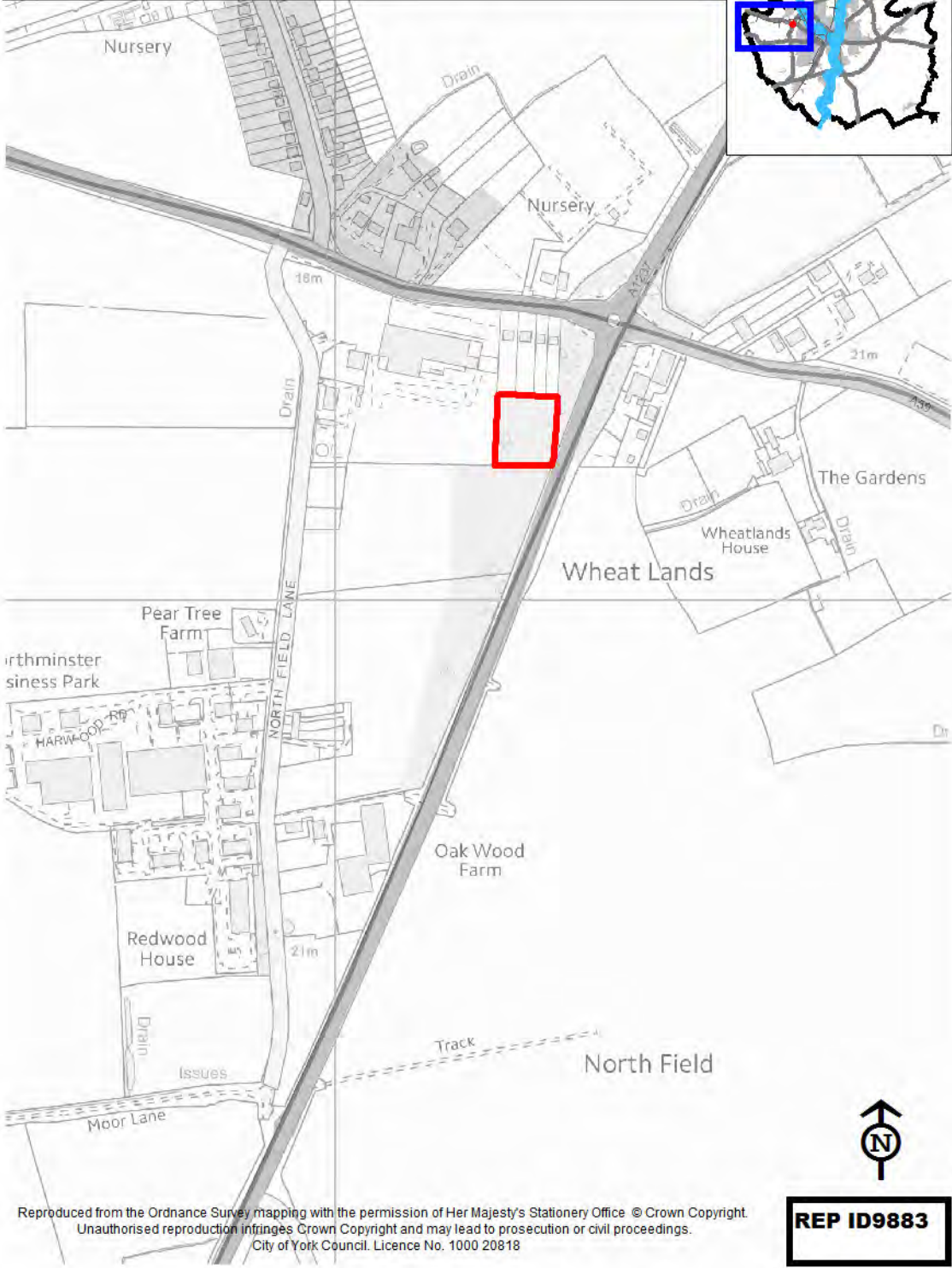


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**REP ID12658**



884: Southwest of A1237 and A59 Junction

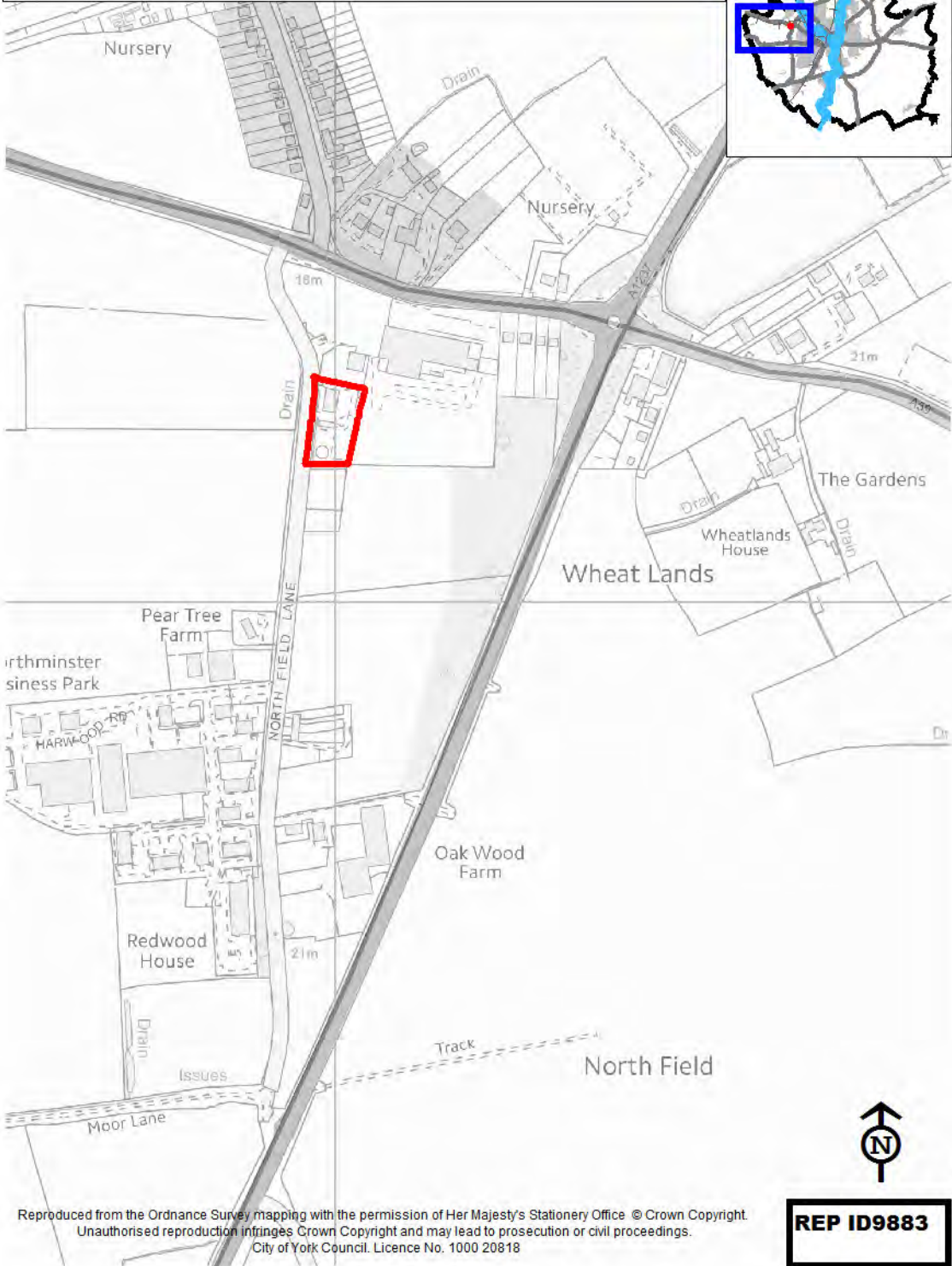


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**REP ID9883**

885: Minster Equine Veterinary Clinic

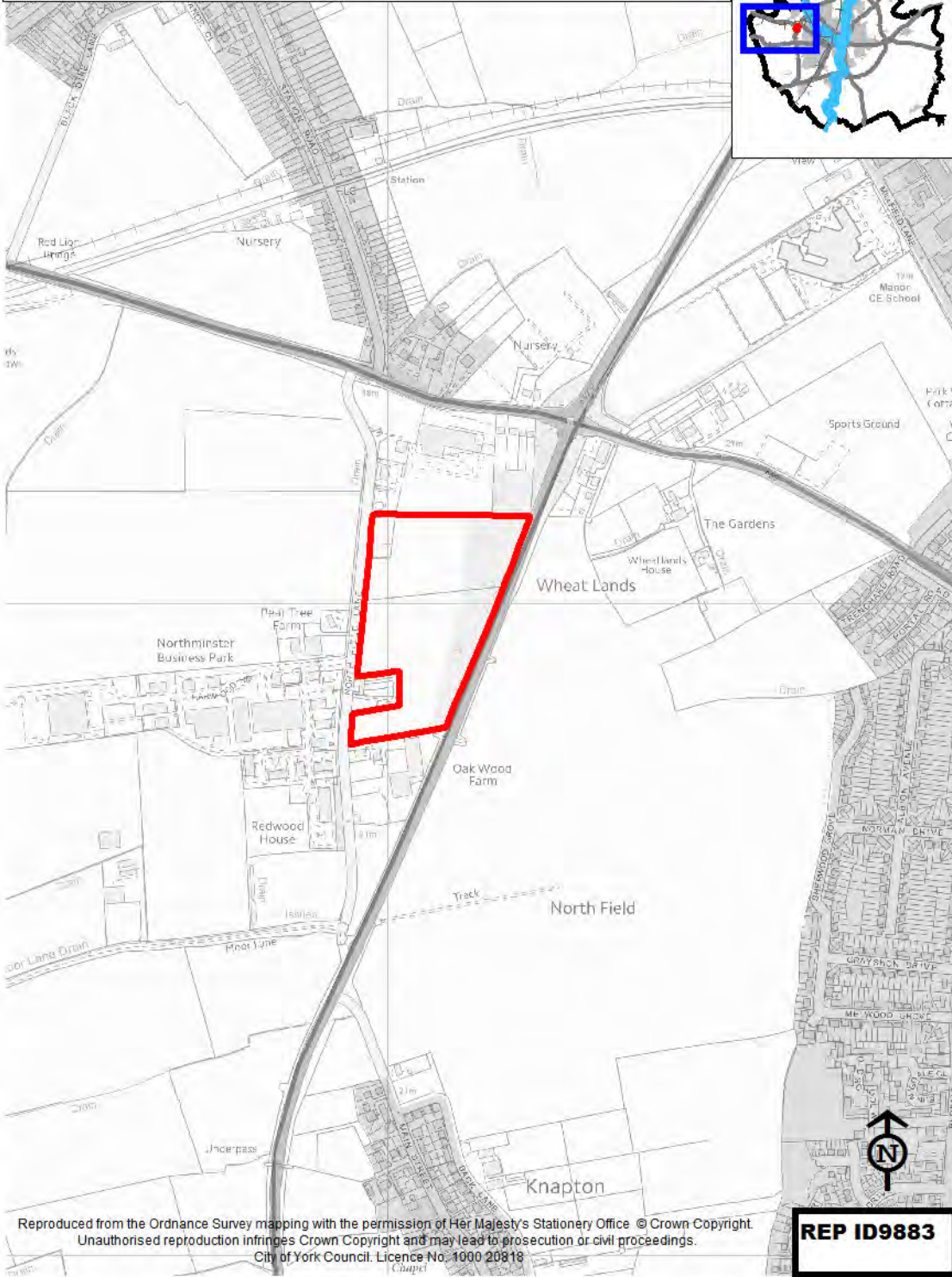


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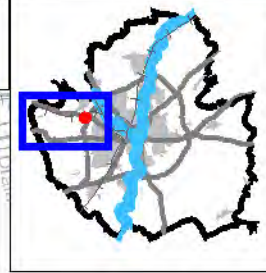
886: South of Wyevale garden Centre



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890: Luigis

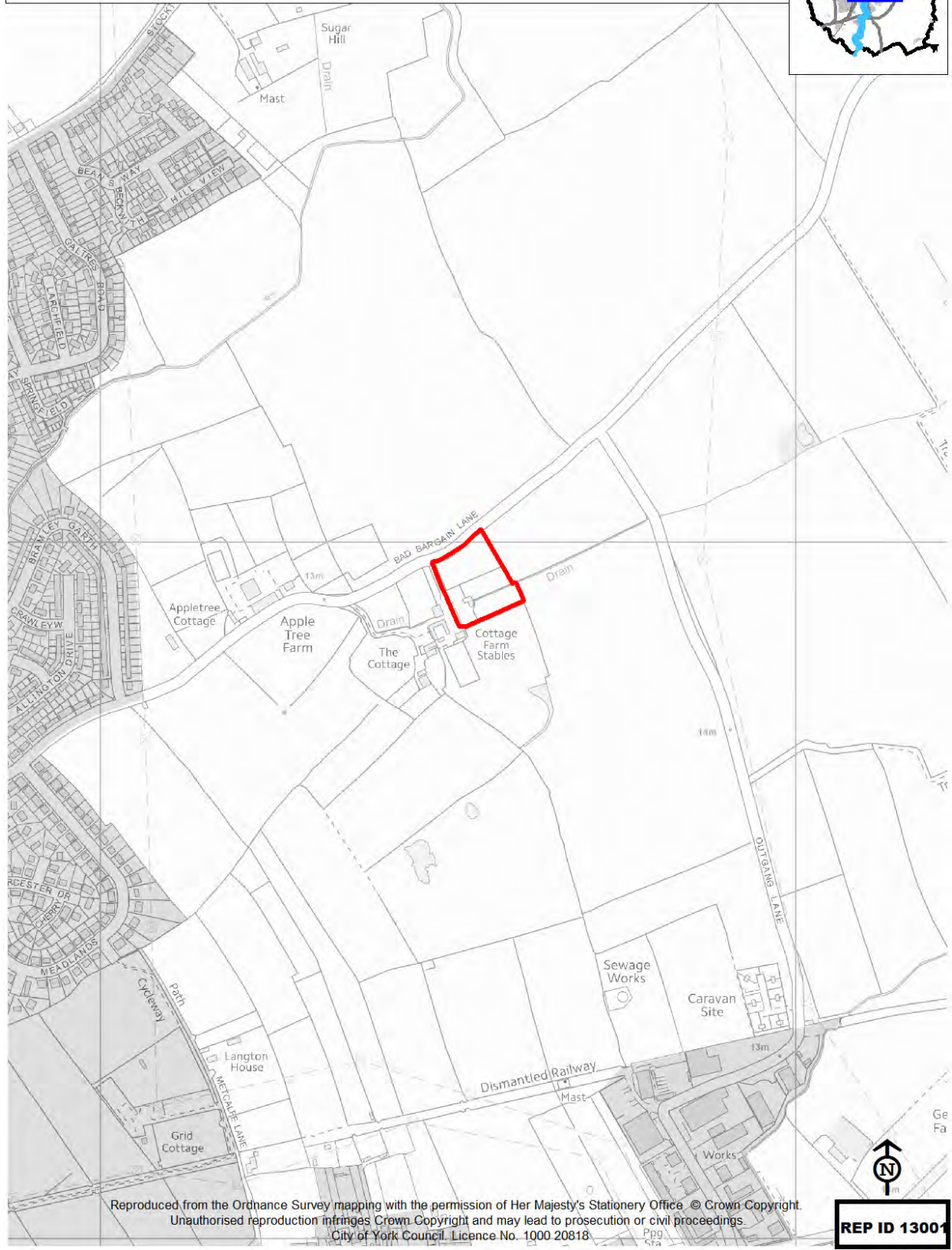


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**REP ID13092**



# 893: Sun and Moon Cottage, Bad Bargain Lane



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**REP ID 13001**

895:Meadow Farm, Cross Moor Lane,  
Haxby

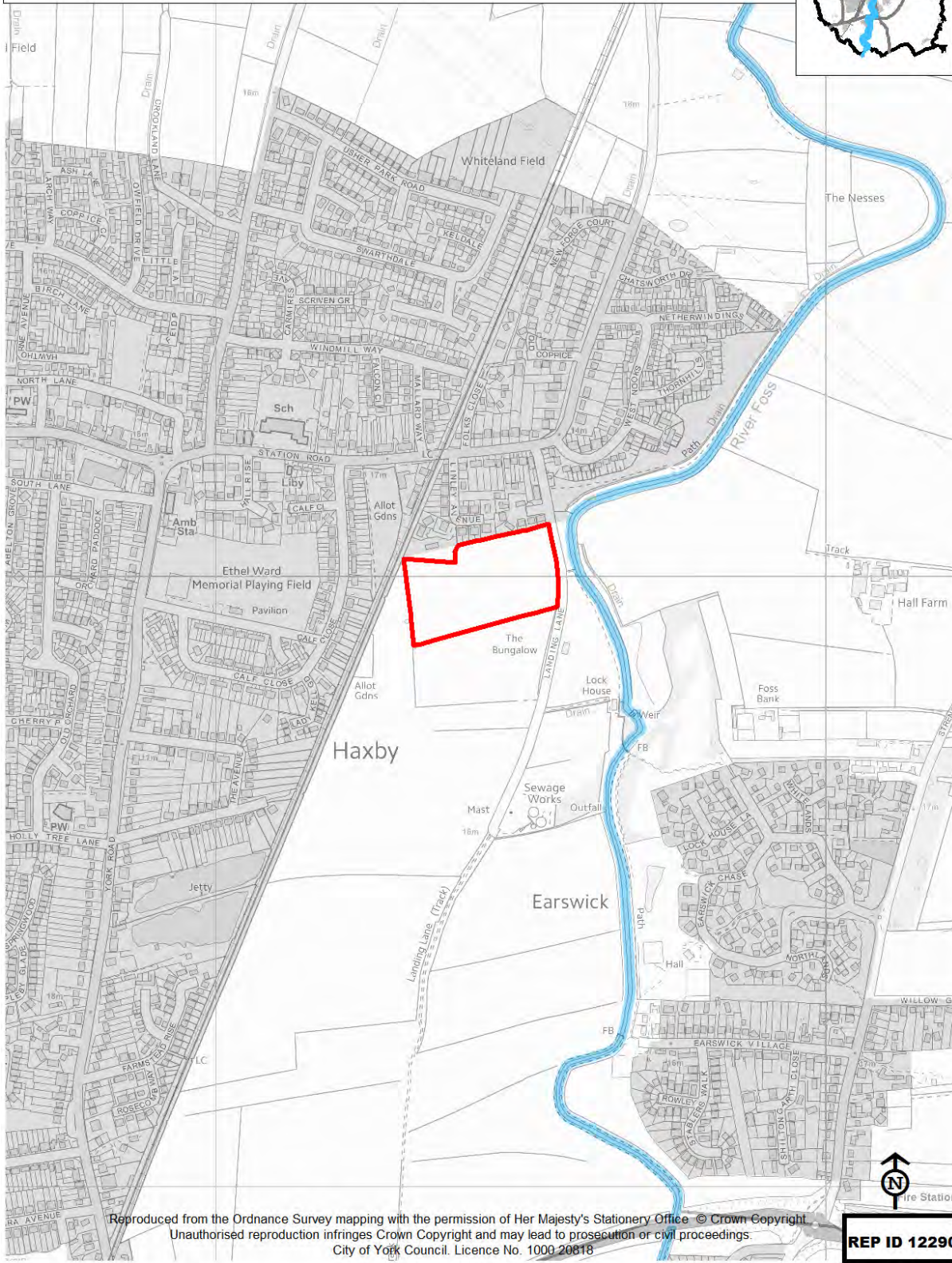


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**REP ID 13002**



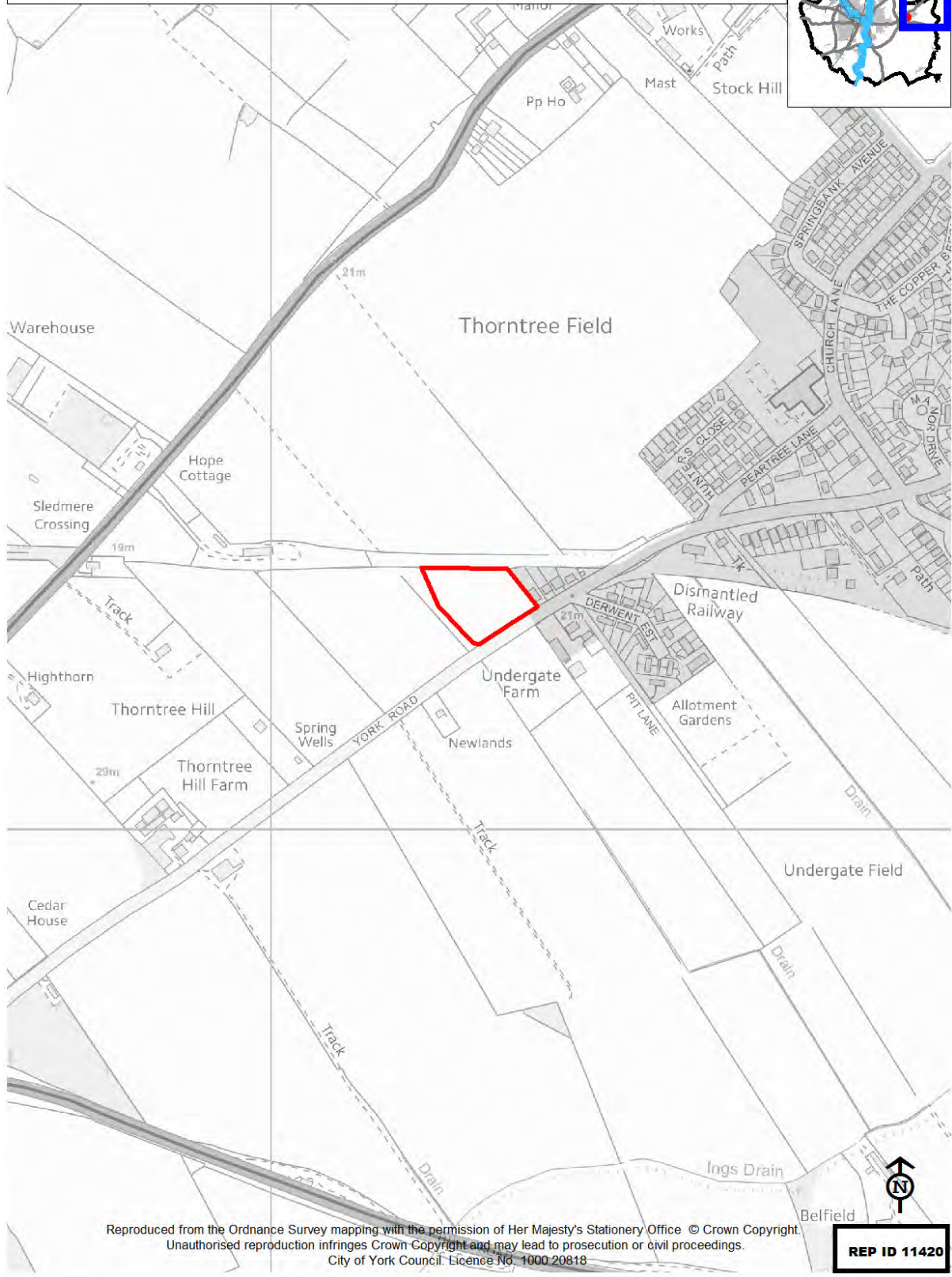
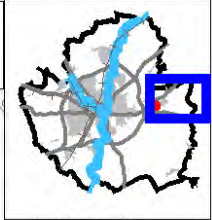
# 897: Land Adjacent to Landing Lane Haxby



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**REP ID 12290**

# 899 York Road Dunnington Reduced Boundary

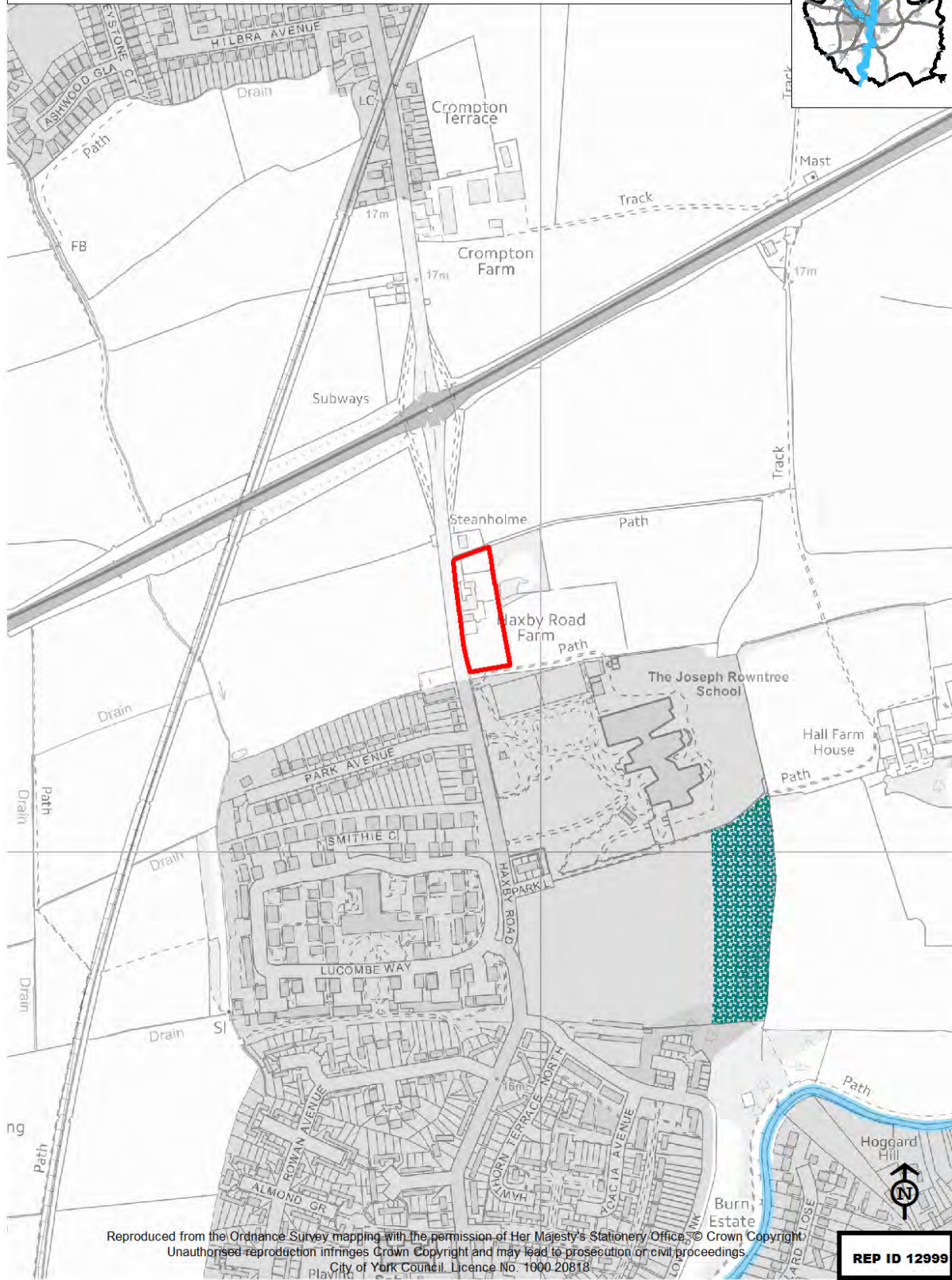
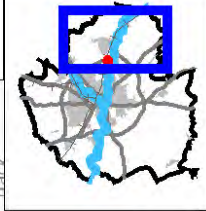


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**REP ID 11420**



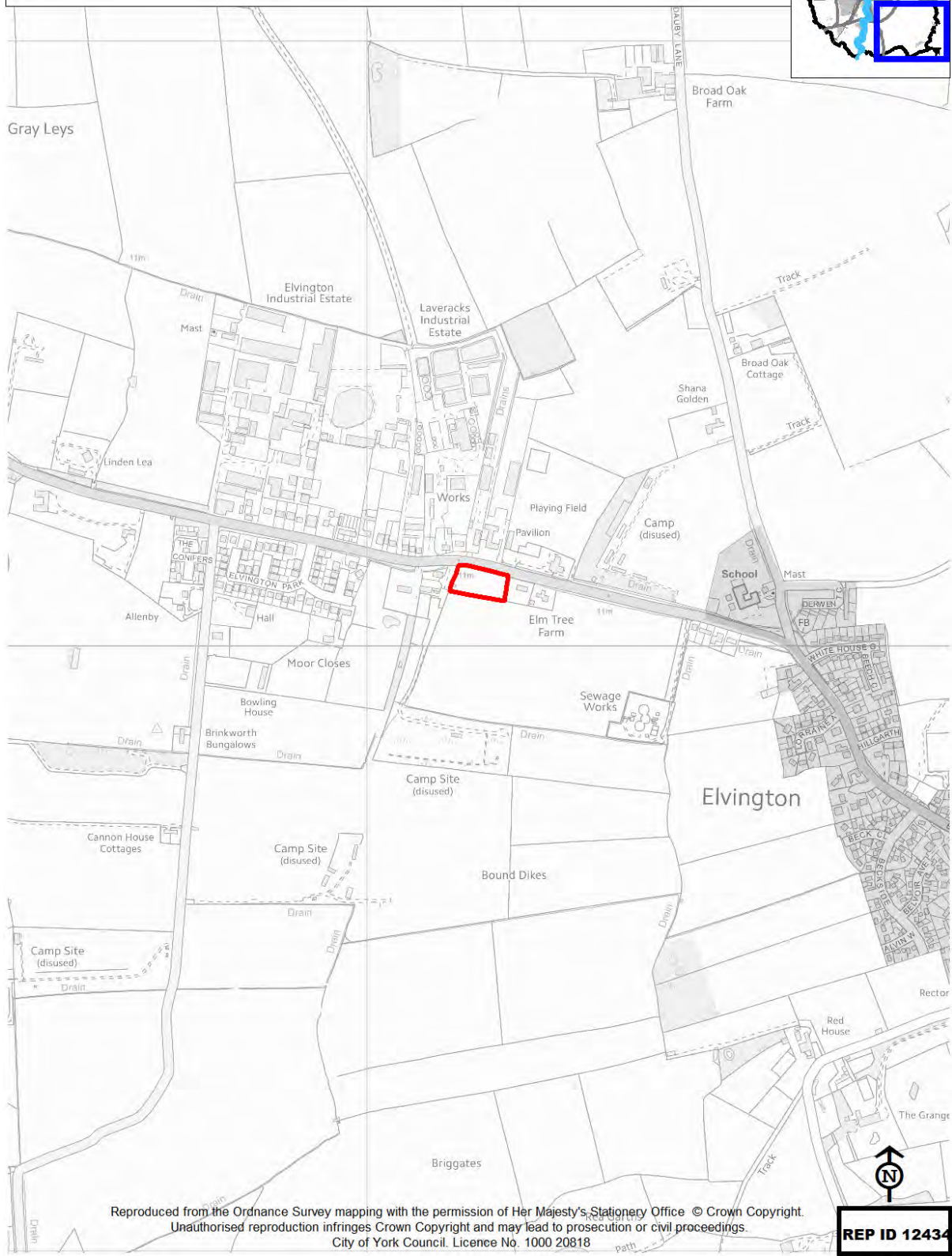
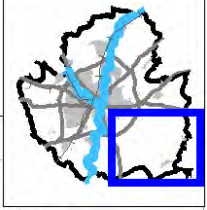
# 900: Tregarth Stables and Haxby Road Farm



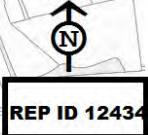
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# 941: Elm Tree Farm, Elvington



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# 942: Chapelfields PSC Submission



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**REP ID 13102**

### Annex 3: Officers Assessment of Housing Sites following PSC

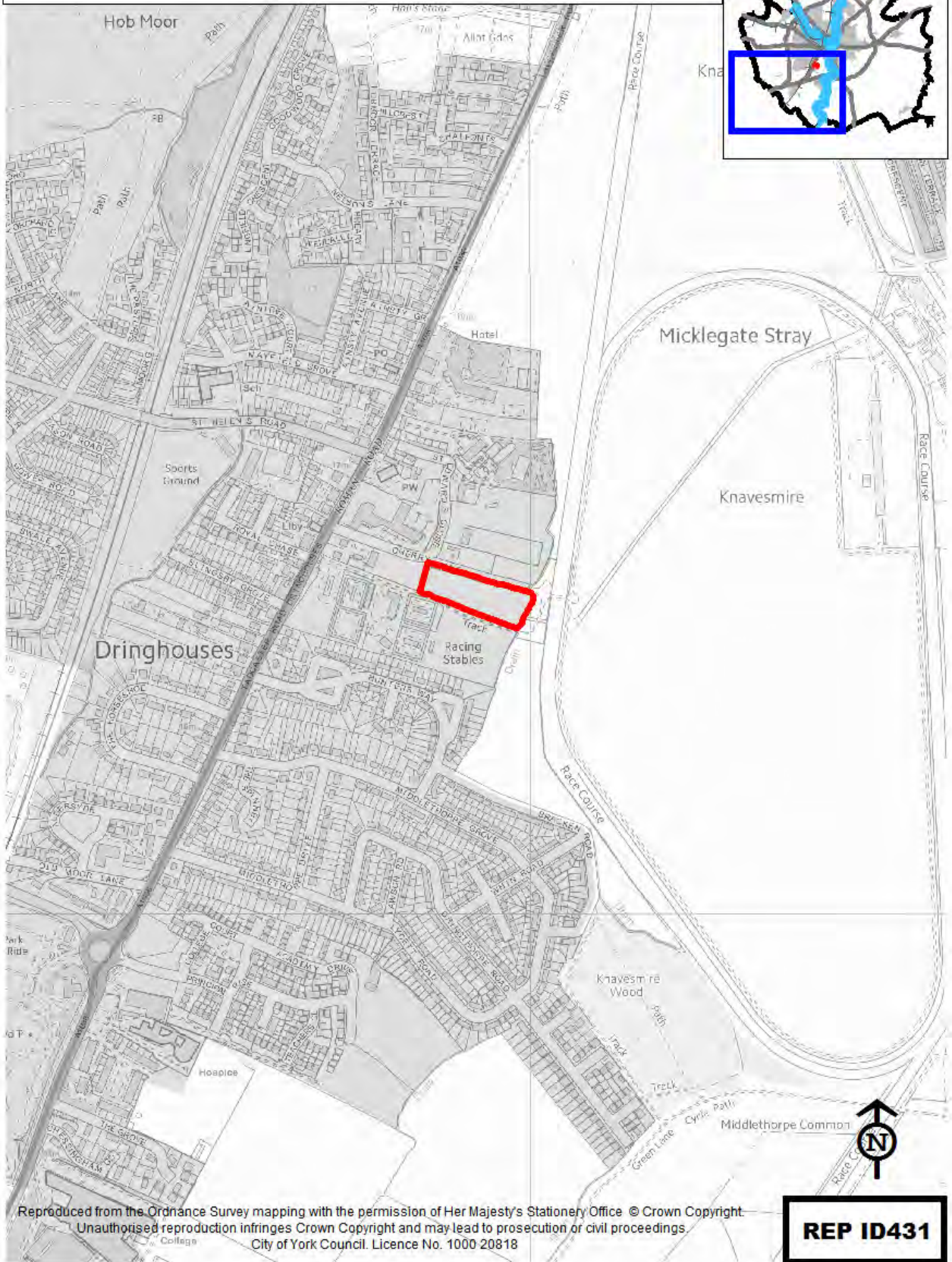
**Table 5: Alternative boundaries to Sites which are not accepted (please refer to the Consultation Statement attached as Annex 6 to this report)**

H2b	Site 132 Land at Cherry Lane (H2b)	
H30	Site 901 Land between village and railway line, Strensall	Alternative boundary of previously considered site
ST1	Site 909 British Sugar	Alternative boundary of previously considered site
ST7	Site 876 Land to the South of ST7	Alternative boundary of previously considered site
	Site 912 ST7 Alternative Land-Stockton Ln to Bad Bargain Ln	Alternative boundary of previously considered site
	Site 933 ST7 Alternative Boundary	Alternative boundary of previously considered site
ST8	Site 905 ST8 Alternative boundary	Alternative boundary of previously considered site
	Site 914 ST8 Alternative Land to North and Nature Reserve	Alternative boundary of previously considered site
	Site 913 Land North of Monks Cross	Alternative boundary of previously considered site
ST14	Site 915 ST14 Alternative Option 1350 Homes	Alternative boundary of previously considered site
	Site 916 ST14 Alternative Option	Alternative boundary of previously considered site
ST15	Site 821 Whinthorpe FSC Allocation	Alternative boundary of previously considered site
	Site 877 Alternative boundary for ST15	Alternative boundary of previously considered site
	Site 888 Land to SW of ST15	Alternative boundary of previously considered site
	Site 924 ST15 Langwith with Elvington Airfield	Alternative boundary of previously considered site
ST16	Site 928 Land surrounding Terrys car park	Alternative boundary of previously considered site
	Sites 917 918 919 920 and 920	Original submission – superseded.
	Sites at Queen Elizabeth Barracks Strensall	Original submission
	Sites 624/937/939/943 at Imphall Barracks	Original submission



# Annex 3: Officers Assessment of Housing Sites following PSC

## 132: Land at Cherry Lane

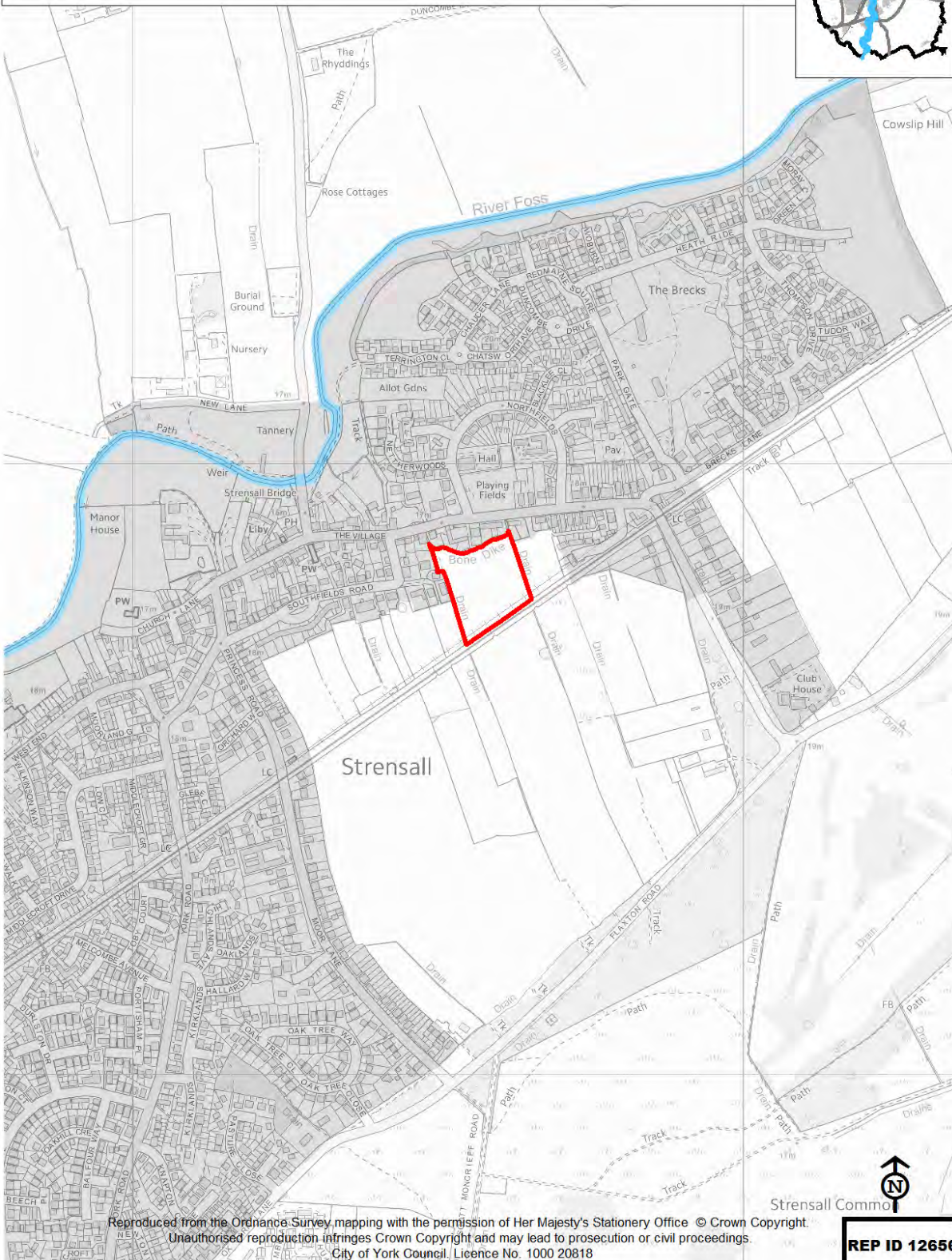


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**REP ID431**



# 901: Land between The Village and the railway line Strensall

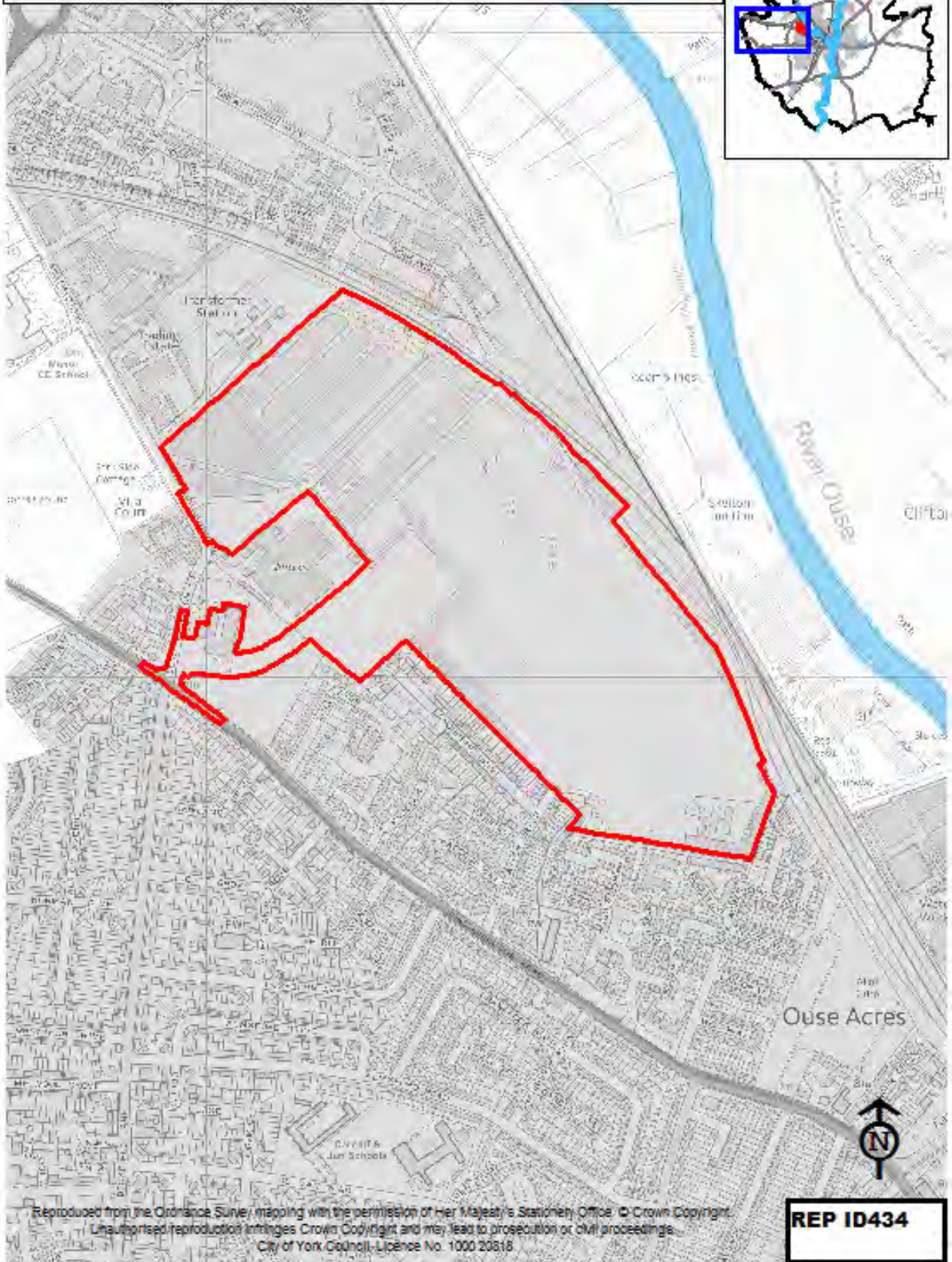


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# 909: British Sugar PSC Alternative Boundary

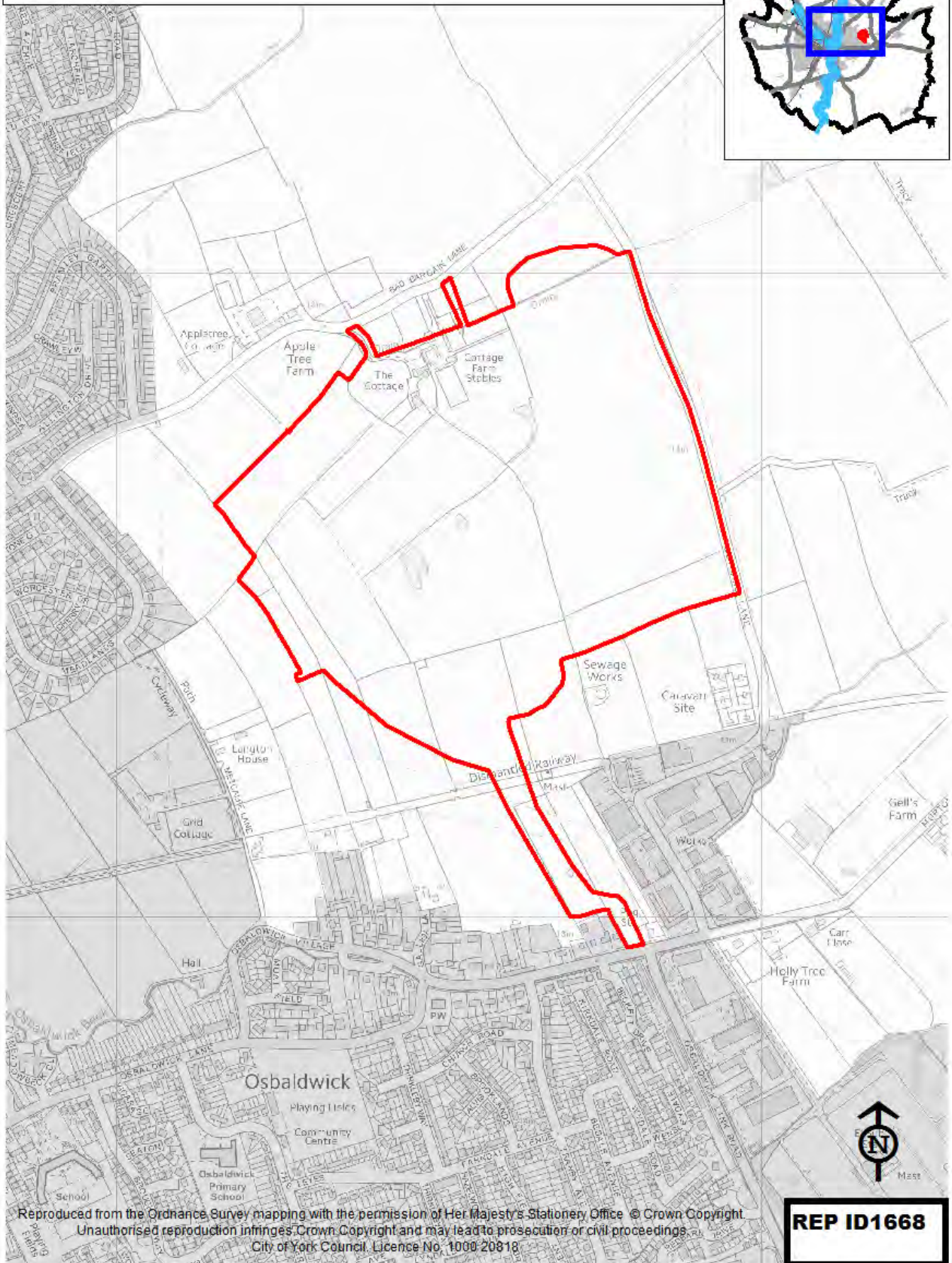
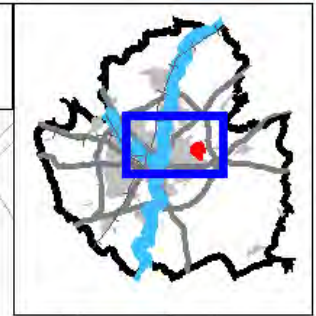


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# 876: ST7 South



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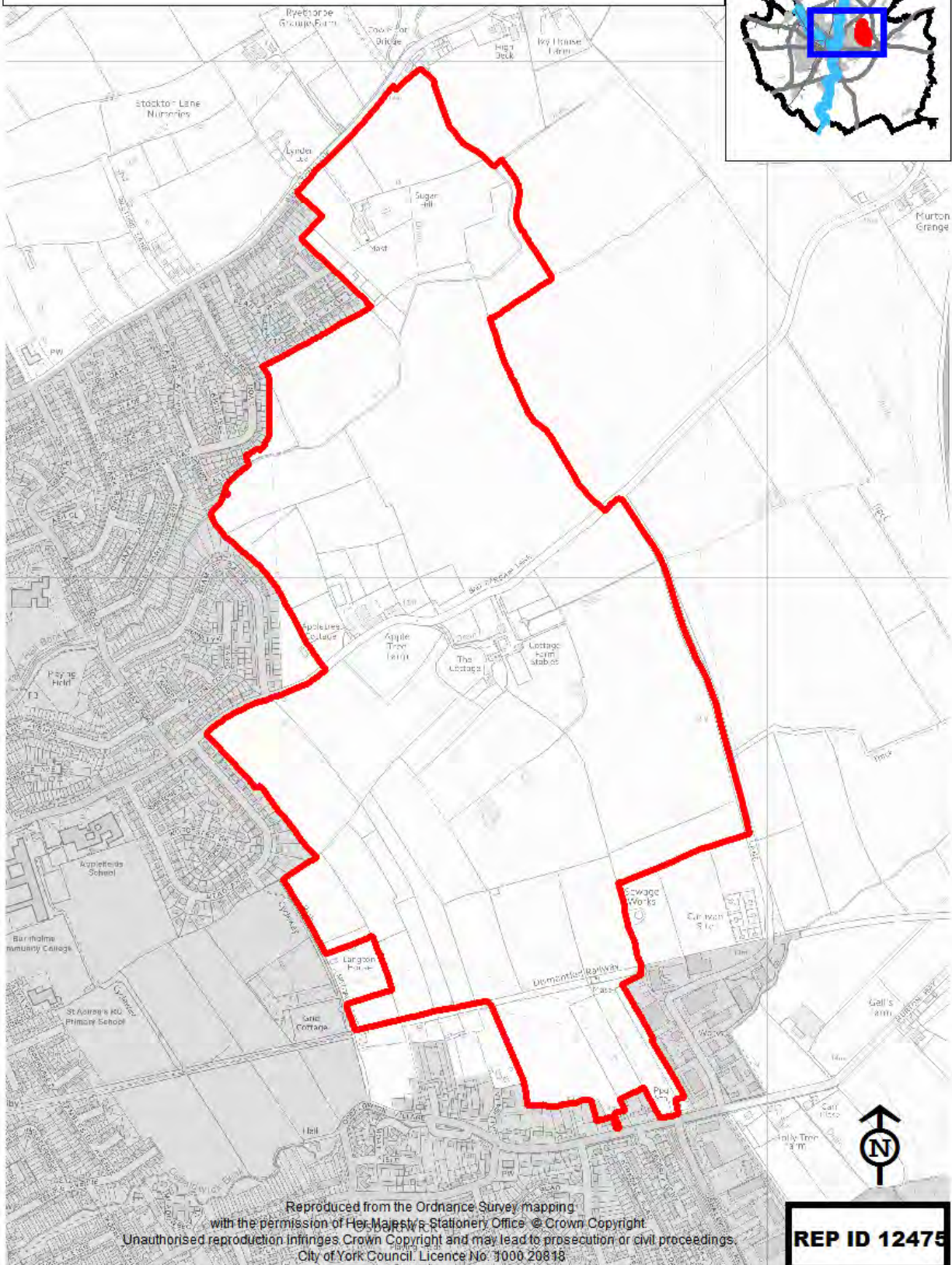
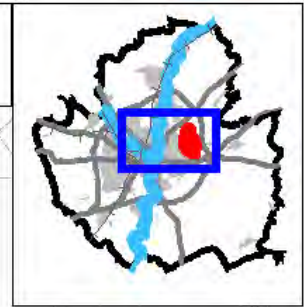
**REP ID1668**







# 933: ST7 Alternative Boundary

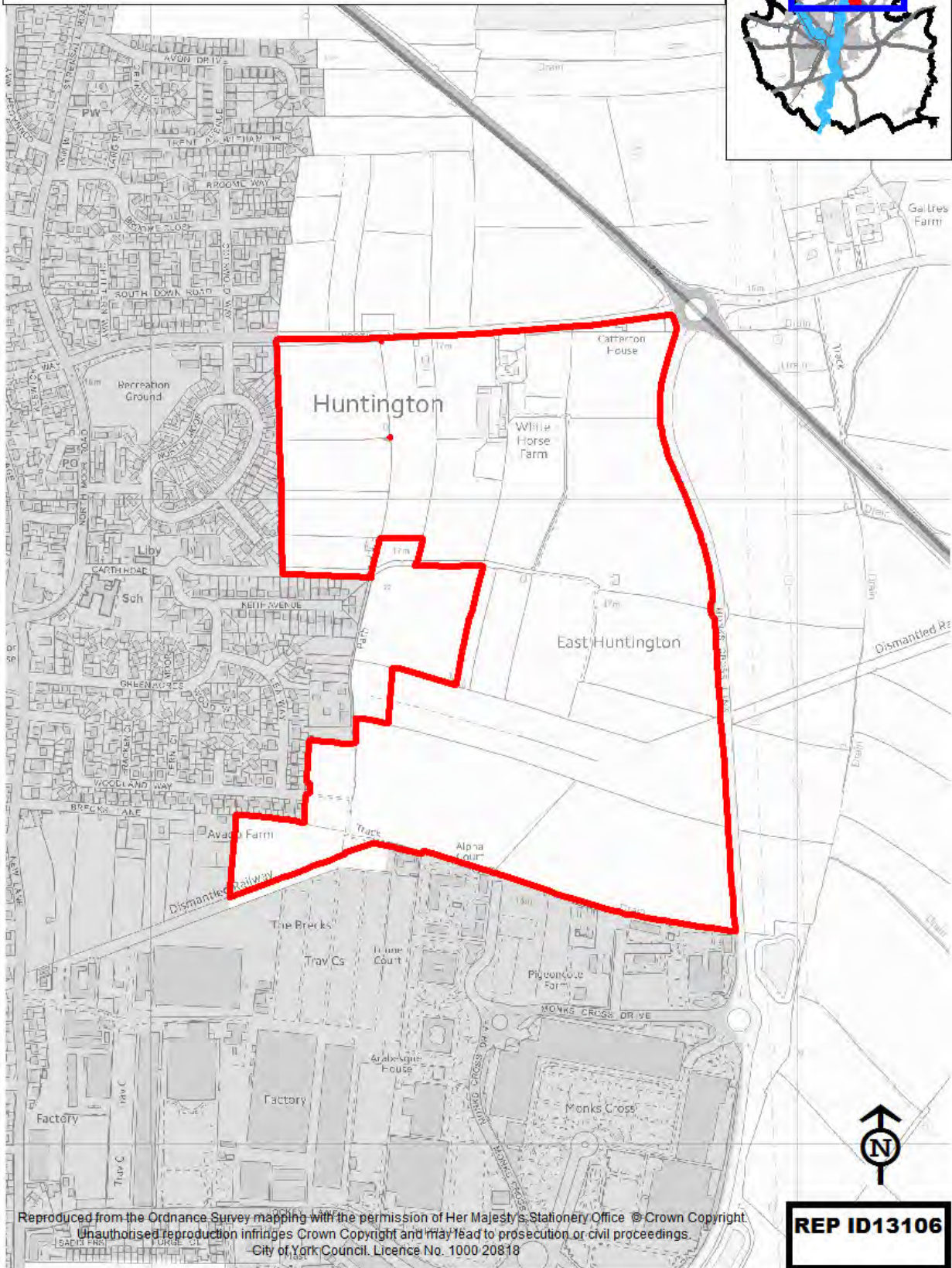
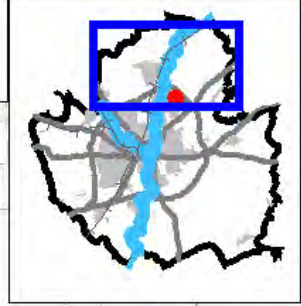


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# 905: ST8 Alternative boundary

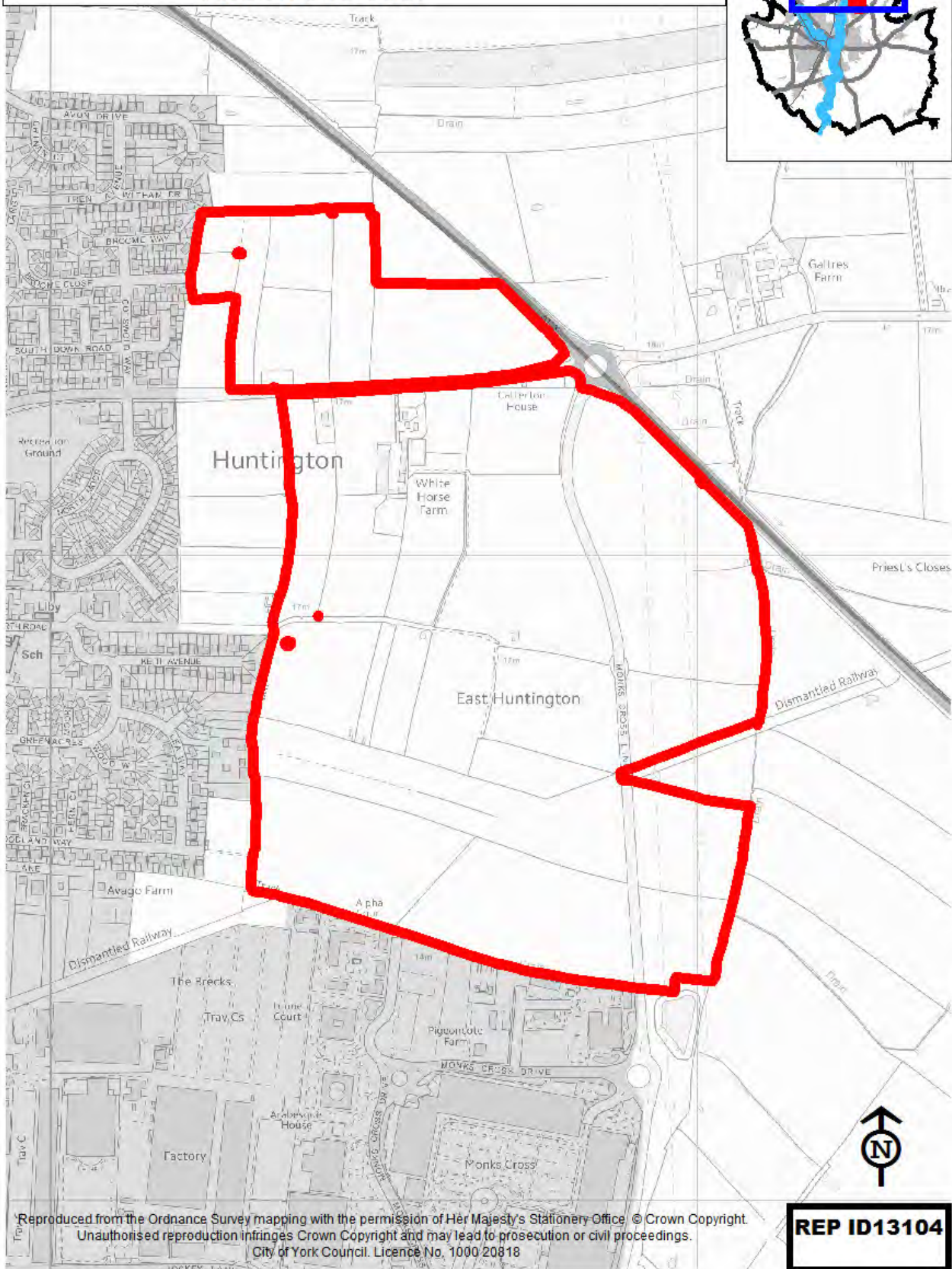
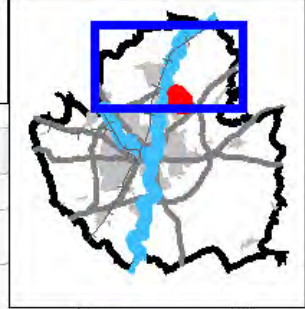


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# 914: ST8 Alt with Land to North and nature Reserve to east

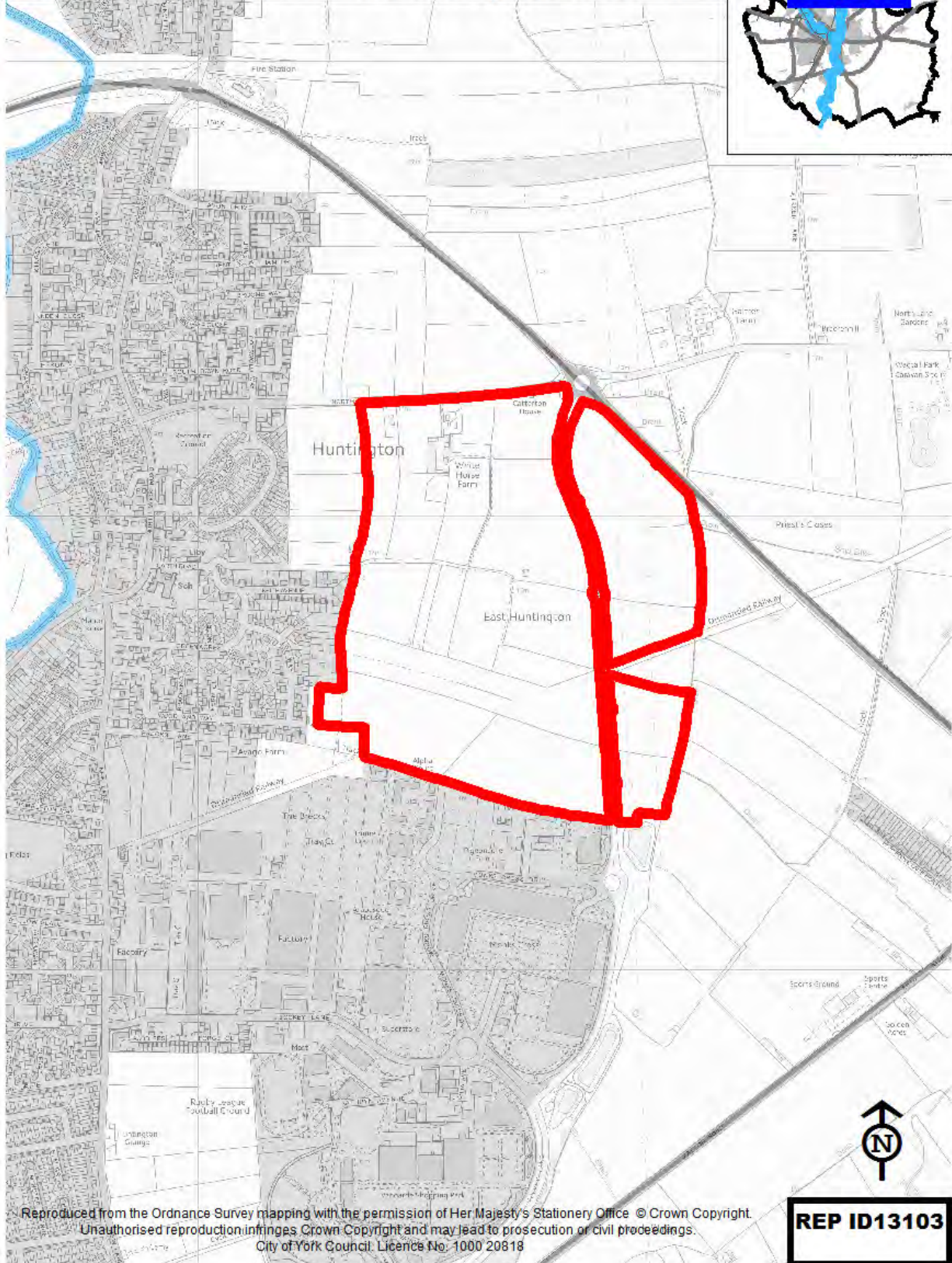


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# 913: ST8 Alternative Boundary with Nature Reserve to east and Sports to West

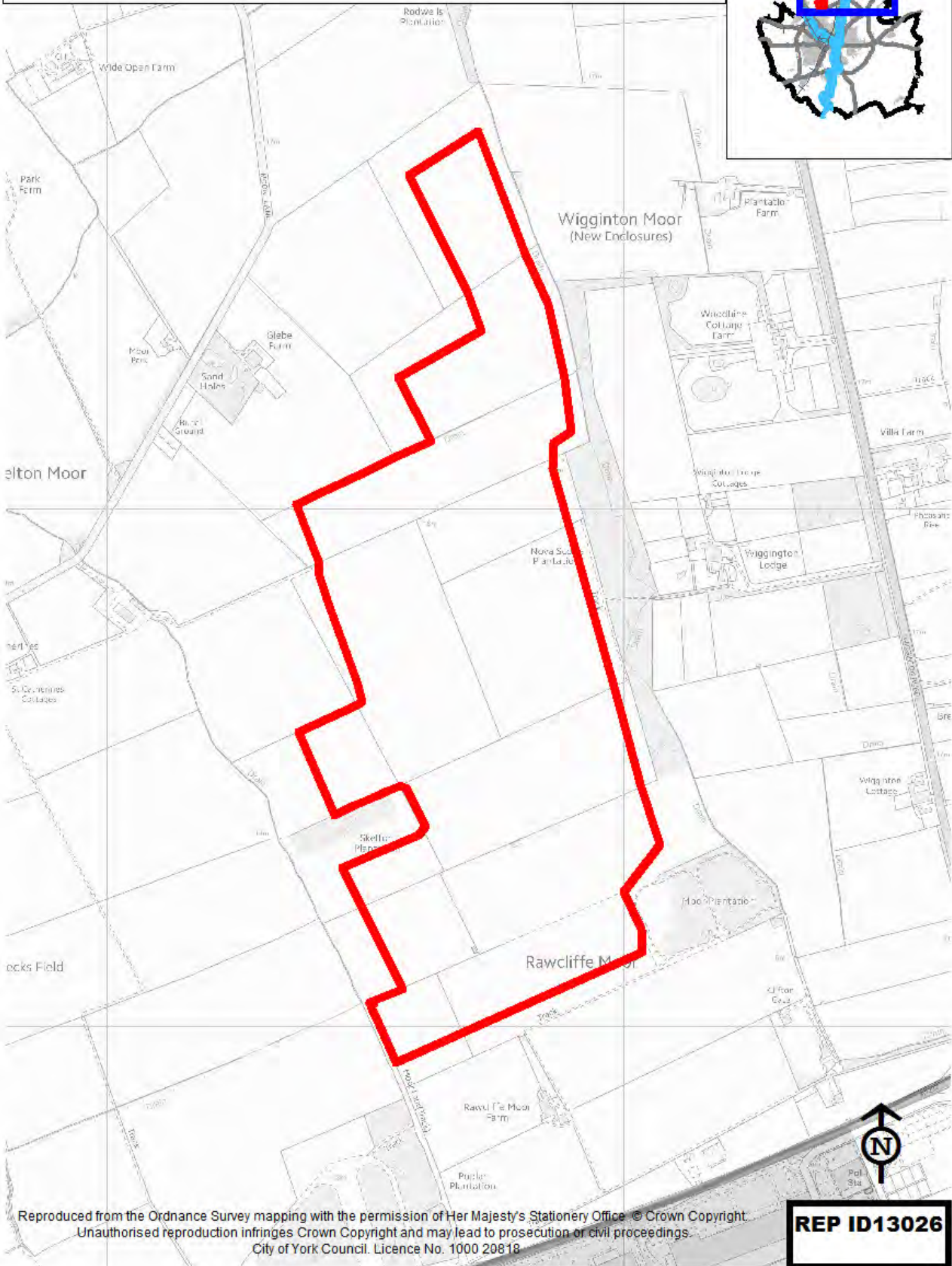


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**REP ID13103**



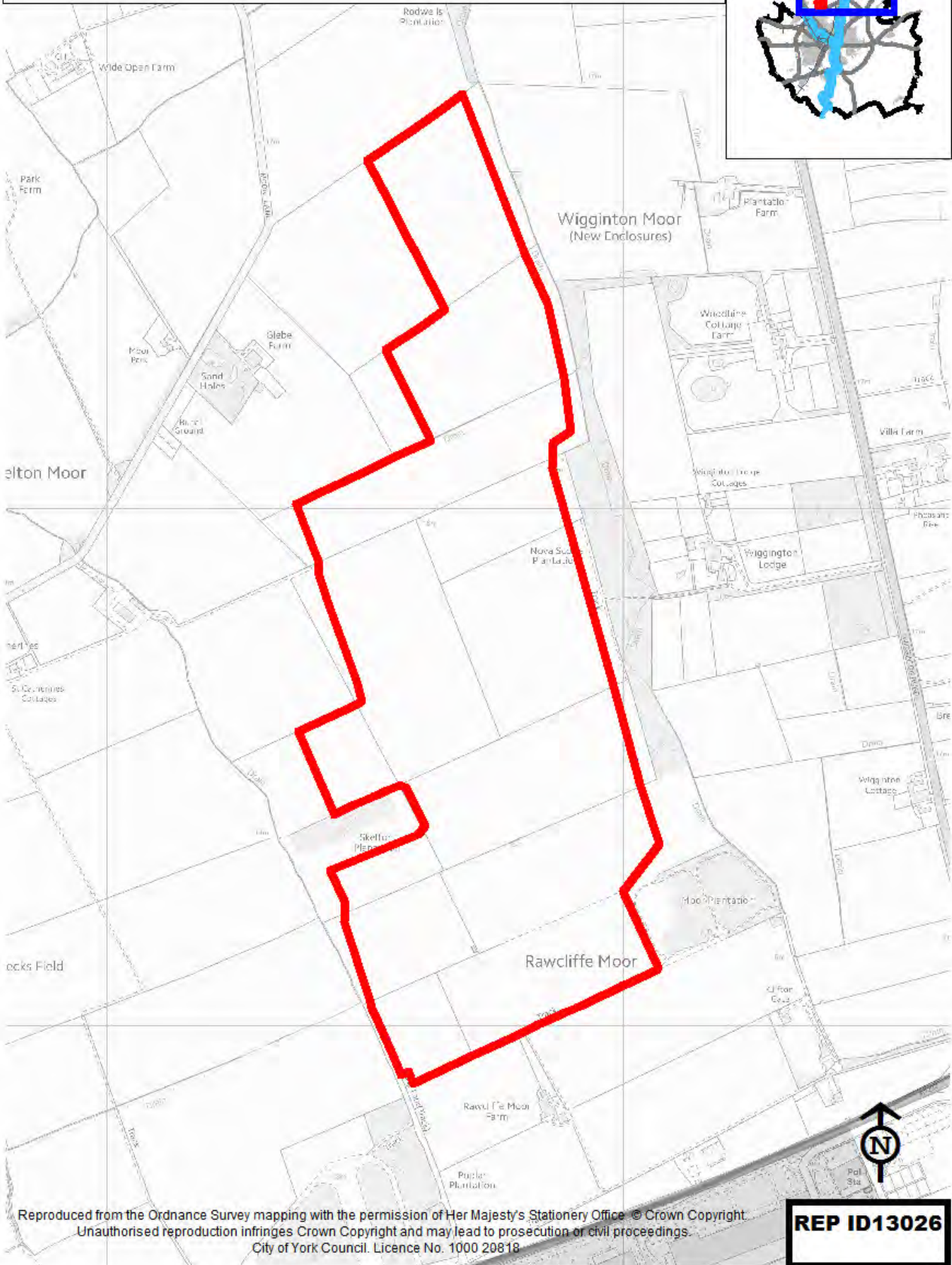
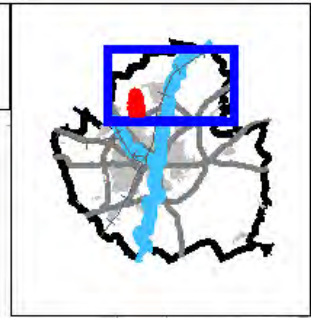
# 915: ST14 Alt Option 1 1350 Homes



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**REP ID13026**

# 916: ST14 Alt Option 2 1725 Homes

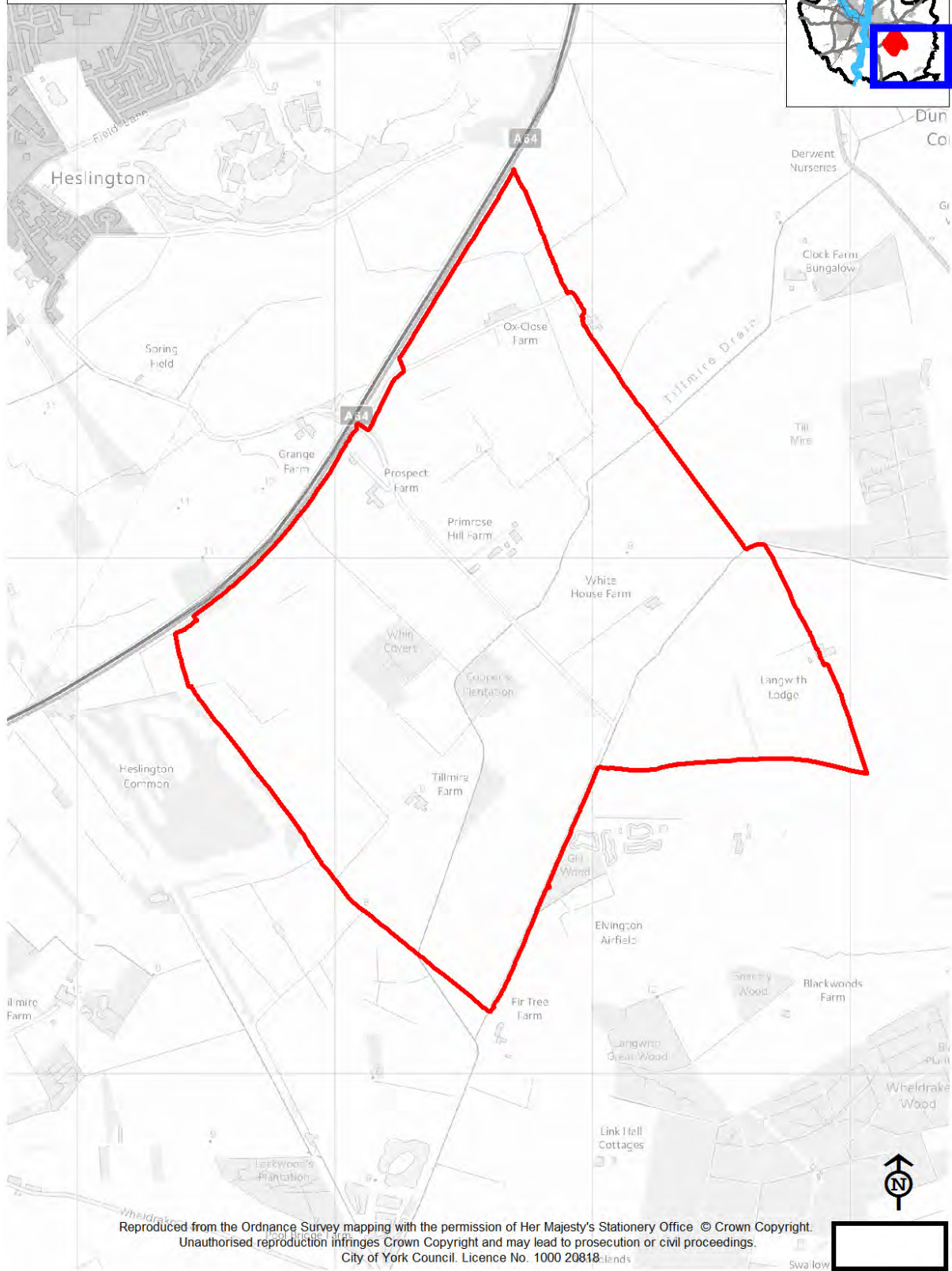
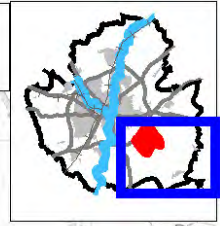


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**REP ID13026**



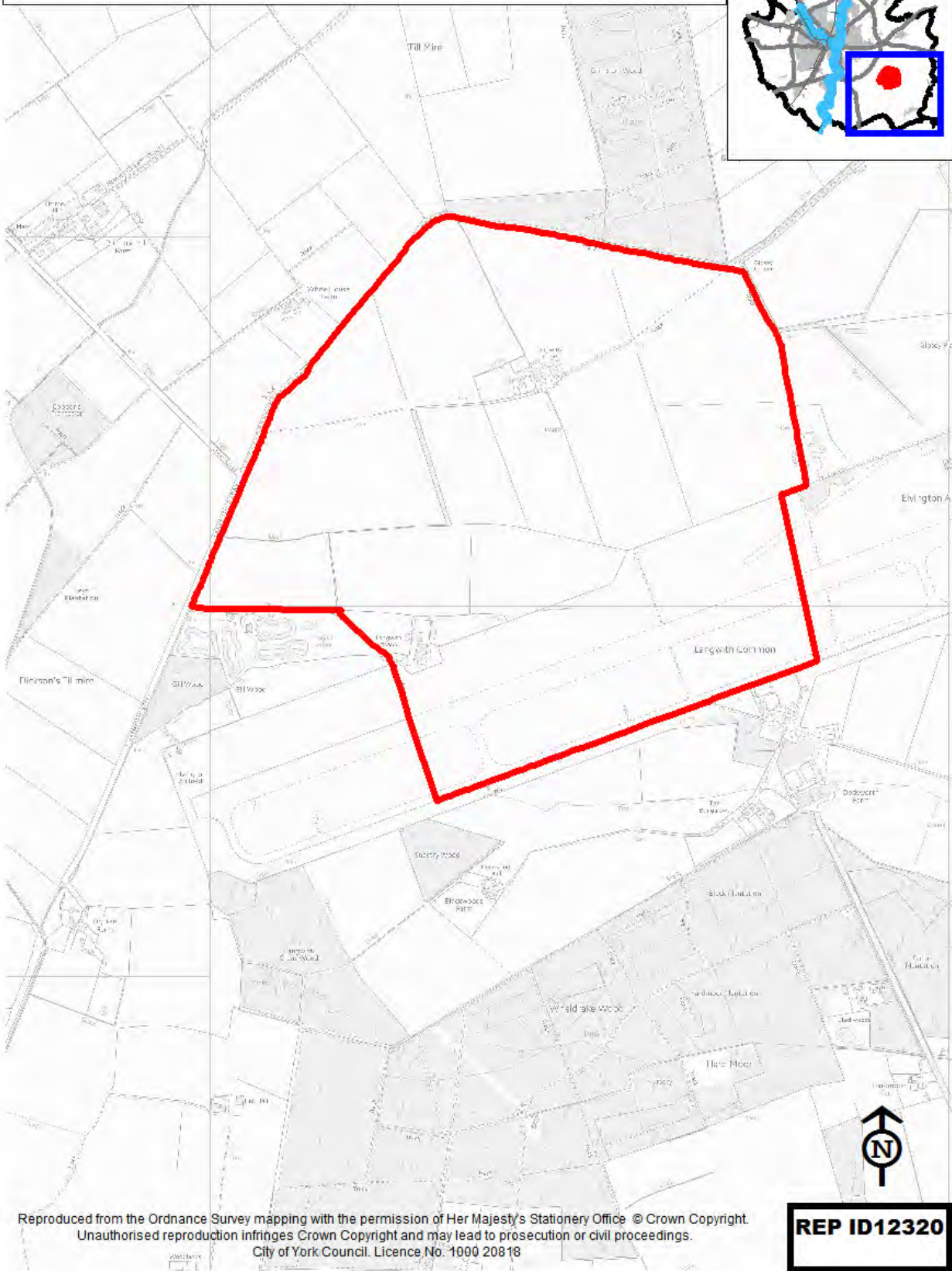
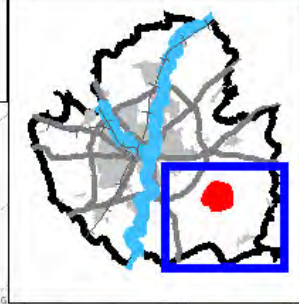
# 821 Whinthorpe FSC Allocation







# 888: Land North of Langwith Lakes

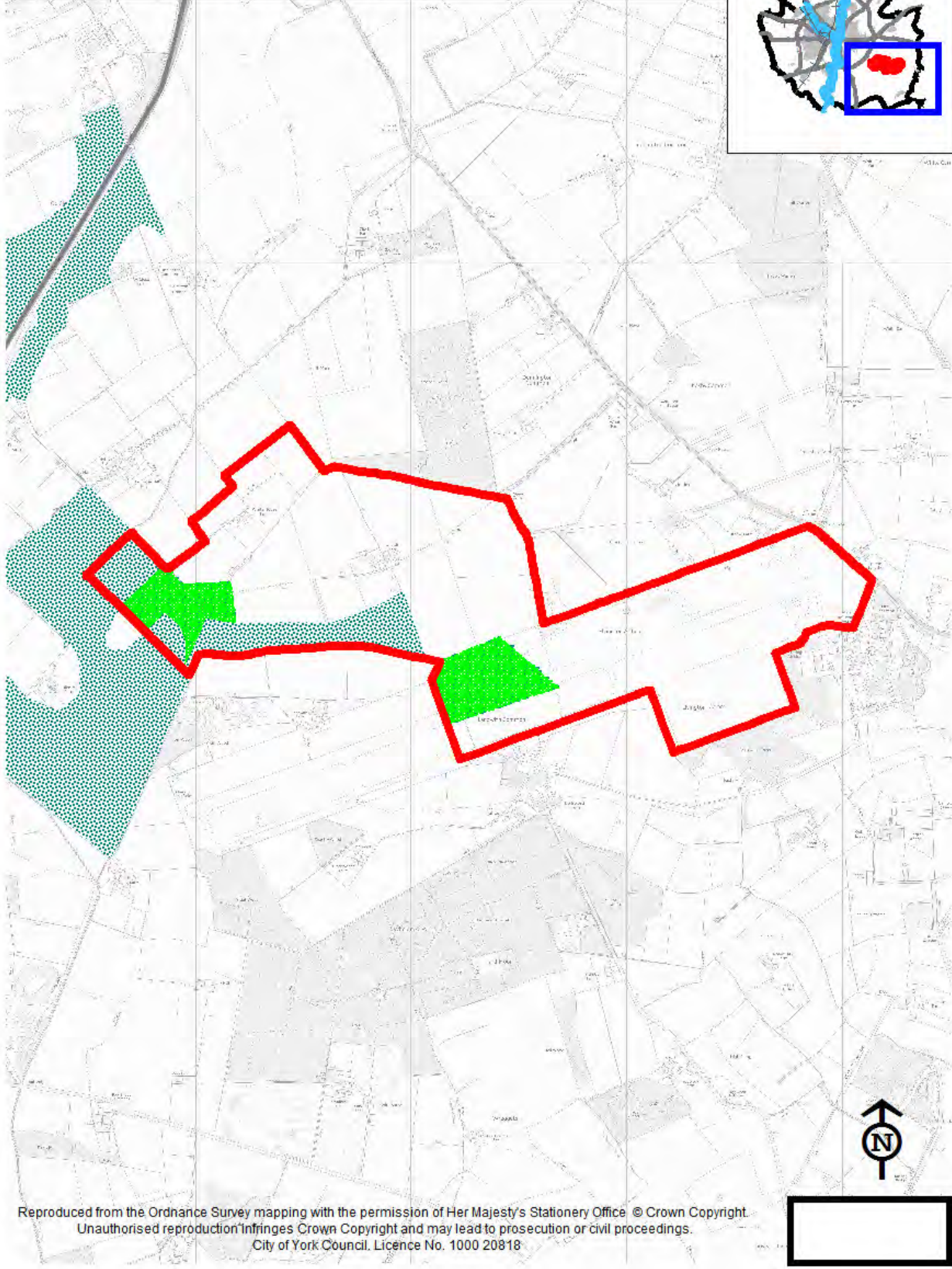


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**REP ID12320**



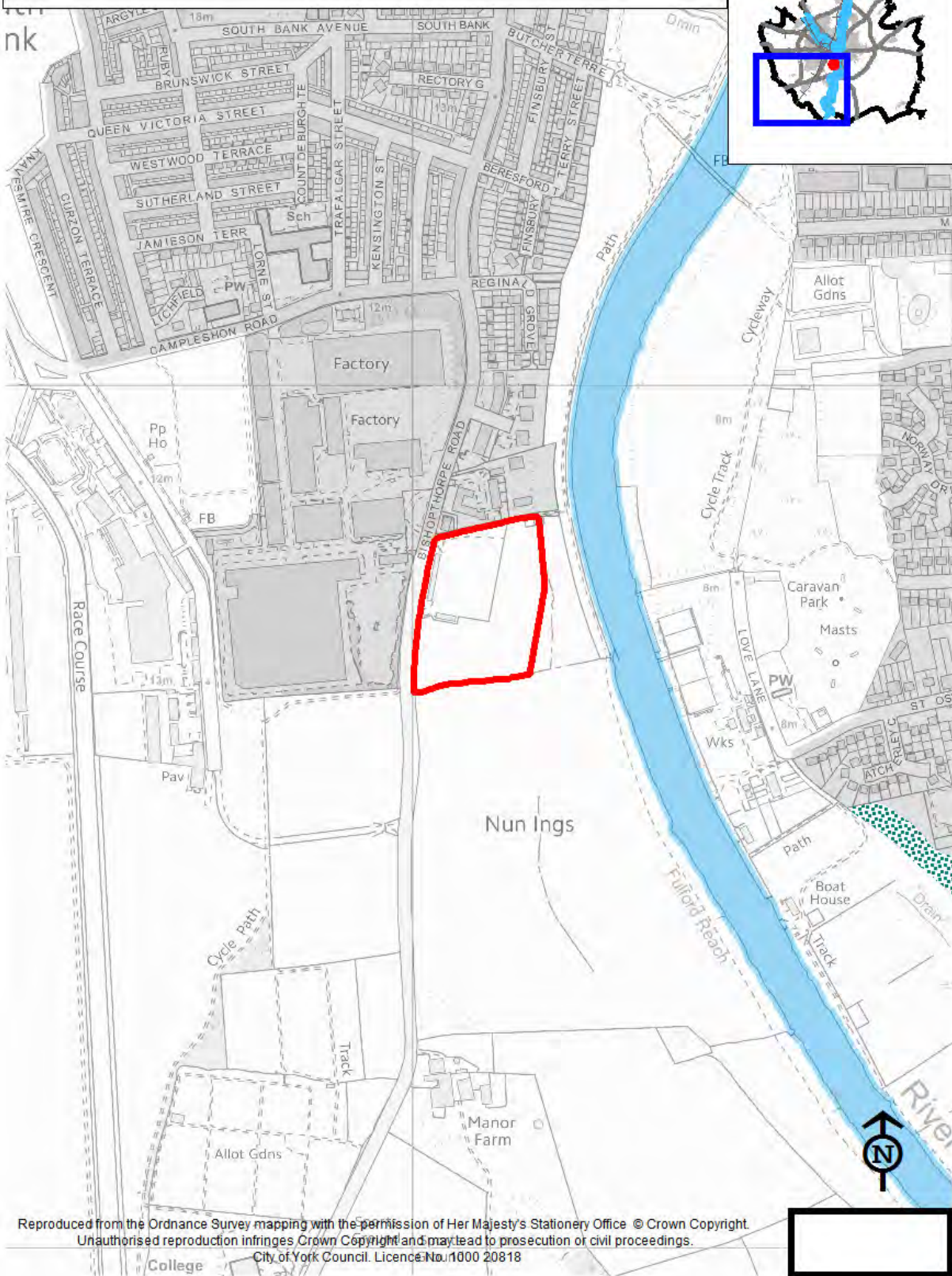
924: ST15 Langwith and Elvington Airfield  
PSC Submission



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# 928: Land surrounding Terrys Car Park

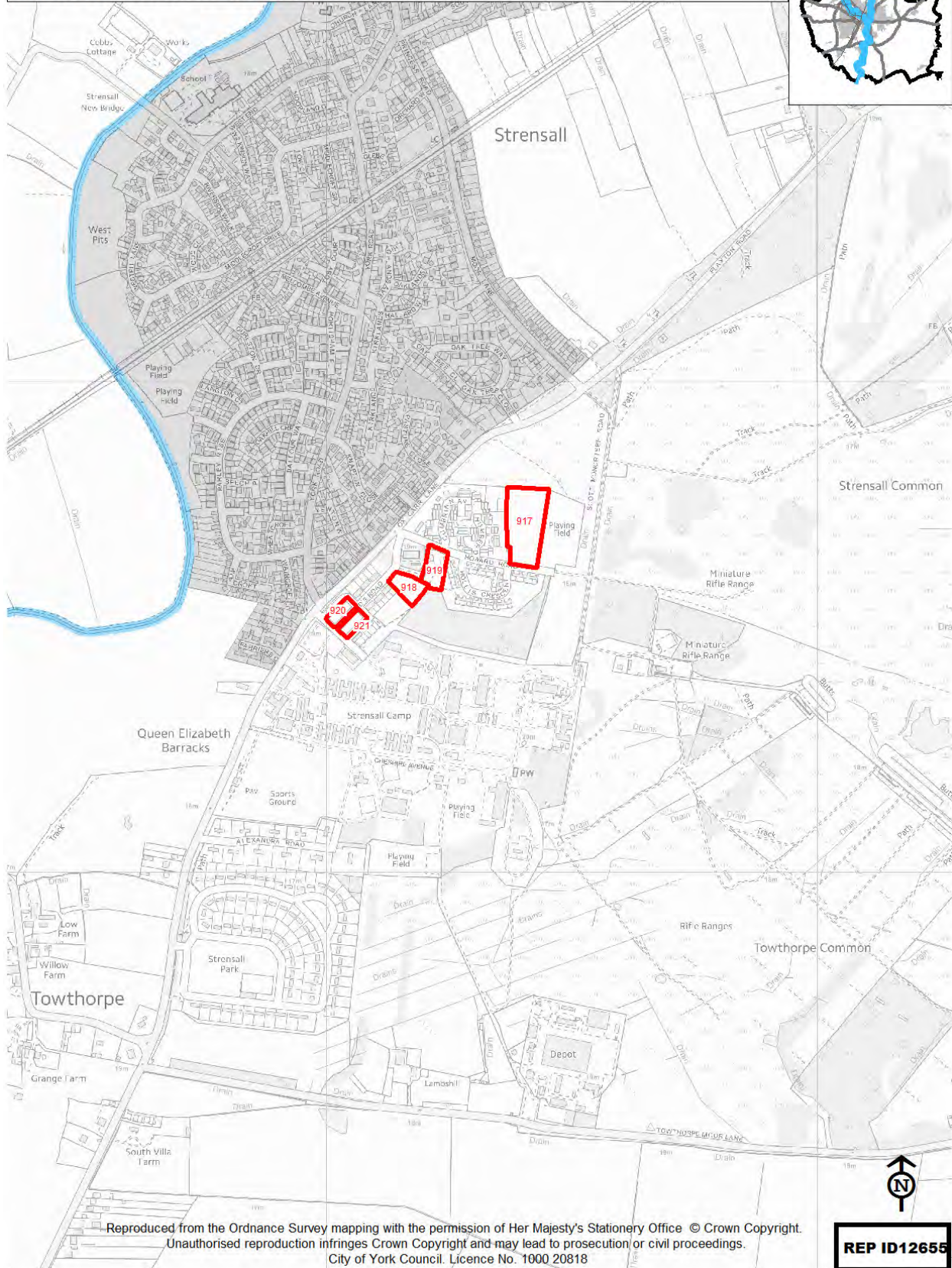


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# 917/918/919/920/921 Land at Queen Elizabeth Barracks

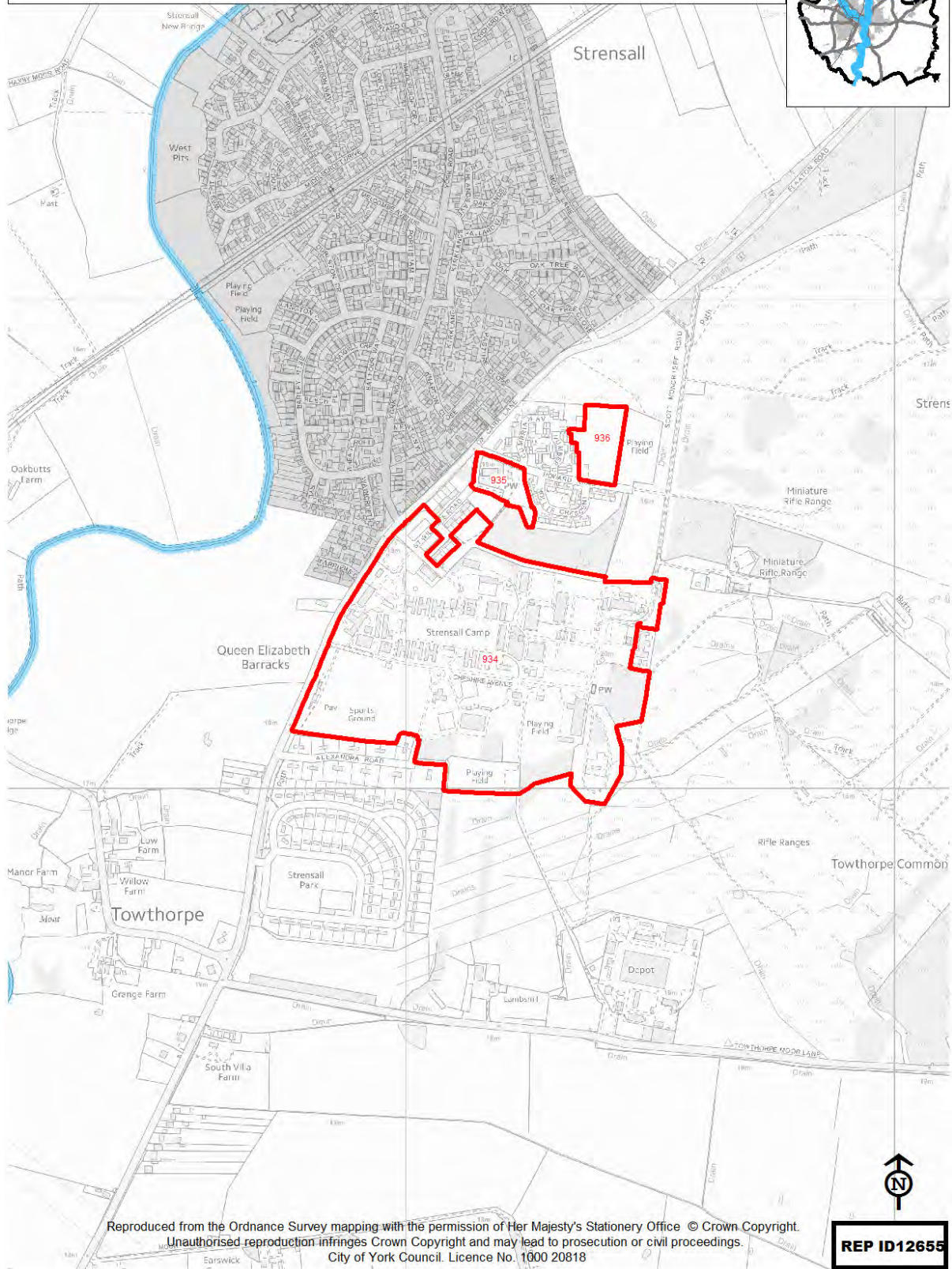


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**REP ID12655**



# 934/935/936: Queen Elizabeth Barracks Strensall

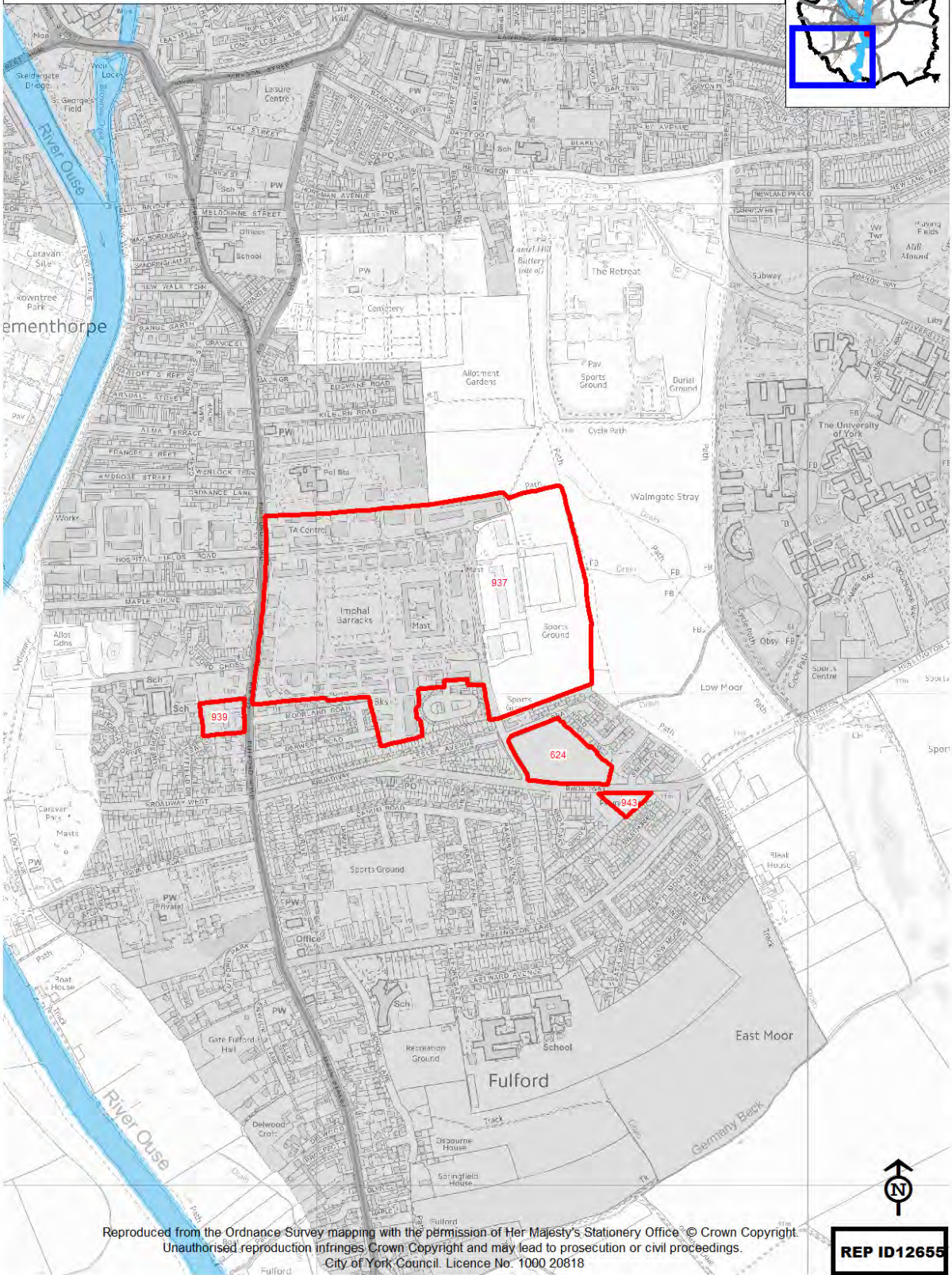
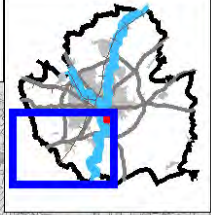


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**REP ID12655**



# 624/937/939/943 Imphal Barracks



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REP ID12655

**SHLAA Annex 2:**

**Minutes to Executive 13<sup>th</sup> July 2017**

Meeting	Executive
Date	13 July 2017
Present	Councillors Carr (Chair), Aspden (Vice-Chair), Ayre, Gillies, Lisle, Rawlings, Runciman and Waller
Other Members participating in the meeting	Councillors D'Agorne and Looker

---

## **PART A - MATTERS DEALT WITH UNDER DELEGATED POWERS**

### **14. 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 they may have in respect of business on the agenda.

It was noted that Councillor Waller was a Trustee of Leeman Millenium Green at its inception, but had not been active for some time.

### **15. Exclusion of Press and Public**

Resolved: That the press and public be excluded from the meeting during consideration of Annexes 1 and 2 to Agenda Item 9 (Award of Contract for Security Services) and Annexes 1a, 1b, 2 and 3 to Agenda Item 10 (Establishing an Investment Budget for a Strategic Commercial Acquisition) on the grounds that it contains information relating to the financial or business affairs of any particular person (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).



## 16. Minutes

It was noted that the minutes of the last Executive meeting held on 29 June 2017 would be submitted to the meeting on 27 July 2017 for approval.

## 17. Public Participation

It was reported that there had been six registrations to speak at the meeting under the Council's Public Participation Scheme, one of which had subsequently withdrawn. The registrations were in respect of the following items:

### York Central Update and Partnership Agreement

- Benjamin Hall, a resident and member of Friends of Holgate Community Garden, spoke of the community's concerns as to the proposed Chancery Rise link road (Option E within the report).

He referred to the York North West Master Planning and Infrastructure Study 2011, which highlighted Option C which ran across a 5 acre site, as a more positive choice. However, the Council had subsequently sold the site to Network Rail.

He stated that 4 options had been rendered unviable ahead of consultation and asked for reassurance that access options were being given full and balanced consideration and that the potential impact on communities would have an equal voice as to those of the individual York Central partners.

- James Pitt spoke on behalf of York Central Action, a coalition of approximately 20 community organisations, businesses and educational establishments, which had formed as it was felt that consultations being carried out regarding York Central were not giving an opportunity for people to express their views.

The Group had facilitated a number of pop up events which in turn formed an agenda for a community conference in April 2017, which resulted in 42 positive recommendations to be considered in the development of York Central.

Mr Pitt referred to the importance of decisions being taken in the public domain and asked for a more active and imaginative approach to community engagement.

- Paul Scott spoke on behalf of Friends of Holgate Community Garden regarding the consultation on access options to York Central.

He referred to the discussion at the Executive meeting on 24 November 2016 regarding genuine and meaningful consultation and called on Members to consider the design of access route consultation carefully to ensure that residents had the opportunity to shape the exercise and not just participate.

He referred to Royal Town Planning Institute guidelines on consultations which included a balance of quantitative and qualitative methods and the fair interpretation of data. He added that the publication of raw output data would give confidence that it had been interpreted fairly and asked that the weighting the consultation would have on the overall decision process be disclosed.

### Local Plan

Richard France, MD of the Oakgate Group, referred to the need for balance between housing numbers and the delivery of employment land, both in and out of town, as without this there would not be a credible or deliverable plan.

Mr France referred to the Naburn site, to the south side of the City, and its potential for office accommodation, employment opportunities and transport links. He stated that the site could be deliverable immediately as there was already substantial infrastructure in place and this would complement the City centre offer of the York Central site. He added that other nearby authorities were keen to attract quality employment at our expense.

In conclusion, Mr France stated that the Executive had a duty to provide a sound deliverable Local Plan and that the site at Naburn should be part of it.

(i) York Central Update and Partnership Agreement; (ii) Proposed Outer Ring Road Improvements; and (iii) Local Plan

(i) Dave Merrett welcomed the commitment to further consultation on access options but sought assurance that the consultation would be city wide, given that the scale of the development would have major implications for traffic, congestion and air quality across the City. He asked that the background transport modelling data and air quality implications be published so that the public could make an informed response.

(ii) Mr Merrett welcomed the progression of the outer ring road upgrade and the commitment to consult on specific proposals, but again sought assurance that the consultation would be city wide, to include cycle and pedestrian groups, given the potential of such schemes to sever walking and cycling movements. He added that consultation should also be carried out at an early stage so that alterations could be made without delaying the overall process.

(iii) Mr Merrett asked the Executive to re-consider the Local Plan Working Group's decision not to include the housing expert's recommended 10% uplift on housing numbers, referring to York's exceptionally high housing prices and the distress signals in the housing market.

**18. 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 had been published.

**19. Report on Work of the Financial Inclusion Steering Group 2016/17 and 2017/18 Update**

Members considered a report which outlined the work of the Financial Inclusion Steering Group (FISG) in 2016/17 and 2017/17 to date and provided information about the Council Tax Support (CTS) Scheme, the delivery of the York Financial Assistance Scheme (YFAS) and an update on Discretionary Housing Payments (DHP).



The Group were thanked for their work and Members were urged to note the information as Ward Councillors were well placed to help communicate the advice and support available.

It was acknowledged that the roll out of Universal Credit would be a significant change and concerns had been raised as to the minimum 6 week delay for the first payment and the payment direct to the recipient rather than the landlord. It was noted that digital and budgeting support was available and work had been undertaken with Housing and the DWP locally to promote awareness. The work of the Tenancy Support Scheme with the South Yorkshire Credit Union was also highlighted.

Resolved: That the Executive notes the work of the Financial Inclusion Steering Group in 2016/17 and 2017/18 to date.

Reason: To ensure Members are aware of Financial Inclusion activity and how related financial support is administered through Council Tax Support and York Financial Assistance schemes to inform planning for future financial pressures relating to these schemes and to ensure that support continues to be effectively provided.

## **20. York Central Update and Partnership Agreement**

*[See also Part B Minutes]*

Members considered a report which outlined progress to date on the York Central scheme and set out the Council's commitment to developing a formal partnership agreement and the programme of work to take the scheme through to the submission of Planning Applications.

It was noted that the York Central project was a partnership project, led largely by the major landowners, namely Network Rail, the Homes and Communities Agency and National Railway Museum in conjunction with City of York Council.

It was outlined that prior to finalising the partnership agreement and bringing forward a Masterplan for consultation, the York Central Partnership needed to conclude discussions around access options. A further study had been commissioned, which

had examined deliverability, ease of construction, transport implications and costs etc, but a detailed understanding of the community impact of the options available was still required as part of this work. Evidence around deliverability and funding had been considered and the consultation would be based on the 3 deliverable access options outlined. It was clarified that no decision had been made and the consultation was an essential part of determining the preferred route.

It was confirmed that the consultation would come from the Partnership, as the developing body for the scheme, not the Council.

With regards to the rejected access options, it was clarified that the decision taken to dispose of the 5 acre site to Network Rail was taken to enable them to clear York Central for the scheme to go ahead. Options B, C and D crossed the site at various points onto an area of land designated by Department of Transport for operational rail land until 2023. Other engineering challenges were also highlighted.

Referring to requests to publish the weighting behind officer judgements on access options, it was stated that it would not be possible to do this in an empirical way, but officers would look to provide a qualitative rather than a quantitative assessment, with an assurance that decisions would not be based solely on economic factors.

Resolved: That the Executive:

- i. Notes the plan for the York Central Partnership to undertake public consultation on access options and the master plan which will lead to the submission of outline and detailed planning applications; and
- ii. Agrees to receive a further report in October setting out the York Central Partnership proposed master plan including a recommended access option and presenting the formal YCP partnership agreement for Executive to consider.

Reason: To ensure the delivery of York Central and to ensure that a range of access options have been considered.

## 21. **Proposed York Outer Ring Road Improvements – Approach to Delivery**

*[See also Part B Minutes)*

Members considered a report which set out the proposed approach to the York Outer Ring Road improvements project and sought approval of the delivery methodology for the development and construction of the seven targeted improvements to junctions on the north York Outer Ring Road over the next 5 years.

Consideration was given as to how key issues and risks would be managed as well as the most effective way to make decisions over the coming months to develop the proposals.

The report recommended that future decisions on the programme of improvements were taken by the Executive Member for Transport and Planning, for example over matters concerning the purchase of land, consultation and phasing of works.

In response to earlier public questions, it was clarified that there would be detailed consultation carried out on individual roundabouts and that subway access for pedestrians and cyclists would be provided at various locations.

Resolved:

That the Executive accepts the proposed approach and methodology for future development activity on the YORR Improvement programme, and approves the following scheme of delegation to enable effective management of the project:

- a. To approve the acquisition of land by agreement as required for the upgrade schemes, and to delegate approval of acquisition of land interests by agreement of up to £200,000 for any one interest to the Executive Member for Transport and Planning.
- b. To delegate to the Assistant Director of Transport, Highways and Environment the negotiation of the terms of purchase for individual land interests by private agreement. By definition, this delegation will also include negotiation of easements and temporary rights where freehold ownership is not required e.g. for drainage purposes, or temporary occupation for the



- construction works. This delegation will also include obtaining the release/extinguishment of, or variation of, any third party rights over affected land (for example a third party might have a right of way over land which needs to be acquired).
- c. To authorise the preparation of a draft Compulsory Purchase Order (CPO) in parallel to the purchase of land by private agreement in order to reduce the risk of the programme being prolonged if negotiations with some landowners become protracted. (Any decision to authorise the actual making of that CPO would be referred back to the Executive for determination in a subsequent further report).
  - d. To delegate operational and detailed decision making to the Executive Member for Transport and Planning as the programme of design and delivery develops over the next 5 years. These decisions will include:
    - i. Approval of proposed consultation with residents, businesses and stakeholders.
    - ii. Approval of the final layout of each junction upgrade.
    - iii. Approval of phasing of the scheme.
    - iv. Approval of land acquisitions up to £200k (in any one interest as above)
    - v. Acceptance of tenders for construction.
  - e. To receive further update reports on progress through the Council's monitoring regime. Further specific reports will be brought back to the Executive when decisions are needed on major changes to the scope of the project or if there are significant financial implications to be considered.

Reason: The proposals being made to Executive will ensure that the planning, preparation and construction of the York Outer Ring Road Improvements can be undertaken in the most efficient manner to meet the ambitions of the City Council and the West Yorkshire Combined Authority.

## Action Required

1. Refer to Council

CT

### **22. Award of Contract for Security Services**

Members considered a report which detailed the result of the evaluation of the tenders received for the provision of the Provision of Security Services and CCTV Operatives and Equipment (Corporate Security Services).

Resolved: That the Executive agree to delegate authority to the Corporate Director of Customer & Corporate Services to enter into contracts with the proposed supplier for the Provision of Security Services and CCTV Operatives and Equipment (Corporate Security Services).

Reason: To enable the Council to achieve Best Value by maximising the available budget; transfer risks and responsibilities for CCTV security to the appointed supplier so it resides with an experienced, accredited and skilled supplier; and ensure consistency of service provision across the Council.

### **23. Establishing an Investment Budget for a Strategic Commercial Property Acquisition**

*[See also Part B Minutes]*

Members considered a report which outlined an opportunity that had arisen for the council to acquire the freehold interest in a portfolio of properties in the city centre that would ensure the ongoing maintenance of the buildings, support the economic vibrancy of the city centre and generate significant additional income to contribute to the increased budget income target set for the council's commercial portfolio.

It was noted that if the proposed recommendations were agreed and the subsequent bid successful, a due diligence report would be brought back to the Executive for consideration.

The long term opportunity to influence activity and ensure a vibrant, thriving city centre with a mixed economy was welcomed.

Resolved: That a due diligence report be brought back to Executive prior to completion of the acquisition.

Reason: To ensure the ongoing economic vibrancy of the city centre and increase the income from the council's commercial property portfolio in order to achieve budget targets.

## **24. City of York Local Plan**

Members considered a report which provided an update on the work undertaken on the MOD sites highlighted in previous reports to Local Plan Working Group (LPWG) and Executive.

The recommendations from the meeting of the LPWG on 10 July 2017 were circulated and the following points of clarification were noted:-

### Recommendation No. 3 Housing

Table 4: Includes housing sites with minor changes, no changes, small scale deletions (Page 143)

All proposals recommended for approval by LPWG

Table 5: Includes significant changes to boundaries, new sites and significant deletions (Page 144)

All proposals recommended for rejection by LPWG except the inclusions and amendments relating to;

- Queen Elizabeth Barracks (934/ 935 / 936)
- Imphal Barracks (624 / 937 / 939)
- Nestle South (ST17)
- Grove House (H23)
- Former Clifton Without School

the deletions of:

- Heworth Green North (H25)
- Whiteland Field Haxby (H54)



and the change of Poppleton Garden Centre from a housing site at PSC (2016) to an employment site. (H57 becomes E16)

### Recommendation No. 3 Employment

Table 6: Employment Sites with minor or no suggested changes and small deletions. (Page 147)

All proposals recommended for approval by LPWG

Site E5, should have been included as a deletion in this table. It is a small 0.2 hectare site included within Annex 4 table 2 as deletion. This due to a lack of a willing landowner for an employment use.

Table 7: Employment sites including significant change (including new sites).

All proposals recommended for rejection by LPWG except the inclusions and amendments relating to;

- Towthorpe Lines (925)
- York Central (ST 5)
- Whitehall Grange (246)
- The deletion of Land North of Grimston Bar (ST 6)

The position taken by LPWG was that Northminster (ST19), land at Elvington Airfield Business Park (ST 26) and the University of York Expansion Site (ST27) all to remain at their Preferred Sites Consultation 2016 position.

Recommendation (v) of the LPWG gave delegated authority to the Assistant Director in consultation with Members to approve non site related modifications. This should refer to non housing and employment site related policy modifications.

Annexes 5 & 7 include sites relevant to proposed policy changes:

- Allocation of Heworth Croft for Student Housing (SH1);
- Site 139 (bio-rad) as a potential mental health facility;
- The deletion of the CNG site at Askham Bryan; and
- Changes to open space designations.

With regards to the potential loss of employment land at the Barracks site, and the rationale for the site being recommended for residential use, it was noted that all potential sites had been rigorously tested against a range of criteria. The annexes attached to the report demonstrated a number of sites that had been rejected and accepted against that methodology.

In response to concerns as to the recommendations put forward by the LPWG, Councillor Ayre, Chair of the LPWG, clarified that the Group had not amended any recommendations, they had been asked to consider and put forward their own recommendations.

In conclusion, Councillor Ayre referred to York's population, housing and affordability challenges and stated that the housing figure of 867 would lock in a higher growth level and deliver on the City's needs.

Resolved: That the Executive agrees:

- (i) That on the basis of the housing analysis set out in paragraphs 82 - 92 of the report, the increased figure of 867 dwellings per annum, based on the latest revised sub national population and household projections published by the Office for National Statistics and the Department of Communities and Local Government, be accepted.

That the recommendation prepared by GL Hearn in the draft Strategic Housing Market Assessment, to apply a further 10% to the above figure for market signals (to 953 dwellings per annum), is not accepted on the basis that Hearn's conclusions were speculative and arbitrary, rely too heavily on recent short-term unrepresentative trends and attach little or no weight to the special character and setting of York and other environmental considerations.

- (ii) That the employment land requirement included, arising from the draft ELR Addendum (Annex 2), be considered and agreed as the evidence base upon which the Local Plan should be progressed.
- (iii) That the increased figure to 867 dwellings per annum, be met by the changes to sites within Table 4 (page 21 of the report) and by the following changes to sites from Table 5 (page 22 of the report), the inclusion of Queen Elizabeth Barracks, Imphal Barracks, Nestle South, Grove House and the former Clifton Without Primary School, the deletion of Heworth Green North (H25) and Whiteland Field, Haxby (H54) and the change from a housing site to an employment site of Poppleton Garden Centre. The rest of the changes included in table 5 should not be included.

That the changes to employment sites highlighted in Table 6 (page 25 of the report) be accepted and to accept the following changes to sites listed in Table 7 (page 25 of the report) – the changes to York Central, the inclusion of Towthorpe Lines and Whitehall Grange, the inclusion of ST19 Land at Northminster Business Park, Elvington Airfield Business Park (ST26) and University of York Expansion (ST27) based on the Preferred Sites Consultation (2016) position and the deletion of site ST6 – Land at Grimston Bar. The rest of the changes included in table 7 should not be included (this includes potential extensions at ST19, ST26 and ST27 and two new sites listed).

- (iv) That the revised policy approach to Gypsy and Traveller provision highlighted within the report and Annex 9 be agreed.



- (v) That authority be delegated to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to approve all housing and employment growth related policies (including site specific planning principles) and the non housing and employment site related policy modifications at schedule (Annex 7) in accordance with the approved evidence base.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

- (vi) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader, be delegated to approve changes to the non-site related policy modifications schedule (Annex 7) following the completion of viability work.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

- (vii) That following the approval of the evidence base and policy in relation to housing and employment, authority be given to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to produce a composite draft Local Plan for the purposes of consultation.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

- (viii) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader be delegated the signing-off of further technical reports and assessments to support the draft Local Plan including, but not limited to the SA/ SEA, Viability Study and Transport Assessment.

- (ix) That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings
- (x) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader be delegated authority to approve a consultation strategy and associated material for the purposes of a city wide consultation starting in September 2017 and to undertake consultation on a composite plan in accordance with that agreed strategy.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings

- (xi) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader be delegated authority to approve a revised Local Development Scheme as per the timetable highlighted in paragraphs 98 to 101 of the report.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

Reason: So that an NPPF compliant Local Plan can be progressed.

## **PART B - MATTERS REFERRED TO COUNCIL**

### **25. York Central Update and Partnership Agreement**

***[See also Part A Minutes]***

Members considered a report which outlined progress to date on the York Central scheme and set out the Council's commitment to developing a formal partnership agreement and the programme of work to take the scheme through to the submission of Planning Applications.

Resolved: That the Executive recommends to Council that a budget of £37.4m be approved for the York Central Transport improvements funded from the West Yorkshire Plus Transport Fund grant.

Reason: To ensure the delivery of York Central and to ensure that a range of access options have been considered.

Action Required

1. Refer to Council

CT

**26. Proposed York Outer Ring Road Improvements - Approach to Delivery**

*[See also Part A Minutes)*

Members considered a report which set out the proposed approach to the York Outer Ring Road improvements project and sought approval of the delivery methodology for the development and construction of the seven targeted improvements to junctions on the north York Outer Ring Road over the next 5 years.

Consideration was given as to how key issues and risks would be managed as well as the most effective way to make decisions over the coming months to develop the proposals.

The report recommended that future decisions on the programme of improvements were taken by the Executive Member for Transport and Planning, for example over matters concerning the purchase of land, consultation and phasing of works.

Resolved: That the Executive proposes to Full Council that a budget of £34.2m be approved for the York Outer Ring Road improvements funded from the West Yorkshire Plus Transport Fund grant.

Reason: To confirm the detailed allocation within the budget for the delivery of the Outer Ring Road Upgrade scheme in accordance with the previous Council Decision taken in December 2016.



Action Required

1. Refer to Council

CT

**27. Establishing an Investment Budget for a Strategic Commercial Property Acquisition**

*[See also Part A Minutes]*

Members considered a report which outlined an opportunity that had arisen for the council to acquire the freehold interest in a portfolio of properties in the city centre that would ensure the ongoing maintenance of the buildings, support the economic vibrancy of the city centre and generate significant additional income to contribute to the increased budget income target set for the council's commercial portfolio.

It was noted that if the proposed recommendations were agreed and the subsequent bid successful, a due diligence report would be brought back to the Executive for consideration.

The long term opportunity to influence activity and ensure a vibrant, thriving city centre with a mixed economy was welcomed.

Resolved: That the Executive recommends to full Council:-

- (i) the establishment of a capital budget of £15m, to be financed initially from borrowing, to fund the acquisition of freehold interest in a portfolio of city centre commercial property assets; and
- (ii) to agree that any future capital receipts not currently assumed in the Capital strategy, be allocated to fund the purchase, thereby reducing in time the associated borrowing related to the investment. This will be updated in capital monitor reports in the future.

Reason: To ensure the ongoing economic vibrancy of the city centre and increase the income from the council's commercial property portfolio in order to achieve budget targets.

Action Required

1. Refer to Council
2. Distribute required financial information to all Council Members

CT  
TC

Cllr D Carr, Chair

[The meeting started at 5.30 pm and finished at 7.15 pm].

## Annex 3:

# Residential and Employment Site Selection Methodology.

# Contents

<b>1</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2</b>	<b>METHODOLOGY .....</b>	<b>3</b>
2.1	CRITERIA 1: ENVIRONMENTAL ASSETS .....	3
2.2	CRITERIA 1 (ENVIRONMENTAL ASSETS) SUMMARY .....	7
2.3	CRITERIA 2: OPENSOURCE RETENTION .....	8
2.4	CRITERIA 3 – GREENFIELD SITES IN AREAS OF HIGH FLOOD RISK.....	8
2.5	DETAILED FLOW DIAGRAM OF CRITERIA 1-4 AND ENVIRONMENTAL CONSIDERATIONS.....	9
2.6	SELECTING THE MOST SUSTAINABLE SITES .....	13
2.7	TECHNICAL OFFICER GROUP.....	14



## **1 Introduction**

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This Appendix sets out the methodology of assessment undertaken for Residential, Employment and Retail sites. This is summarised within Section 2 of the main report.

## **2 Methodology**

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The assessment followed a 4 stage criteria methodology to sieve out the most sustainable sites for further, more detailed consideration. This included:

- Criteria 1: Environmental Assets protection
- Criteria 2: Openspace retention
- Criteria 3: Greenfield protection and high flood risk avoidance
- Criteria 4a: Access to facilities and services
- Criteria 4b: Access to Transport

All the sites were also subject to a supplementary assessment of environmental considerations to understand more about key environmental and historic assets or issues within the vicinity of the site.

Following this appraisal, successful sites which passed the criteria assessment were taken to a Technical Officer Group to obtain site specific comments.

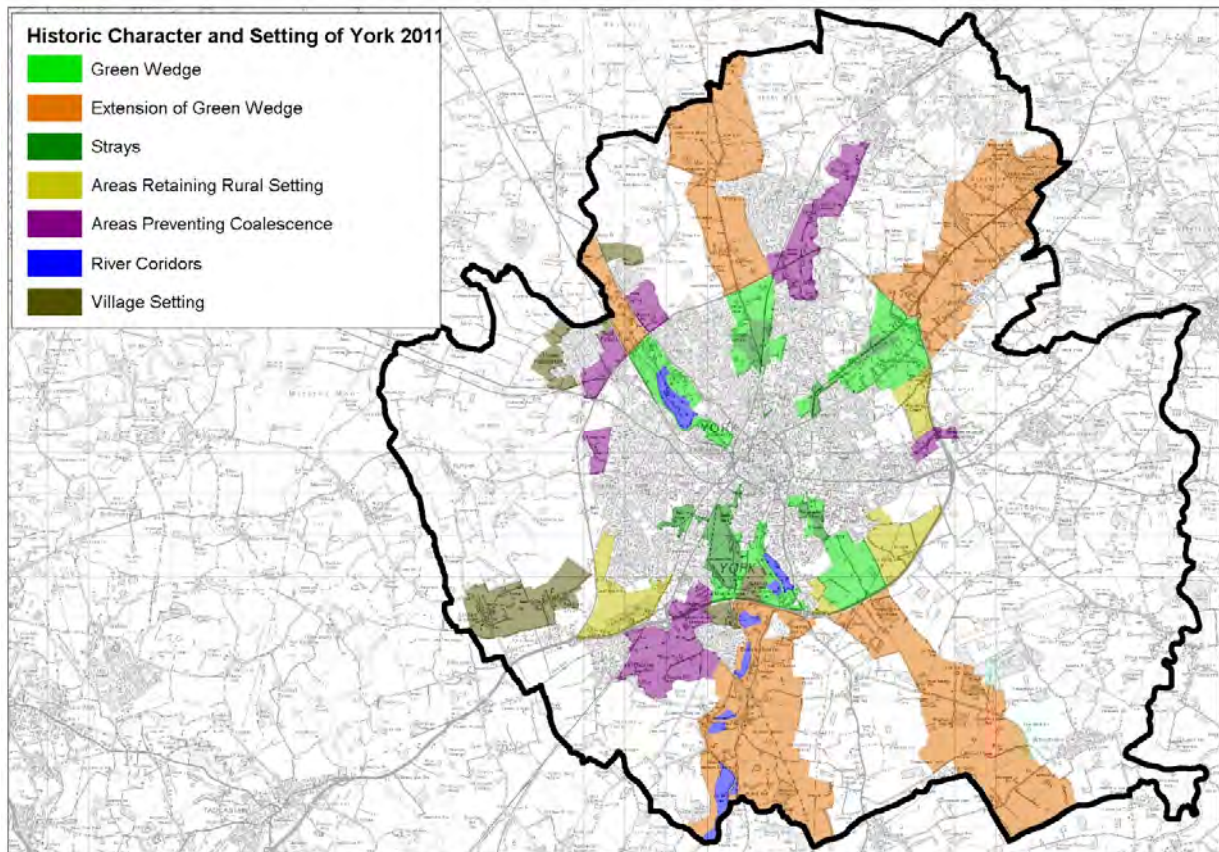
### **2.1 Criteria 1: Environmental Assets**

It was considered appropriate to use the key factors which shape growth in the York, as set out by the Local Plan Spatial Strategy (Section 5 of the City of York Local Plan Preferred Options Report), within the site assessment methodology. Criteria 1 therefore uses the following environmental assets to sieve out sites and/or amend the boundary of sites which are situated within these areas:

## **1) Areas important to York’s historic character and setting**

**Source:** The *Approach to the Green Belt Appraisal (2003)* study and the *Historic Character and Setting Technical Paper (2011)*. Both available to download from the Council’s website.

**Figure 1.1: York’s Green Belt Character Areas (2011)**

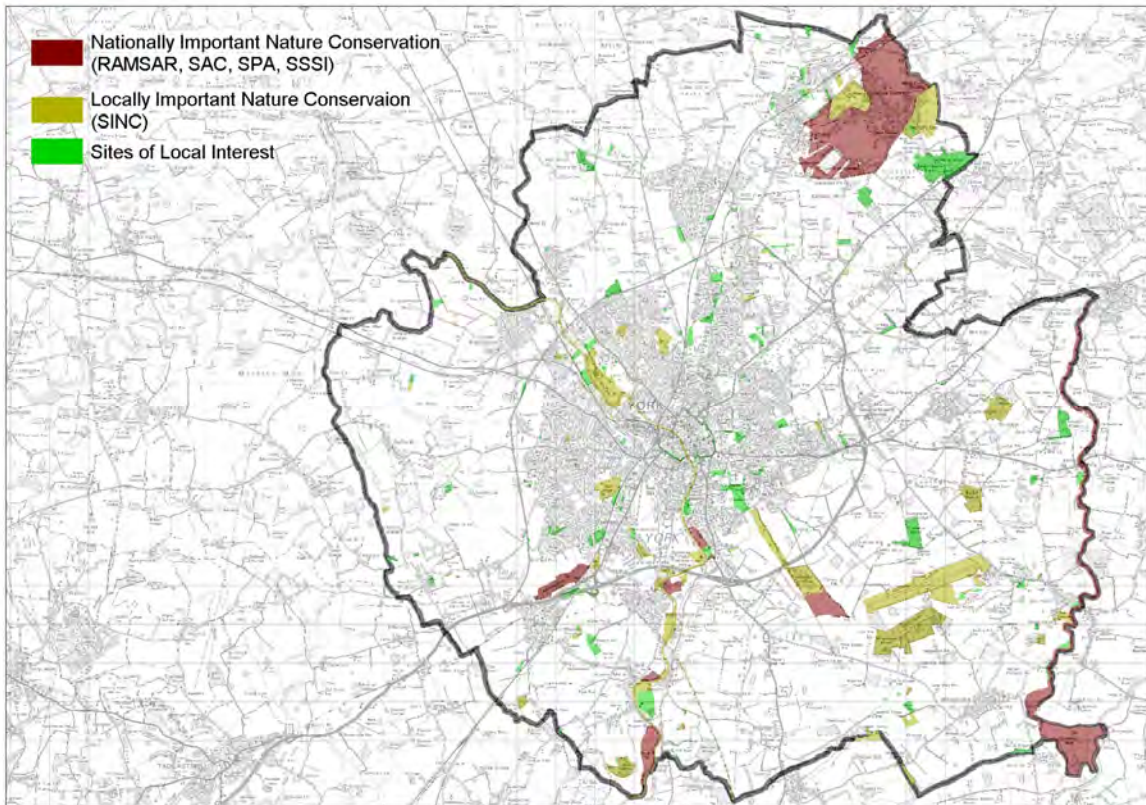


## **2) Nature Conservation, Regional Green corridors, Ancient woodlands**

**Source:** Biodiversity Audit and Action Plan (2013) available to download from the Council’s Website. Natural England datasets relating to nationally significant nature conservation sites; available to view at <http://www.naturalengland.org.uk/>



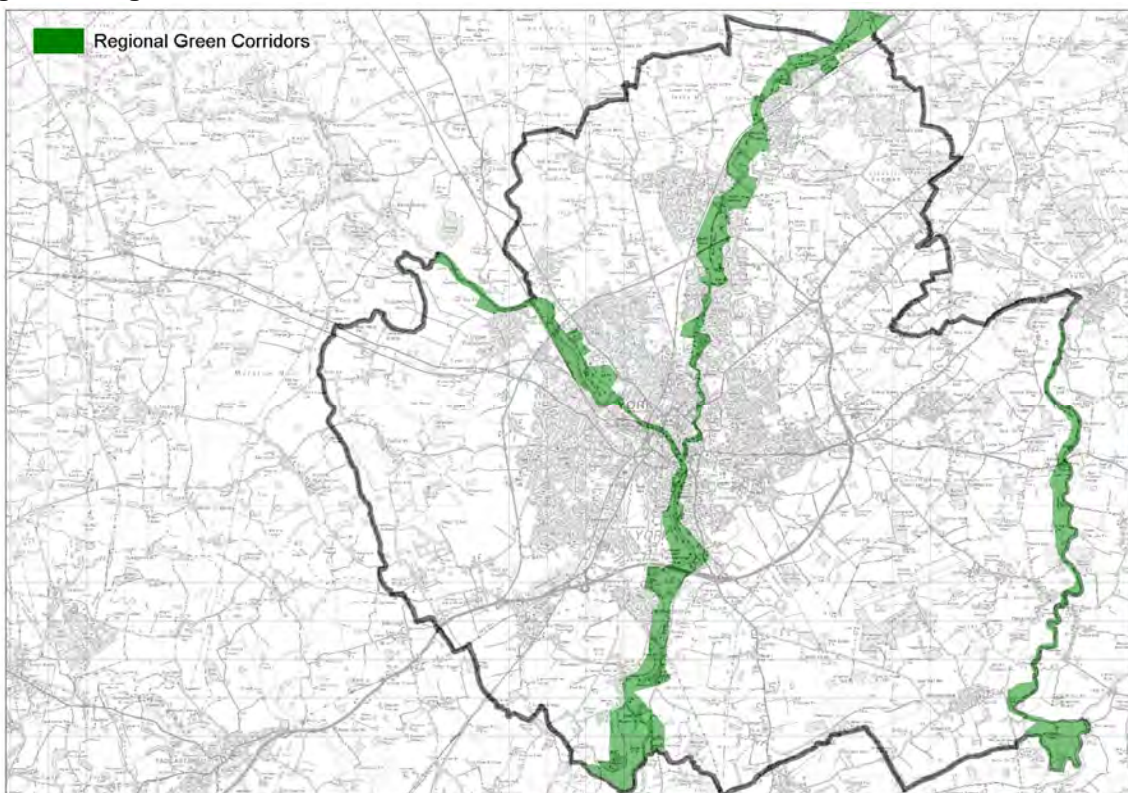
**Figure 1.2: York's Nature Conservation Sites**



### **Regional Green Infrastructure Corridors**

**Source:** *The Green Corridors Technical Paper (2011)* available to download from the Council's Website.

**Figure 1.3: Regional Green Infrastructure Corridors**

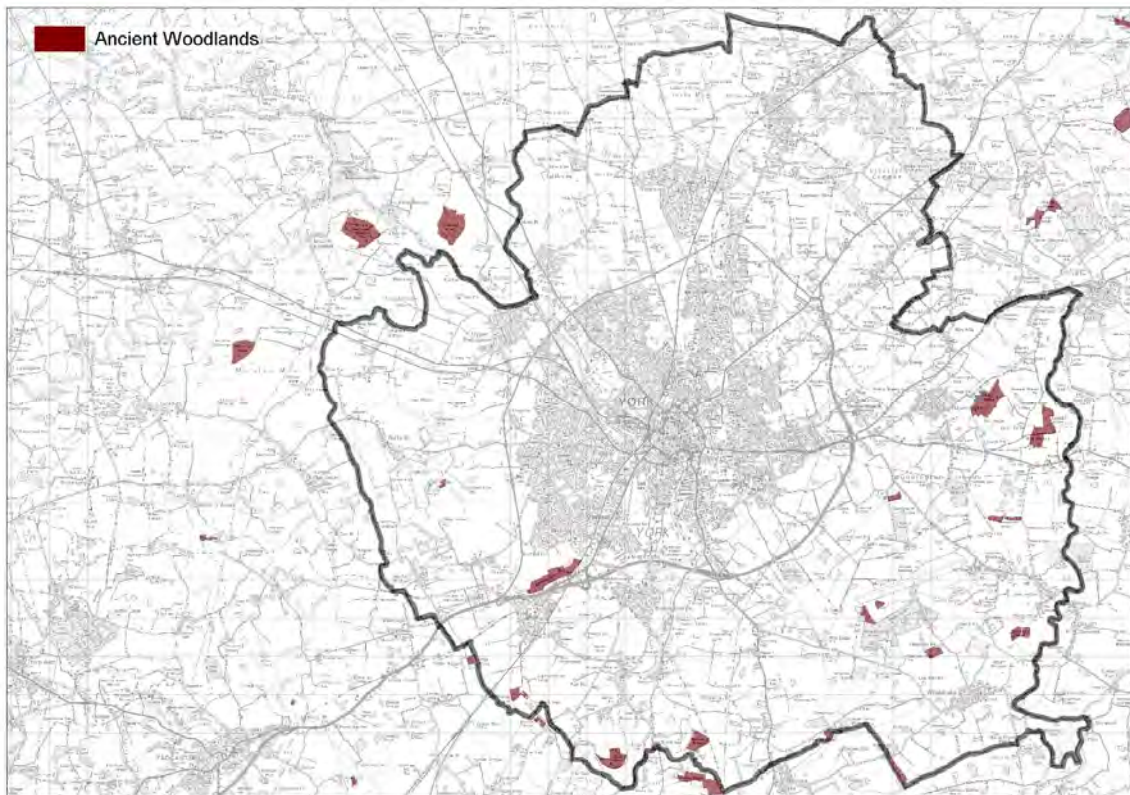




## Areas of Ancient Woodland

Source: CYC dataset.

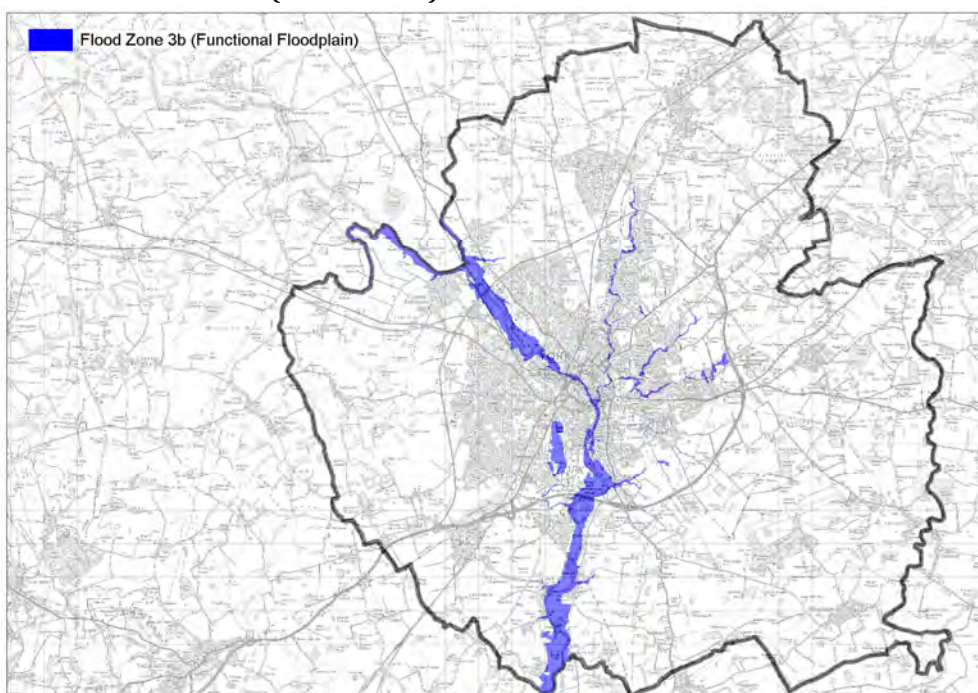
Figure 1.4: Ancient Woodlands



## 3) Functional Floodplain

Source: Strategic Flood Risk Assessment (2013) available to view on the Council website.

Figure 1.5 Functional Flood Plain (flood zone 3b)

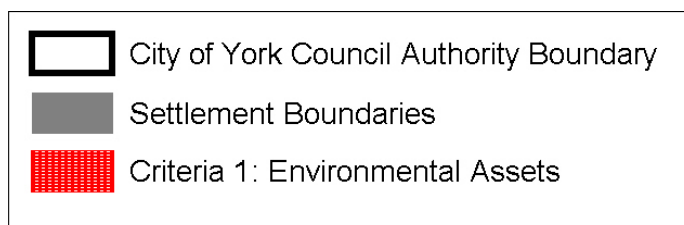
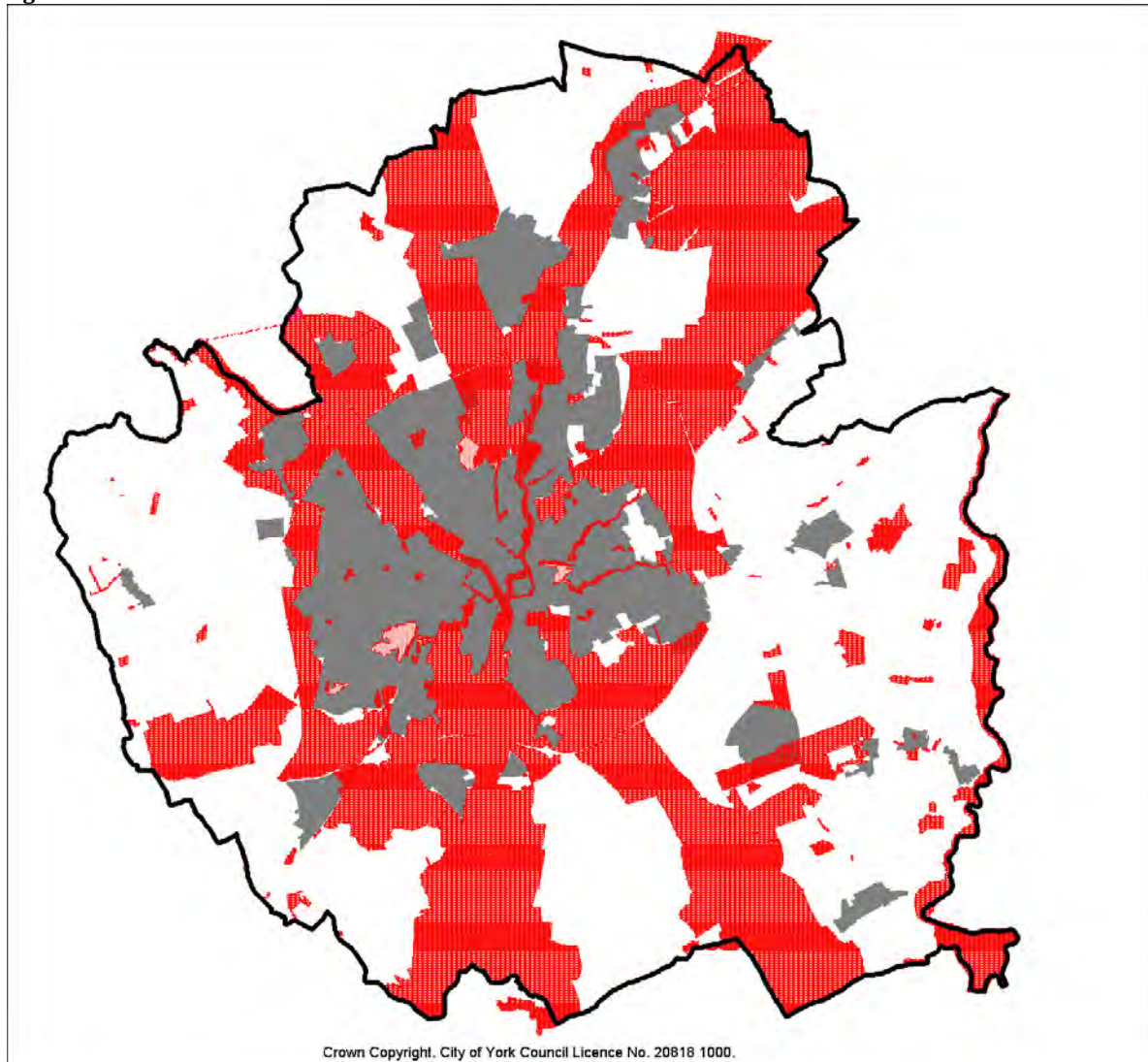




## 2.2 Criteria 1 (Environmental Assets) Summary

Figure A2.6 shows the criteria 1 environmental assets in combination to illustrate the combined area which it is considered should be protected from future development.

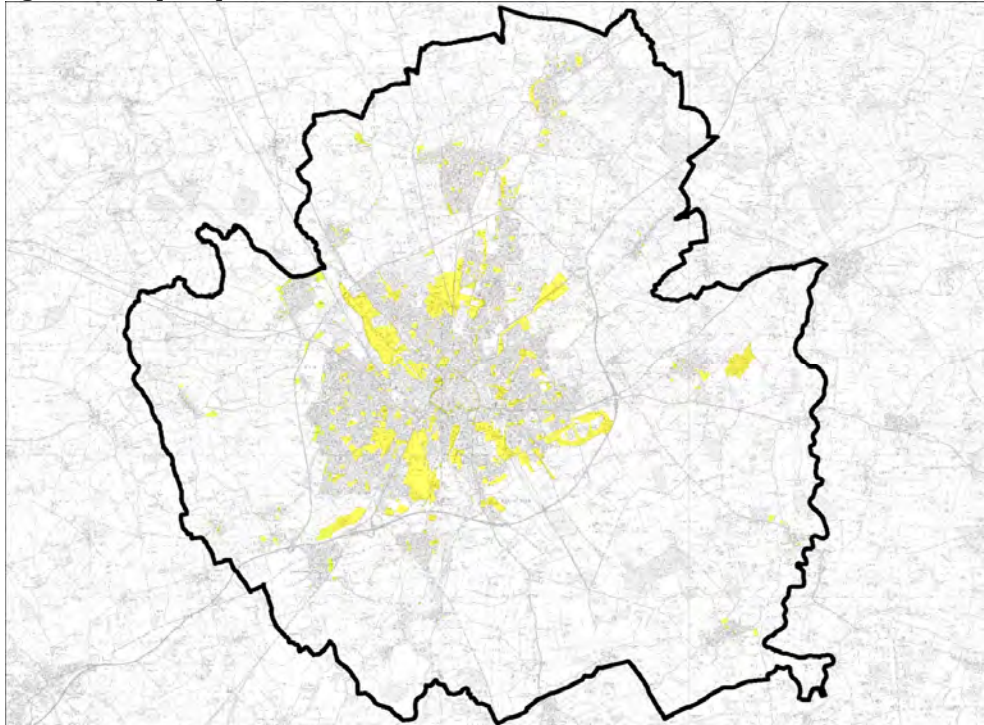
Figure A1.6 All Environmental Assets combined



## 2.3 Criteria 2: Openspace Retention

**Source:** PPG17 Openspace and Recreation study (2008/09) available from the City of York website.

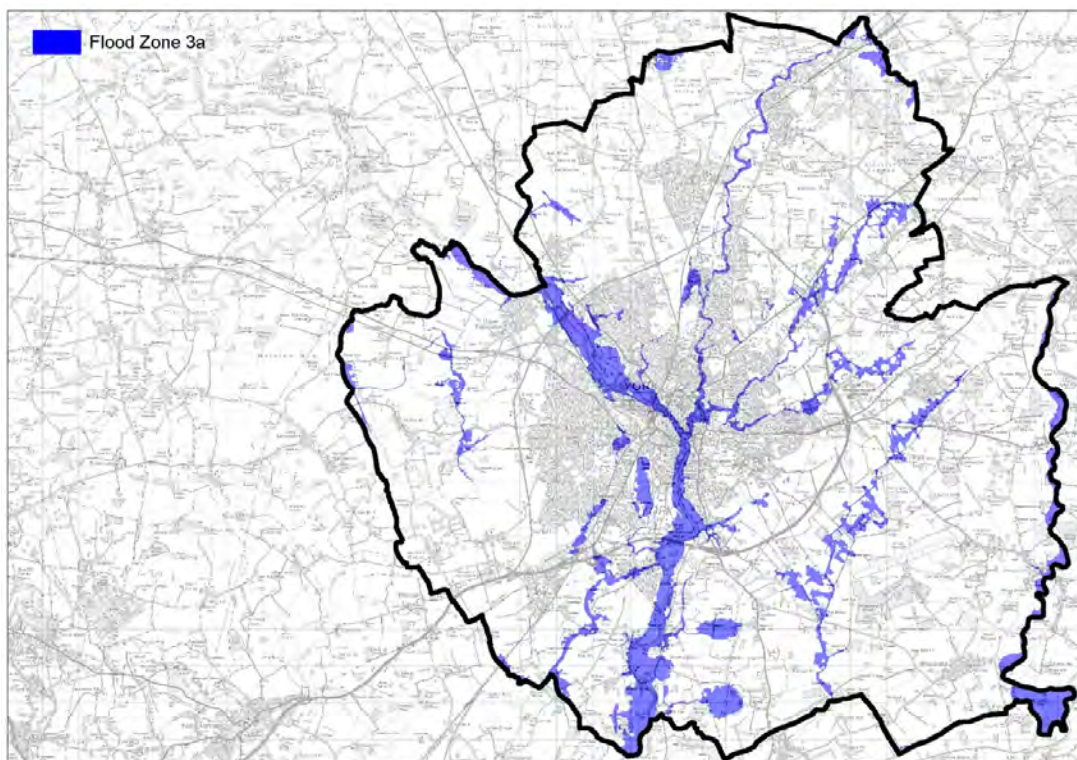
**Figure A1.7: Open Space**



## 2.4 Criteria 3 – Greenfield Sites in Areas of High Flood Risk

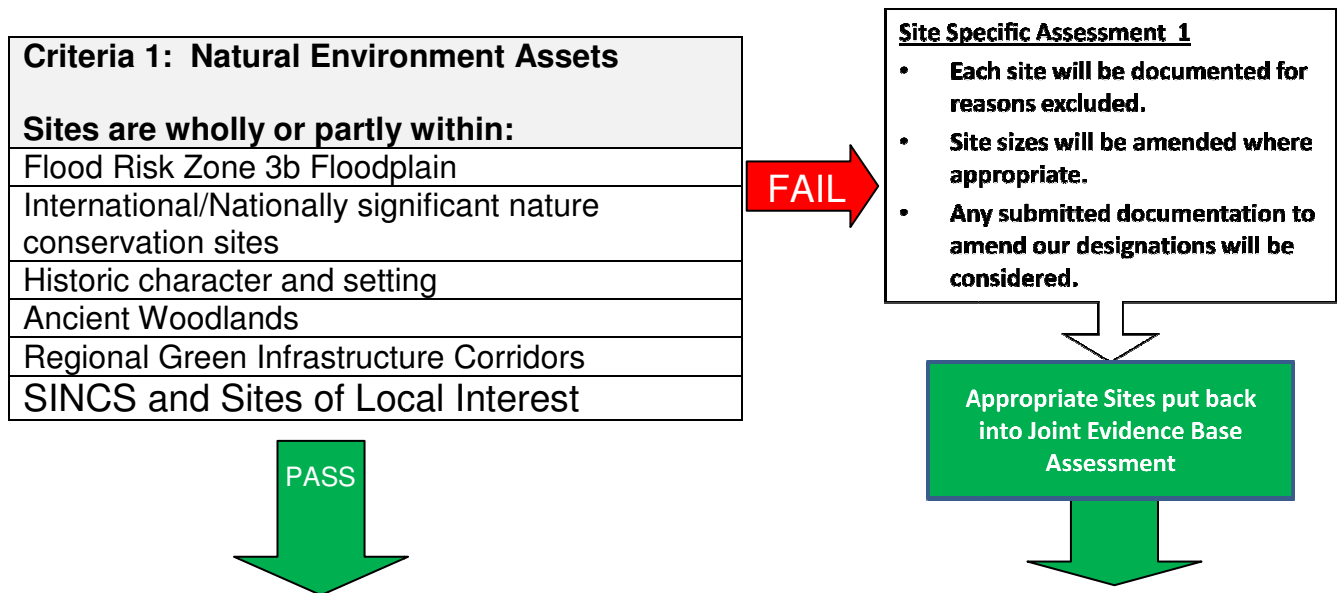
**Source:** Strategic Flood Risk Assessment and Site information

**Figure A1.7: Flood Zone 3a**



## 2.5 Detailed flow diagram of Criteria 1-4 and Environmental Considerations

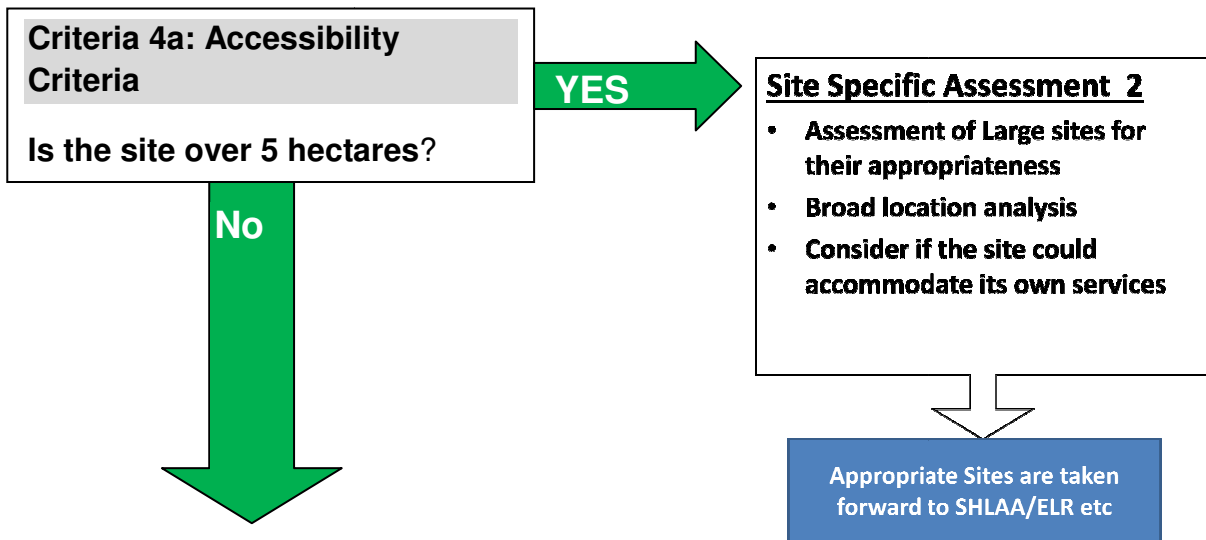
The following flow diagram illustrates the steps taken in the site selection process.



Criteria 2: Location Suitability			
1. IF SITE IS AN EXISTING OPENSACE, SITE <b>DOES NOT</b> GO FORWARD. BOUNDARY AMENDED AS APPROPRIATE.			
	Distance	Housing	Employment
<b>Existing Openspace</b>	Contains Intersects	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Criteria 4: Location Suitability			
2. IF GREENFIELD <b>AND</b> FLOODZONE 3A, SITE <b>DOES NOT</b> GO FORWARD. BOUNDARY AMENDED AS APPROPRIATE.			
<b>Brownfield / greenfield</b>	Brownfield Greenfield Mixture	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<b>Flood Risk 3a</b>	Within Intersects Outside flood zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>







	Distance	Housing Score	Employment Score
Number of residential properties within	<ul style="list-style-type: none"> <li>• 400m</li> <li>• 800m</li> </ul>		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Location of site	<ul style="list-style-type: none"> <li>• City Centre</li> <li>• Edge of centre</li> <li>• Neighbourhood Parade</li> <li>• District Centre</li> <li>• Surburban</li> <li>• Village</li> </ul>		
<b>Service Accessibility</b>			
<b>Nursery Care Provision</b>	<ul style="list-style-type: none"> <li>• 400m No barriers</li> <li>• 400m partly/800m no barriers</li> <li>• 800m partly no barriers /</li> <li>• 400m with barriers</li> <li>• 800m with barriers</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0
<b>Primary School</b>	<ul style="list-style-type: none"> <li>• 400m wholly within no barriers</li> <li>• 400m partly within no barriers</li> <li>• 800m wholly within no barriers</li> <li>• 800m partly within no barriers</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	
<b>Secondary education</b>	<ul style="list-style-type: none"> <li>• 400m No barriers</li> <li>• 400m partly/800m no barriers</li> <li>• 800m partly no barriers / 400m with barriers</li> <li>• 800m with barriers</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1	



	<ul style="list-style-type: none"> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 0	
Higher and Further education	<ul style="list-style-type: none"> <li>• 400m wholly or partly</li> <li>• 800m whole or partly</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0	
Neighbourhood Parade and type	<ul style="list-style-type: none"> <li>• 400m No barriers</li> <li>• 400m partly/800m no barriers</li> <li>• 800m partly no barriers / 400m with barriers</li> <li>• 800m with barriers</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	
Supermarket / convenience store	<ul style="list-style-type: none"> <li>• 400m No barriers</li> <li>• 400m partly/800m no barriers</li> <li>• 800m partly no barriers / 400m with barriers</li> <li>• 800m with barriers</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	
Doctors	<ul style="list-style-type: none"> <li>• 400m No Barrier</li> <li>• 400m partly No barrier</li> <li>• 800m No Barrier</li> <li>• 800m partly no barriers</li> <li>• No doctors</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	
Openspace and type (as PMP. To be revised)	Within/part within buffer: <ul style="list-style-type: none"> <li>• 5-8 Openspaces</li> <li>• 2-4 Openspaces</li> <li>• 1 Openspace</li> <li>• 0 Openspaces</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	
Transport Accessibility	•		
Non Frequent Bus routes	<ul style="list-style-type: none"> <li>• 400m</li> <li>• 800m</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0
Frequent bus route (15 mins)	<ul style="list-style-type: none"> <li>• 400m</li> <li>• 800m</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0
P&R bus stop	<ul style="list-style-type: none"> <li>• 400m no barriers</li> <li>• Partly 400m no barriers</li> <li>• 800m no barriers</li> <li>• Partly 800m no barriers</li> <li>• Over 800m</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0
Railway Station within minutes walk (accession boundaries)	<ul style="list-style-type: none"> <li>• 5 mins</li> <li>• 10 mins</li> <li>• 15 mins</li> <li>• Over 15 mins</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0

Railway Station within minutes cycle (accession boundaries)	<ul style="list-style-type: none"> <li>• 5 mins</li> <li>• 10 mins</li> <li>• 15 mins</li> <li>• Over 15 mins</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0
Direct access to adopted highway network	<ul style="list-style-type: none"> <li>• Yes (A, B, Minor or Local road)</li> <li>• No</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 0
Cycle route	<ul style="list-style-type: none"> <li>• On or adjacent to site</li> <li>• 50m</li> <li>• Within or partly within 530m</li> <li>• Over 530</li> </ul>	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0
<b>Max Score</b>		<b>78</b>	<b>43</b>



Further Environmental Considerations: All Uses		Distance to / within:			
		Sites Contains	50m	250m	500m
• Listed buildings					
• Conservation area					
• Scheduled ancient monuments					
• AQMAs					
• Flood zone 2					
• Green Corridors (and type)					
• Areas of Archaeological Importance					
• Pedestrian Rights of Way (PRoW)					
• SINCs					
		Within		Adjacent to	
• Location of Site (For all development types)	City Centre				
	Edge of centre				
	Neighbourhood Parade				
	District Centre				
	Out of Centre				
	Village				
• Central Historic Core Character Appraisal Zone					
• Agricultural land Type					
• Brownfield / greenfield					
		Contains			
• Tree Protections Orders					

## 2.6 Selecting the most sustainable sites

Sites were screened following the Criteria 4 assessment to choose the most sustainable sites for consideration at the technical Officer Group. The following minimum scoring system was applied to ensure the most sustainable sites were selected for consideration:

<b>STAGE 1</b>	
<b><u>Minimum Residential ACCESS TO SERVICES Score Stage 1</u></b>	
To Include:	
Primary school within 800m	
Access to a neighbourhood parade containing convenience provision	
Access to a doctors surgery within 800m	
Access to 2-4 open space typologies within the required distances <sup>1</sup>	
<b>Total Minimum Score</b>	<b>13 points</b>
<b><u>Minimum Residential TRANSPORT Score Stage 1</u></b>	
To include:	
Non-frequent bus route <sup>2</sup> within 800m	
Access to an adopted highway	
Access to a cycle route <sup>3</sup>	
<b>Total Minimum Score</b>	<b>9 points</b>
<b>Total Minimum Residential Score (access to services + transport)</b>	<b>22 points</b>
<b><u>Minimum Employment Score Stage 1</u></b>	
To include:	
Non-frequent bus route <sup>4</sup> within 800m	
Access to an adopted highway	
Access to a cycle route <sup>5</sup>	
<b>Total Minimum Score</b>	<b>9 points</b>
<b>Total Minimum Employment Score</b>	<b>9 points</b>
<b>STAGE 2</b>	
<b><u>Residential Score Stage 2</u></b>	

<sup>1</sup> Required distances as set out in the *Open Space, Sport and Recreation Study (CYC, 2008)*

<sup>2</sup> Non frequent bus route is a bus route which runs at the most every 15 minutes

<sup>3</sup> Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

<sup>4</sup> Non frequent bus route is a bus route which runs at the most every 15 minutes

<sup>5</sup> Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

Residential sites which scored 22 overall but achieved different results for access to services and/or transport, were taken forward for consideration.

Residential sites which did not score 22 overall but did score 13 or above in residential access to services, were taken forward for consideration.

### **Employment Score Stage 2**

Employment sites were in existing employment areas but did not meet the minimum score were taken forward for consideration.

## **2.7 Technical Officer Group**

Following the Selection of Sites for further consideration Sites were taken to a Technical Officer Group to determine site specific issues in relation to a variety of themes, including:

- Historic environment
- Landscape
- Ecology and biodiversity
- Openspace and health
- Transport
- Environmental protection issues inc. noise, contamination and air quality
- Flood risk and drainage
- Economic Development (where relevant).

Additional comments were also obtained in relation to employment and retail sites to better gauge their market attractiveness. The Council's Economic Development Unit provided comments on employment sites whilst consultants provided further comments in relation to retail sites.

Sites which were identified to have no/limited constraints in relation to these comments are considered to have potential for development.

Sites which have been identified as having potential will also be subject to viability and transport accessibility work in due course.



**SHLAA Annex 4:**

**Housing Monitoring Update for Monitoring Year 2016/17**

## **Housing Monitoring Update for Monitoring Year 2016/17<sup>1</sup>**

### **Housing Completions – Summary**

Between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017 there were a total of **977 net completions**:

Some of the main features of the completions records for 2016/17 were;

- 571 homes (58.4%) were completed on traditional (use Class C3) housing sites
- 152 homes (15.6%) were a result of off campus privately managed student accommodation schemes,
- 252 homes (25.8%) were from sites benefitting from relaxed permitted development rights to allow conversion to residential use,
- Changes of use of existing buildings to residential use and conversions to existing residential properties accounted for 564 (57.7%) of all completions, by far the greatest total for at least 20 years, and
- Development sites including Former Terry's Factory site (174), Derwenthorpe (76), Our Lady's RC School (55) Former Grain Stores Water Lane (50), and Windy Ridge/Brecks Lane, Huntington (40) all contributed much needed new housing stock over the monitoring period.

### **Housing Consents – Summary**

Net housing consents over the same period totalled **451 net additional homes**. This total represents a marked decrease in residential approvals compared to those experienced during the previous three full monitoring years. However, housing consents are still higher compared to those achieved during the recessionary period preceding 2013/14

The main features of the consents approved during the full 2016/17 monitoring period were;

- 243 of all net homes consented (53.8%) were granted on traditional (Use Class C3) housing sites.
- 73 off campus privately managed student accommodation units (16%) were consented, and
- A further 177 net new homes (39.2%) were permitted a result of relaxed permitted development rights.

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<sup>1</sup> Monitoring year runs from 1<sup>st</sup> April to 31<sup>st</sup> March each year.

## Housing Monitoring Update – May 2017

### 1. Housing Completions 2016/17

1.1. A total of **977 net housing completions**<sup>2</sup> took place during the full 2016/17 monitoring year<sup>3</sup> (see Table 1 below).

1.2. This figure is the result of compiling data from a number of sources comprising:-

- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
- Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records,
- Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme, and
- Monitoring of extant consents, new permissions and inclusion of development through certificates of lawful development previously not included within housing returns

**Table 1: Housing Completions 2016-17 (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017)**

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	641	285	7	343	6	629
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	355	135	14	200	1	348
<b>2016-2017</b>	<b>996</b>	<b>420</b>	<b>21</b>	<b>543</b>	<b>7</b>	<b>977</b>

1.3. Table 2, below, highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the full monitoring period.

1.4. Notably the Former Terry's Factory Site provided a total of 174 completions, whilst 76 new homes were delivered at the Derwenthorpe (Metcalfe Lane) site and all 55 homes at Our Lady's RC School, Windsor

<sup>2</sup> Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties

<sup>3</sup> Each monitoring year starts on 1<sup>st</sup> April and ends the following year on 31<sup>st</sup> March

Drive were completed during the last 12 months. Further notable completions were experienced at the Windy Ridge/Brecks Lane, Huntington (50), Former Grain Stores, Water Lane (40) and 1-9 St Leonards Place (34) sites within the monitoring period.

**Table 2: Traditional (Use Class C3) Housing Completion Sites**

Site Name	Net Completions (1 <sup>st</sup> April 2016 to 30 <sup>th</sup> Sept 2016)	Net Completions (1 <sup>st</sup> October 2016 to 31 <sup>st</sup> March 2017)	Net Completions 2016/17
Holgate WMC 6 New Lane	6	0	6
The Malt House Lower Darnborough Street	0	6	6
Land to South of 26 Pottery Lane	0	6	6
Olgas Guest House 12 Wenlock Terrace	0	7	7
Former Terrys Factory Bishopthorpe Road Phase II	0	11	11
Shepherd Group Social Club 131 Holgate Road	0	12	12
1-9 St Leonards Place	0	31	31
Former Terrys Factory Bishopthorpe Road Phase I	15	16	31
Land West of Metcalfe Lane Osbaldwick (Phase II)	34	0	34
Former Grain Stores Water Lane	7	33	40
Land West of Metcalfe Lane Osbaldwick (Phase III & IV)	32	10	42
Land Adj to & R/O Windy Ridge & Brecks Lane Huntington	30	20	50
Our Ladys RC School Windsor Drive	40	15	55
Terrys Former Factory Bishopthorpe Road (Phase III)	41	91	132
Sites providing 5 dwellings or less during the year	56	52	108
<b>All Sites</b>	<b>261</b>	<b>310</b>	<b>571</b>

- 1.5. Table 3, below, provides a breakdown of the categories making up the overall housing completions for the 6 month monitoring period. These categories are analysed further and Tables 4, 5 & 6 reference significant individual sites and their associated completion numbers.



**Table 3: Components of Housing Completion Sites**

Year	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	Residential (Use Class 3) <sup>4</sup> Approval	50	273	261
	Sites Granted Certificates of Lawful Use/Development	2	2	2
	Sites Benefiting from the Relaxation of Permitted Development Rights	7	214	214
	Privately Managed Off Campus Student Accommodation	2	152	152
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	Residential (Use Class 3) <sup>5</sup> Approval	50	316	310
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	Sites Benefiting from the Relaxation of Permitted Development Rights	5	39	38
	Privately Managed Off Campus Student Accommodation	0	0	0
<b>2016/17</b>			<b>996</b>	<b>977</b>

1.6. By way of background information regulations came into force on 30th May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken without the need to apply for full planning permission<sup>6</sup>. This was to be a temporary arrangement for 3 years until 30th May 2016. However, on 13<sup>th</sup> October 2015 Housing and Planning Minister Brandon Lewis announced new measures proposed in the Housing and Planning Bill that the then temporary relaxation of permitted development rights allowing for office to residential conversions (ORCs) together with certain retail, financial services and existing agricultural buildings were to become permanent.

1.7. Table 4, below, provides details of the sites where completions took place within this category during the full monitoring period. The most significant site providing homes was the changed use development at United House, Piccadilly that resulted in 119 units. Other significant

<sup>4</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30<sup>th</sup> May 2013

<sup>5</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30<sup>th</sup> May 2013

<sup>6</sup> subject to prior approval covering flooding, highways and transport issues and contamination

completions falling into this category included the changes of use to Castle Chambers, 7-13 Clifford Street (25), the William Birch & Sons Ltd former offices in Foss Place, Foss Islands Road (24) together with several office conversions that have taken place within the Clifton Moor area of York.

- 1.8. With a total of 252 net completions resulting from this type of development over the 12 month period, and with the knowledge that further similar developments are in the pipeline (see Table 12) this source of supply would appear to be providing an increasing amount of housing for the York market.

**Table 4: Housing Completions Resulting from Relaxed Permitted Development Rights**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	Tec House 7 Pioneer Business Park	13	13
	The Childrens Society George House 18 George Street	14	14
	Azlan Ltd Lion House 4 Pioneer Business Park Amy Johnson Way	18	18
	William Birch & Sons Ltd Foss Place Foss Islands Road	24	24
	Castle Chambers 7-13 Clifford Street	25	25
	Crown Prosecution Service United House Piccadilly	119	119
	OS Field 4470 Elvington Lane Dunnington	1	1
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	Units A & E Aviator Court	18	18
	Ryethorpe Grange Stockton Lane	1	1
	Darlington News 216 Shipton Road	1	0
	J&S Business Services GF Clifton Technology Centre Kettlestring Lane	16	16
	Huntsham Farm Burlands Lane Upper Poppleton	3	3
		<b>253</b>	<b>252</b>

- 1.9. During 2016/17 two privately managed off campus student accommodation developments at Hallfield Road and 2-14 George Hudson Street sites provided a combined total of 152 homes. (Please see paragraphs 1.10 and 1.11 and the note at the end of this update that explains how student accommodation is assessed in terms of housing completions).

**Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	2-14 George Hudson Street	61	61
	Student Accommodation Hallfield Road	91	91
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	None	0	0
		<b>152</b>	<b>152</b>

1.10. In line with DCLG dwelling definitions, student accommodation ‘*can be included towards the housing provision in local development plans*’ (see link - <https://www.gov.uk/definitions-of-general-housing-terms> which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

1.11. The National Planning Practice Guidance (NPPG) provides further information on how local planning authorities should deal with student housing in their housing supply in the section on housing and economic land availability assessment methodology - Paragraph: 038 Reference ID: 3-038-20140306 (See link – <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

*which states that “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.”*

1.12. Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in Table 5 above. This table indicates sites within this category that have provided completions during the 2016/17 monitoring year.

**Table 6: Housing Completed on Sites Granted Certificates of Lawful Use/Development**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	The Granary 106 Haxby Road	1	1
	The Coach House 106 Haxby Road	1	1
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	None	0	0
		<b>2</b>	<b>2</b>

1.13. Certificates of Lawful Use (CLUs) together with Certificates of Lawful Development (CLDs) are included within our completions returns at the point of consent when they add or decrease to the net housing supply during the monitoring period. Checks are carried out to ensure that no double counting takes place.

1.14. Whilst no specific advice is provided within the National Planning Policy Framework (NPPF) or NPPG for the inclusion of additional housing through CLU/CLDs, contact with neighbouring Local Authorities reveals that it is standard practice for net completions from this source to be included within the year consent is granted.

1.15. By way of context Table 7, below, provides details of net housing completions for the previous 10 monitoring years.

**Table 7: Dwelling completions and Demolitions by Year, 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2017**

Year	Completions	New Build	Net Conversions / COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2007-2008	557	442	87	19	68	6	523
2008-2009	502	391	73	23	50	13	451
2009-2010	606	513	64	-2	66	70	507
2010-2011	571	489	65	9	56	40	514
2011-2012	354	279	45	5	40	3	321
2012-2013	540	441	70	9	61	29	482
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
2015-2016	1171	908	219	1	218	6	1121
2016-2017	996	420	564	21	543	7	977
<b>2007-2017</b>	<b>6194</b>	<b>4563</b>	<b>1383</b>	<b>95</b>	<b>1288</b>	<b>198</b>	<b>5748</b>

1.16. Figures reveal that York experienced a mean average<sup>7</sup> of **574.8** annual completions over the last 10 monitoring years (2007 to 2017). This

<sup>7</sup> See note at end of this report that explains the difference between both a mean and median average



compares to a median average of **507** over the same period. For the last 5 years a mean average of **686.4** additional homes per year have been built (2012 to 2017), this compares to a median average of **507** for the same time period.

## 2. Housing Consents 2016/17

2.1. Over the three previous full monitoring years (2013/14 to 2015/16), York has experienced a total of 3,475 net residential consents, with an average of 1158 consents per annum. For the full 2016/17 monitoring year (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017) a further **451 net additional homes** have been granted approval. (see Table 8 for a breakdown of types of consents granted over this time).

**Table 8: Housing Consents (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017)**

Year	Consents (Gross)	Proposed New Build	Proposed Net Conversions	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	216	121	16	66	-6	197
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	271	97	8	150	-1	254
<b>2016-2017</b>	<b>487</b>	<b>218</b>	<b>24</b>	<b>216</b>	<b>-7</b>	<b>451</b>

2.2. This total represents a marked decrease in residential approvals compared to those experienced during the previous three full monitoring years. However, housing consents are still notably higher compared to those achieved during the recessionary period preceding 2013/14.

2.3. By far the largest proportion of housing consents making up a total of 451 net additional homes granted approval over the monitoring period were a result of 243 net homes approved on traditional Use Class C3 sites. Whilst Table 9 below provides details of the largest contributors within this total it should be noted that 120 homes (49%) resulted from approval of small sites providing 5 or less homes.

**Table 9: Traditional (Use Class C3) Housing Consents**

	Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	Flat 1 8 Wenlock Terrace	9	4
	Melbourne Hotel 6 Cemetery Road	6	6
	Catering Support Services St Maurices Road	7	7
	Newington Hotel 147 Mount Vale	7	7
	Former Londons 31a Hawthorne Grove	8	8
	Colin Hicks Motors Garage & Yard to R/O 33 Bootham	9	9
	Fire Station 18 Clifford Street	14	14
	Groves Chapel Union Terrace	16	16
	<b>Sites Granted Consent for &lt;5 Homes</b>	<b>72</b>	<b>59</b>
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	26-30 Swinegate	8	8
	128 Acomb Road	10	10
	Rowntree Wharf Navigation Road	34	34
	<b>Sites Granted Consent for &lt;5 Homes</b>	<b>74</b>	<b>61</b>
		<b>274</b>	<b>243</b>

2.4. Table 10, below, provides a breakdown of the various categories of housing approval that make up the consented totals, this being a combination of traditional (Use Class 3) residential approvals, sites granted consent through lawful use or lawful development, sites allowed through relaxed permitted development rights, sites providing over 55's accommodation together with schemes providing off campus privately managed student accommodation. Tables 9, 11 and 12 respectively provide more specific details of the types of site where permission has been granted during the monitoring period.

**Table 10: Components of Housing Consents (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017)**

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	Residential (use Class 3) <sup>8</sup> Approval	61	148	130
	Sites Granted Certificates of Lawful Use/Development <sup>9</sup>	2	2	2
	Sites benefiting from the relaxation of permitted development rights	4	25	24
	Privately managed off campus student accommodation <sup>10</sup>	2	41	41
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	Residential (use Class 3) Approval	49	126	113
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	Sites benefiting from the relaxation of permitted development rights	10	153	153
	Development of Over 55s accommodation/Elderly Homes with limited care	1	34	34
	Privately managed off campus student accommodation	1	32	32
	Sites with reductions in housing numbers due to amendments to original approval	3	-74	-78
<b>2016/17</b>			<b>487</b>	<b>451</b>

<sup>8</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30<sup>th</sup> May 2013

<sup>9</sup> See completions section for full details

<sup>10</sup> In line with DCLG dwelling definitions <https://www.gov.uk/definitions-of-general-housing-terms> ‘student accommodation ... can be included towards the housing provision in local development plans’

2.5. Table 11, below, provides details of the privately managed off campus student accommodation schemes approved during the monitoring period. These accounted for 41 of the proposed net additional homes at both the Herbert Todd & Son, Percy Lane site (38) and the increase to original consent at 2-14 George Hudson Street site (3).

**Table 11: Consents Granted for Off Campus Privately Managed Student Accommodation Sites**

Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
2-14 George Hudson Street <sup>11</sup>	3	3
Herbert Todd & Son Percy Lane	38	38
	<b>41</b>	<b>41</b>

2.6. On a total of fourteen sites allowed through the relaxation of permitted development rights via Office-Residential Conversions (ORCs), Agricultural Buildings to Residential (ABC) and Retail or Financial to Residential (RFPRES) a further 177 net additional homes have been allowed (see Table 12 below).

**Table 12: Sites Consented as a Result of Relaxed Permitted Development Rights**

Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed	
1 <sup>st</sup> April 2016 – 30 <sup>th</sup> September 2016	Stonebow House The Stonebow	20	20
	Darlington News 216 Shipton Road	1	0
	People Energies Ltd 106 Heworth Green	1	1
	Unidec Systems Ltd Manor Chambers 26a Marygate	3	3
1 <sup>st</sup> October 2016 – 31 <sup>st</sup> March 2017	Partners in Training Ltd 4 Marsden Park	2	2
	York Associates St Christopher House George Cayley Drive	6	6
	9 Marsden Park	2	2
	Buildmark House George Cayley Drive	16	16
	Aviva Yorkshire House 2 Rougier Street	24	24
	Ryedale House 58-60 Piccadilly	73	73
	Cockerill & Sons 107 Millfield Lane	1	1
	James House James Street	2	2
	The Diocese of York Diocese House Aviator Court	25	25
	Sandburn Farm Malton Road Stockton on Forest	2	2
	<b>178</b>	<b>177</b>	

2.7. By way of context Table 13, below, provides details of housing consents for the previous 10 monitoring years. The figures highlight a decline in consents over the period 2007/08 to 2012/13 monitoring years whilst a significant increase has been experienced over the previous three full monitoring years prior to 2016/17. To a large extent this increase has occurred at a time when off campus student accommodation, which can

<sup>11</sup> This represents an increase to the original consent for 58 privately managed off campus student cluster flats.



be counted within the housing supply, has added significantly to consents. This together with a relaxation of the permitted development rules has brought about significant numbers of potential office to residential conversion schemes. Future monitoring years will reveal if this is the start of an upward trend or merely a peak in market trends for this type of accommodation.

**Table 13: Housing Consents Granted Between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2017**

Year	Gross Housing Permissions	Net Housing Permissions
2007/2008	1700	1629
2008/2009	665	534
2009/2010	207	182
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
2013/2014	1556	1531
2014/2015	1294	1264
2015/2016	710	680
2016/2017	487	451
<b>2007 to 2017</b>	<b>7411</b>	<b>6980</b>

2.9. Figures reveal that York experienced a mean average of **698** annual consents granted over the last 10 monitoring years (2007 to 2017). This compares to a median average of **492.5** annual consents over the same period. For the last 5 years a mean average of **852.6** annual consents have been granted (2012 to 2017), this compares to a median average of **680** for the same time period.

**Note Re: Calculation of Student Accommodation Units within the Housing Figures**

DCLG produced a “Definition of “General Housing Terms” in November 2012 (see link below) <https://www.gov.uk/definitions-of-general-housing-terms>

which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

The NPPG provides guidance covering how local planning authorities should deal with student housing in their housing supply (Paragraph: 038 Reference ID: 3-038-20140306 – see link below)

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

which states that “*All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.*”

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example the Proposed Student Accommodation at Hallfield Road comprises 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and has been calculated as **91** housing units when the DCLG definition is applied. Whereas, St Josephs Convent, Lawrence Street will include 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equates to **542** housing units when the DCLG definition is applied.

**Note Re: Averages used within this document**

For clarity;

A mean average results from adding up all the numbers and then dividing by the number of numbers – this is the usual way of displaying an average and takes account of all figures.

The median average is the "middle" value in the list of numbers. To find the median the numbers need to be listed in numerical order from smallest to largest and the mid point is taken. The potential advantage of using a median average is that very large and very small values don't affect it.

**SHLAA Annex 5:**

**Windfall Paper Update May 2017**

## Index

<b>1. Introduction</b>	<b>3</b>
<b>2. Policy Context</b>	<b>4</b>
NPPF windfall definition	4
CYC windfall definition	4
<b>3. Analysis of Windfalls in the City of York</b>	<b>5</b>
Historic windfall delivery and trends experienced in York’s housing market	5
<b>4. Future Windfall Approach in the Local Plan</b>	<b>13</b>
Calculating an appropriate windfall allowance	13
Timescale used to provide historic windfall evidence	13
Threshold and type of windfall to be included	14
Windfall trend analysis	15
When should windfalls appear in the housing trajectory	21
Windfall allowance years 1-5	21
Windfall allowance years 6-15	22
Level of windfalls to be included in future housing projections	23
Applying a discount to future windfall allowance	24
Risks involved in including a windfall projection	24
<b>5. Conclusions</b>	<b>26</b>
<b>Annexes</b>	<b>27</b>
Annex 1: Risk Analysis	27
Annex 2: Windfall Trend Analysis	31
Annex 3: Preferred Sites Consultation Comments and Responses	45



# **1 Introduction**

- 1.1 Following the Windfall Allowance Technical Paper produced in July 2016 as part of the evidence base to support the City of York Local Plan Preferred Sites Consultation, this paper updates our evidence base to 1<sup>st</sup> April 2017 to assist in the current consultation process.
- 1.2 This update has been prepared to aid discussion as to whether the City of York Council has sufficient reliable evidence to justify the inclusion of a qualified windfall allowance within the calculation of the five-year housing land supply, and over the longer Plan period up to 2033.
- 1.3 A summary of comments made to the Windfall Technical Paper produced for the Preferred Sites Consultation of 2016 has been included in Annex 3 and a considered response to the issues raised relating to our previous approach to a windfall allowance has been provided.
- 1.4 Where appropriate reference is made to our previous Technical Paper relating to national policy and guidance to ensure this update is made as concise as possible.

## **2 Policy Context**

### **NPPF Windfall Definition**

- 2.1 The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) both provide direction as to what constitutes a windfall and when it is appropriate to include an allowance within the future housing supply trajectory.
- 2.2 Paragraph 48 of the NPPF and revision note to the NPPG of March 2014 provides clarity on the appropriateness in the use of windfalls, whilst paragraphs 2.1 to 2.5 of the City of York Council Local Plan Windfall Allowance Technical Paper (July 2016) (WATP) expands on these details.

### **City of York Windfall Definition**

- 2.3 Consistent with our WATP 2016 windfall definition we have excluded all previously identified sites from our analysis and removed all historic garden infill sites. We have included changes of use brought about through relaxed permitted development rights (now made permanent) along with completions resulting from un-allocated off-campus privately managed student accommodation completions. Both Brownfield and Greenfield unidentified windfall sites are included within our calculations. A full explanation of this definition is included in paragraphs 2.7 to 2.12 of our earlier Technical Paper.

### 3 Analysis of Windfalls in the City of York

#### Historic Windfall Delivery and Trends Experienced in York's Housing Market

- 3.1 Analysis of our housing completion figures indicates that, historically, a considerable element of York's housing supply has been provided through un-identified windfall sites.
- 3.2 Table 1, below, shows that of 5,748 net additional homes built in York during the last 10 years (2007-2017), a total of 2,918 units have resulted from completions on windfall sites. This represents more than half of all completions over that period.
- 3.3 During years 2011/12 to 2014/15 the proportion of windfall housing supply fell to levels below the average of 292 per annum, however, during both the 2015/16 and 2016/17 monitoring years the largest numbers of windfall completions were experienced. The smallest proportion of windfalls completed (25.1%) were during 2012/13, whilst the greatest proportion (76.72%) was experienced in 2008/09.

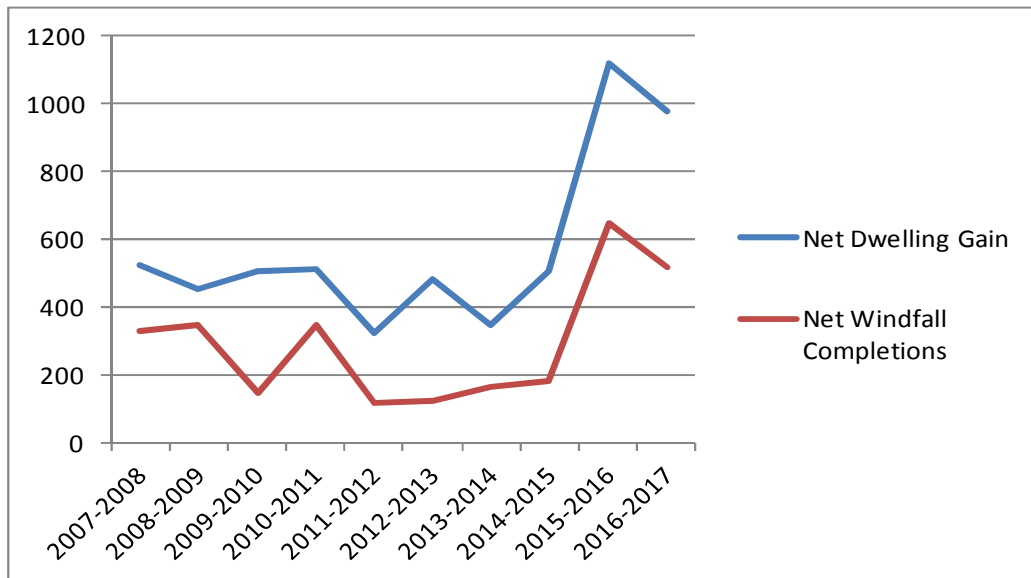
**Table 1: Historic Annual Windfall Completions**

Year	Net Dwelling Gain	Net Windfall Completions	Proportion of Windfalls as a % of Overall Completions
2007-2008	523	330	63.10%
2008-2009	451	346	76.72%
2009-2010	507	147	28.99%
2010-2011	514	344	66.93%
2011-2012	321	117	36.45%
2012-2013	482	121	25.10%
2013-2014	345	164	47.54%
2014-2015	507	183	36.09%
2015-2016	1121	650	57.98%
2016-2017	977	516	52.81%
<b>2007-2017</b>	<b>5748</b>	<b>2918</b>	<b>50.77%</b>

- 3.4 Graph 1 below shows how windfalls have generally mirrored overall trends of housing completions over the last ten years reflecting both periods of growth and recession.
- 3.5 It should be noted, however, that York did not have an adopted plan for this period or an identified housing supply. Similar results are

unlikely to continue in the future if sites are identified early in the planning process resulting in their allocation. This uncertainty element needs to be reflected in any qualified windfall projections.

**Graph 1: Historic Housing Completions Compared to Windfall Completions**



- 3.6 This is especially true in the case of **sites above 0.2 ha**, the threshold used to assess for the allocation of sites. This threshold has been used in both the ‘call for sites’ and Strategic Housing Land Availability Assessments (SHLAAs) that have assisted in identifying suitable draft housing allocations.
- 3.7 Generally other Local Authorities use a threshold of 0.4 ha for site identification within their urban capacity studies. City of York Council has adopted 0.2 ha as its threshold, which recognises that the supply of housing from this type of site has provided a significant contribution to past housing completions. Using a lower threshold will help to capture more significant sites as allocations and should reduce the number of unidentified windfall sites coming forward in the future housing supply.
- 3.8 Using the last ten year monitoring period to estimate the future supply of windfall delivery should ensure that neither an overly optimistic or pessimistic projection for windfalls will be applied. As this document updates our previous technical paper with the inclusion of our 2016/17 completions it reflects the most recent market trends to ensure the most robust evidence base has been used.
- 3.9 Historic housing windfall rates for the entirety of City of York Council area have been recorded for a number of years and form a subset of



the housing completions figures that have appeared within our previous Annual Monitoring Reports. The tables provided below show evidence of historic windfall completions based on size of site and type, and have been compared against overall housing completion figures for context.

3.10 All past completions that appear in the tables have been based on;

- Development Management housing consents – a record of decisions on planning applications is updated monthly
- Completions returns provided by our Building Control team
- Site visits carried out on a 6 monthly basis to check completions
- Contact with applicants, developers and agents at regular intervals to confirm both completion and predicted completion levels, and
- Monitoring of extant consents, new permissions and inclusion of development given lawful use through certificates of lawful development (previously not included within housing returns).

3.11 Table 2 below provides details of the number of housing windfall completions over the ten year period from April 2007 to March 2017, split by size and type. It should be noted that two of the main contributors to net additions to the housing windfall supply over that period came from conversions (inclusive of changes of use) with 1177, and from sites below 0.2 hectares (very small windfall sites) with 506. These totals are significant in as much as they fall outside the threshold used to identify potential housing sites in our emerging Local Plan and will not be identified in future years.

3.12 This analysis of previous windfalls is carried out using the following categories;-

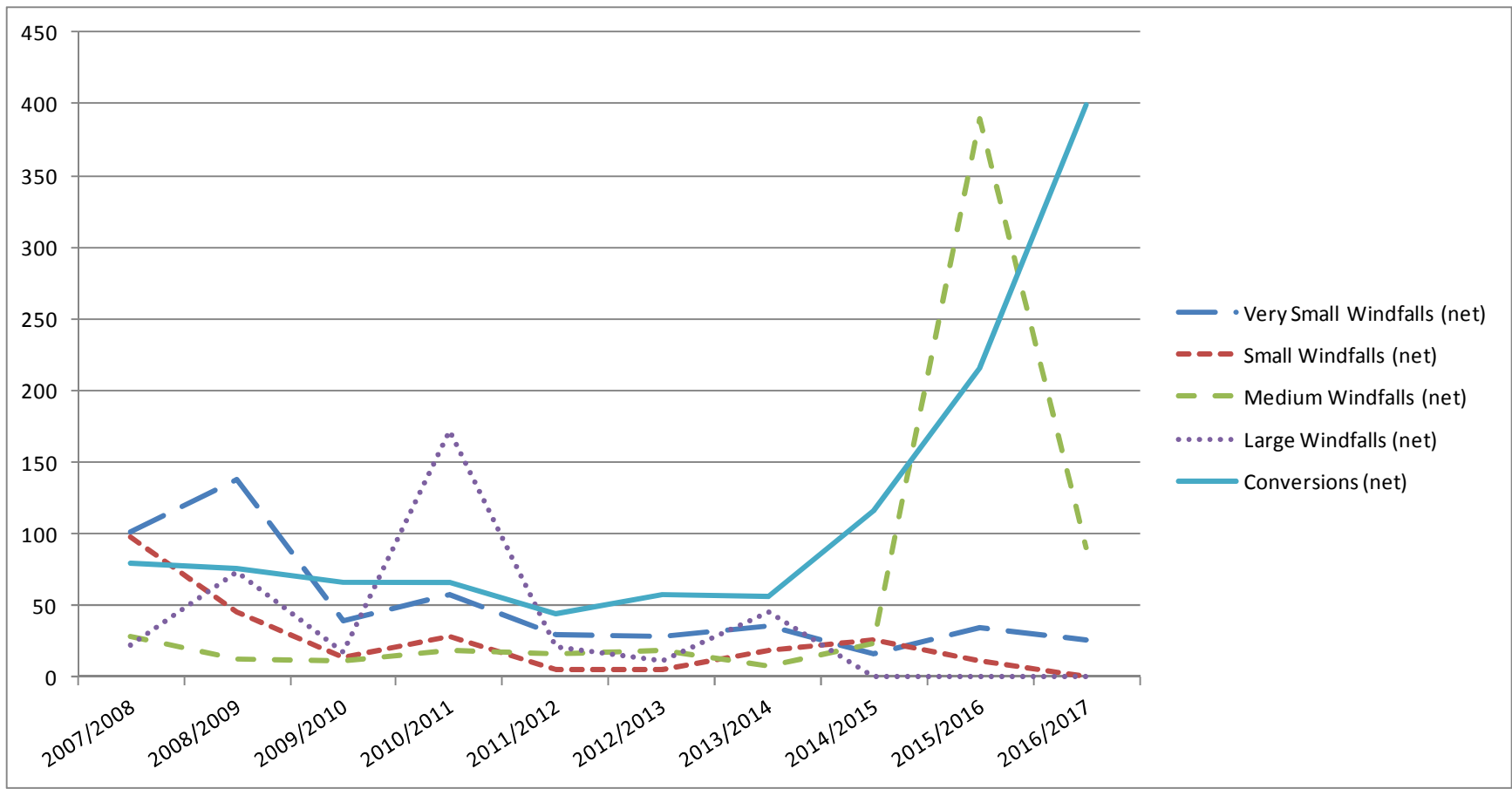
- **Very small windfalls** – on sites less than 0.2 hectares
- **Small windfalls** – on sites between 0.2 and 0.4 hectares
- **Medium windfalls** – on sites between 0.4 and 1.0 hectares
- **Large windfalls** – on sites over 1.0 hectares
- **Windfalls resulting from changes of use to residential properties and conversions to existing residential units**

**Table 2: Historic Annual Windfall Completions Separated into Size and Type**

Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions (net)	Total (net)
2007/2008	101	98	28	23	80	330
2008/2009	138	45	13	74	76	346
2009/2010	39	14	11	17	66	147
2010/2011	58	29	19	172	66	344
2011/2012	30	6	16	21	44	117
2012/2013	28	5	19	12	58	122
2013/2014	36	19	8	45	56	164
2014/2015	16	26	24	0	116	182
2015/2016	34	11	389	0	216	650
2016/2017	26	0	91	0	399	516
Totals 07-17	506	253	618	364	1177	2918

3.13 Both Table 2 and Graph 2 provide a complete picture of the overall levels of windfall completions over the last ten years.

3.14 Graph 2 displays the fluctuations experienced in past windfall supply. It shows that on sites over 0.2 ha significant variations have taken place. Sites below 0.2 ha and completions resulting from changes of use and conversions to existing homes vary less in their extremes and have provided a relatively constant source of new homes over the monitoring period by comparison.



**Graph 2: Illustration of Historic Annual Windfall Completions by Size and Type**

3.15 Some of the more significant completions making up these variations were carried out within the windfall categories resulted from the following:

- 98 net completions in 2007/08 on small sites were a result of developments including Green Belt Garage (New Lane Huntington) (18), Engineering Works (To the Rear of Dixons Yard, Walmgate) (38) and Magnet Ltd (Avenue Road) (21) that accounted for 77 net completions out of this total.
- During 2010/11 of the 172 completions on large sites, all were a result of the development on the previously developed land to the Rear of the Letter Delivery Office (Birch Park).
- In 2015/16 a total of 389 homes were provided on medium sized sites, these arising from the student accommodation completed at the Old Yorkshire Evening Press Site, 76-86 Walmgate (361 homes) and the retirement homes completed on the former Fox & Hounds, Copmanthorpe (28 homes).
- 2015/16 also experienced significant levels of windfall completions through changes of use. Holgate Villa (50) 3 Pioneer Business Park (19) and Matmer House, Hull Road (14) being the three largest contributors in this category.
- In 2016/17 a total of 399 net new homes resulted from conversions or changes of use and of this number 252 homes came about through sites benefitting from relaxed permitted development rights to allow conversion to residential use. United House, Piccadilly (119) Castle Chambers, 7-13 Clifford Street (25), the William Birch & Sons Ltd former offices in Foss Place, Foss Islands Road (24) were the largest contributors within this category.
- During 2016/17 61 student accommodation units resulted from the change of use to 2-14 George Hudson Street.

3.16 Sites over 0.2 ha are shown to display more significant and varied levels of annual completions and greater ranges within the totals making any future trends more difficult to predict. As explained earlier these types of site are more likely to be identified in future



years and, therefore, assessed as potential allocations. If a site, following full assessment is deemed appropriate for housing development and subsequently allocated it then falls outside the definition of windfalls.

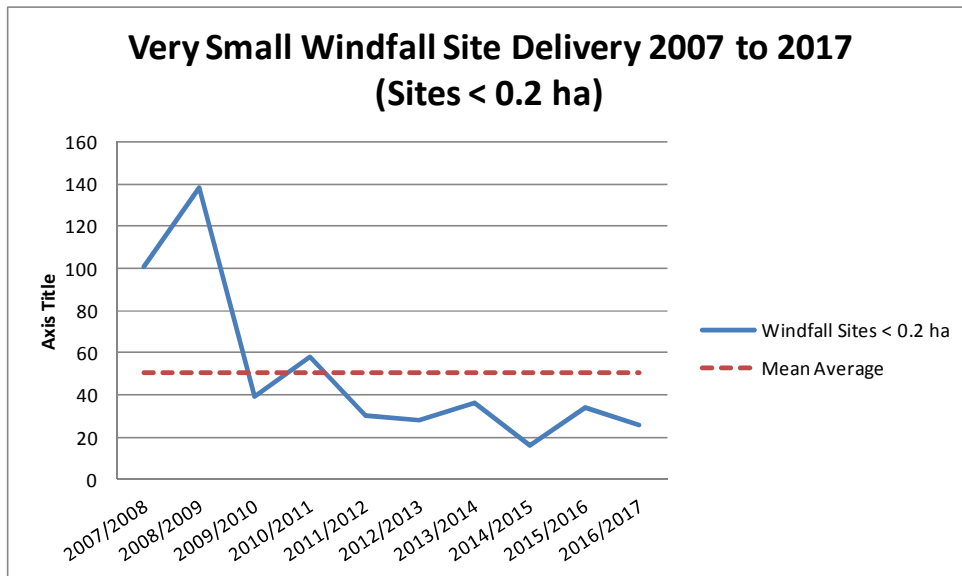
- 3.17 A further breakdown of the windfall completion figures, as displayed in Table 3 below, highlights that almost 58% of all windfall completions during the past 10 years took place either on very small sites below 0.2 ha or through changes of use to residential properties and conversion of existing homes. Neither of this type of site is likely to be picked up in housing land assessments and is, therefore, more appropriate for use in potential future windfall projections.

**Table 3: Breakdown of Windfall Completions by Size and Type**

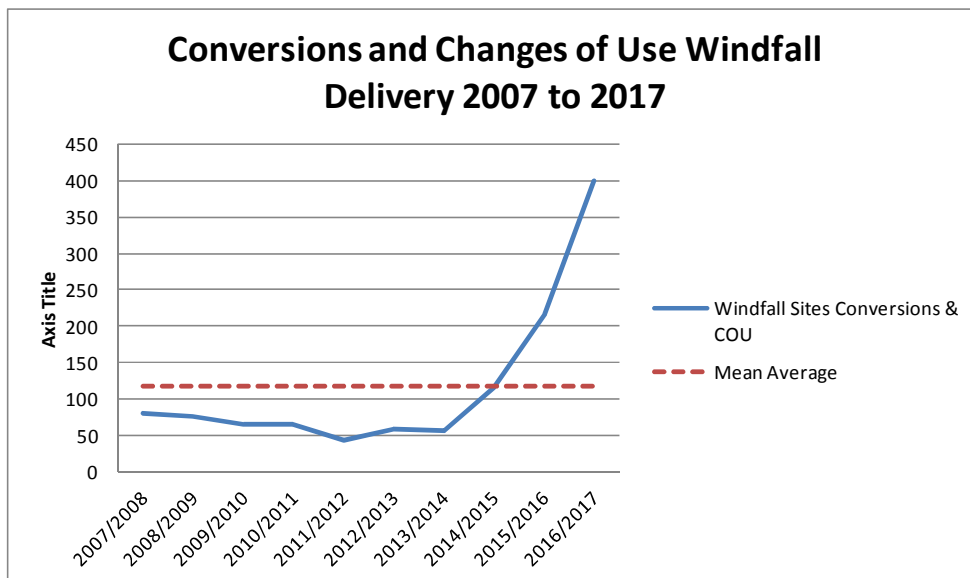
Size/Type of Windfall	Ten Year Total	Ten Year Mean Average	Windfall Types Represented as a Proportion of Total Windfalls (%)
Very Small Windfalls (Less than 0.2 ha)	506	50.6	17.34%
Small Windfalls (0.2 - 0.4 ha)	253	25.3	8.67%
Medium Windfalls (0.4 - 1.0 ha)	618	61.8	21.18%
Large Windfalls (> 1.0 ha)	364	36.4	12.47%
Conversions/COU	1177	117.7	40.34%
<b>Totals</b>	<b>2918</b>	<b>291.8</b>	<b>100.00%</b>

- 3.18 Graphs 3 and 4 below show a representation of the last 10 years of windfall sites of less than 0.2 ha and conversions and changes of use. Both graphs display the range between the highest and lowest completion years.
- 3.19 For sites below 0.2ha levels peaked in the early years of the monitoring period during more favourable market conditions and fell/stabilised in more recent years reflecting more adverse housing market conditions.
- 3.20 Completions through change of use and conversions of existing properties have increased significantly in more recent times, with over 200 new homes being created in 2015/16 and almost 400 homes coming from this category in 2016/17.

**Graph 3: Very Small Windfall Site Completions**



**Graph 4: Conversion & Changes of Use Windfall Site Completions**



## 4 Future Windfall Approach in the Local Plan

### Calculating an Appropriate Windfall Allowance

4.1 A number of factors need to be considered before determining a realistic housing windfall allowance. The following issues are discussed within this part of the paper before setting our proposed approach to windfalls. These include;

- An appropriate timescale for historic windfall evidence;
- The threshold and type of windfall to be included;
- Trend analysis and the appropriate trend timescale to be used to ensure market conditions are reflected appropriately;
- When windfalls should appear in the housing trajectory;
- What level of windfalls should be applied to future housing projections;
- Should discount rates be applied to future windfall allowances; and
- What risks are there in including windfalls within a future housing land supply?

### Timescale Used to Provide Historic Windfall Evidence

4.2 The timescale for analysing historic windfall completions has been considered. Following a review of other local authority windfall papers, the use of the last ten years' figures is considered to be most appropriate, particularly as this period includes a wide range of market conditions.

4.3 Longer periods of historic completions records have been used in some authority windfall completions analysis whilst some reference shorter historic records. The advantage of using a 10 year trend ensures that the full cycle of market conditions that have taken place during that time will ensure that neither an overly optimistic or pessimistic projection for windfalls will be applied. A rolling 10 year windfall trend incorporated annually within the housing trajectory will ensure that any upturn or decrease in supply will be taken into account within future windfall allowances. By using a longer historic record this fluctuation could be lost within a larger dataset.

## Threshold and Type of Windfall to be Included

- 4.4 Research reveals that other planning authorities have set varying thresholds when considering what type of windfall site should be included within any allowance in future years. These have broadly been based on either capacity (potential number of homes that have been developed on individual sites, often set at 10 or more dwellings) or simply a size of site threshold.
- 4.5 City of York Council does not view a capacity threshold as providing the most meaningful approach to identifying sites. Site location tends to influence the number of acceptable homes appropriate for each site, and individual site constraints may affect capacity of each site. Over time this could result in similar sites being included within the figures or excluded elsewhere dependant on the location and changing market circumstances. These characteristics are difficult to monitor and can provide unbalanced evidence.
- 4.6 A size threshold, often of around 0.4 ha, has been used by a number of authority areas in analysing past windfall performance. This aligns with their SHLAA thresholds used in identifying potential future allocations.
- 4.7 Preference in York is a size threshold of 0.2 ha throughout the authority area in our analysis of windfalls, and this accords with that set within the 'call for sites' to support the Local Plan. Use of this size threshold should help to capture more sizeable sites for potential housing allocations compared to a greater size threshold, and decrease the number of unidentified windfall sites coming forward in the future housing supply. Therefore, it is reasonable to assume that a qualified allowance for this type of development can be made in the future housing land supply.
- 4.8 Although we have recorded windfalls above the 0.2 ha threshold we do not intend to project forward an allowance for this type of site within the future housing supply for a number of reasons:
- The monitoring period covers a time in which we did not have a formally adopted development plan in place. Therefore, sites of this nature have not previously been identified as allocations. With a comprehensive Local Plan that includes identified site allocations for a full 15 year trajectory and regular SHLAAs planned over the future years we expect to capture these sites as allocations rather than windfall sites.



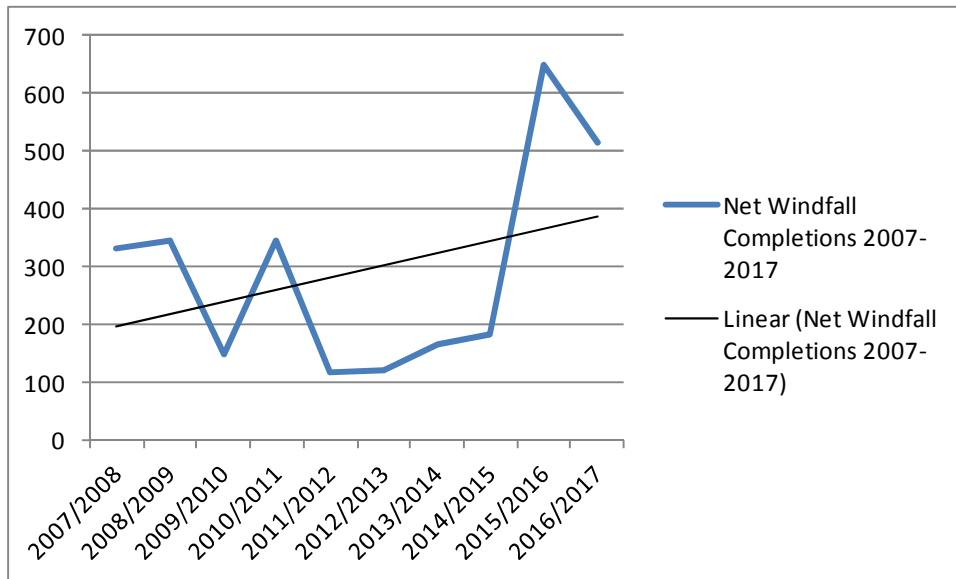
- As can be seen from the graphs showing past delivery of this type of site, evidence reveals that the supply of housing from these sites is less predictable in the delivery of housing and projecting forward these rates could prove to be unreliable.

4.9 Changes of use and conversions of existing residential dwellings have delivered a steady and reliable source of housing in York throughout the monitoring period, even during recessionary times. This supply is likely to continue and may even increase in the short term as a result of the announcement that the temporary measures introduced in 2013 to relax the permitted development right, relating to the conversion of offices to residential use, have now been made permanent. As consented conversions of this type are already included within the unimplemented housing permissions and therefore accounted for within the housing trajectory, no increase in the rate of this type of windfall is proposed. However, future monitoring will take account of any variations and appropriate allowances will be made accordingly throughout the plan period.

### **Windfall Trend Analysis**

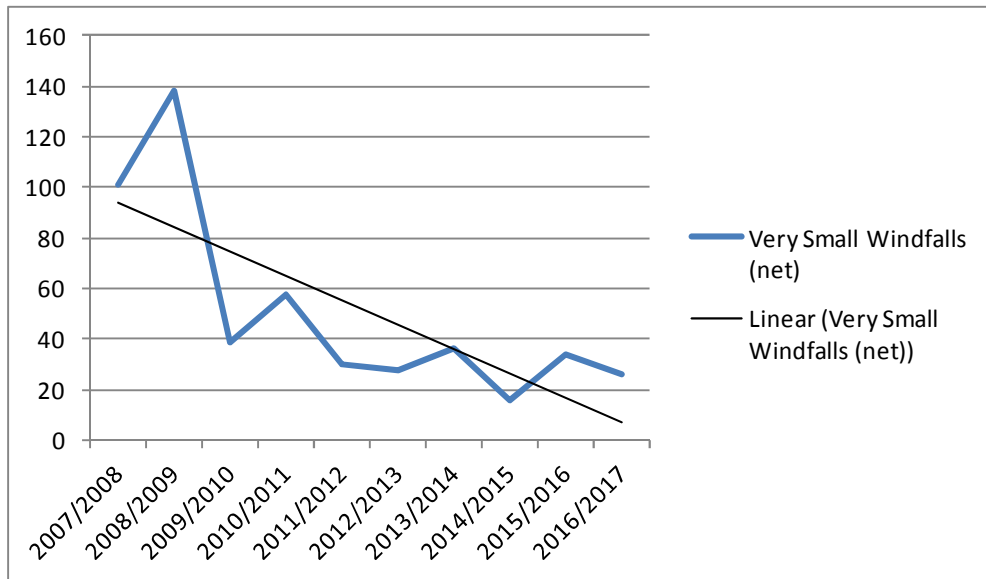
- 4.10 A relatively simple method for estimating a general trend in a set of data is to add a linear trend line to a chart. A trend line is similar to the line used to show results within a chart, but it doesn't connect each data point precisely as a line chart does. A trend line takes account of all the data meaning that minor exceptions or statistical anomalies will not distort the output. In some circumstances the use of a trend line is an aid in forecasting future figures.
- 4.11 When applying a trend line to overall windfall completions carried out between 2007 and 2017 the overall linear trend shows an increasing level over the monitoring period (see Graph 5 below).

**Graph 5: Net Windfall Completions 2007-2017**

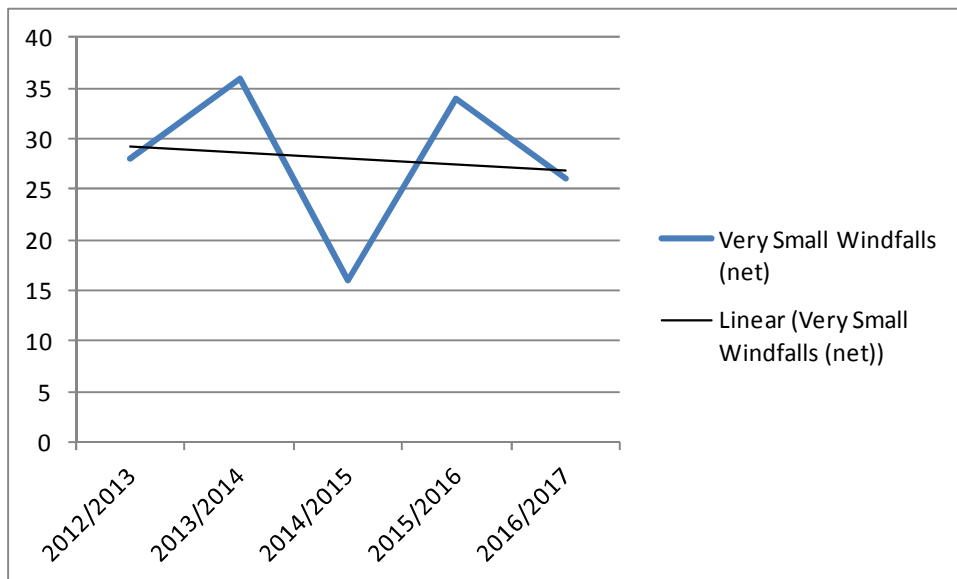


- 4.12 When we consider trend analysis of specific windfall rates we have included records for both the whole ten year monitoring period together with trends over the shorter term i.e. the last five years. In so doing we hope to pick up on any recovery or continued decline being experienced within the housing market to confirm that appropriate estimations are being applied to projected windfall delivery.
- 4.13 Further evidence shows that, for the two windfall types we deem appropriate for inclusion within our projected future housing supply, the following characteristics are apparent.
- 4.14 Graphs 6 and 7 reveal that in terms of very small windfalls (sites below 0.2 ha) the ten year trend is one of declining numbers whilst the 5 year trend is one of stabilisation with a levelling out of completions associated with more recent years.
- 4.15 Conversions and changes of use completions (see Graphs 8 and 9) indicate increasing trends over both the longer and shorter term, suggesting this source of housing supply is likely to maintain good returns for housing over the Plan period. In light of relaxed permitted development rights relating to office conversions being made permanent and evidence of substantial numbers of unimplemented consents from this source of housing supply there is a qualified anticipation that this upward trend could well continue.

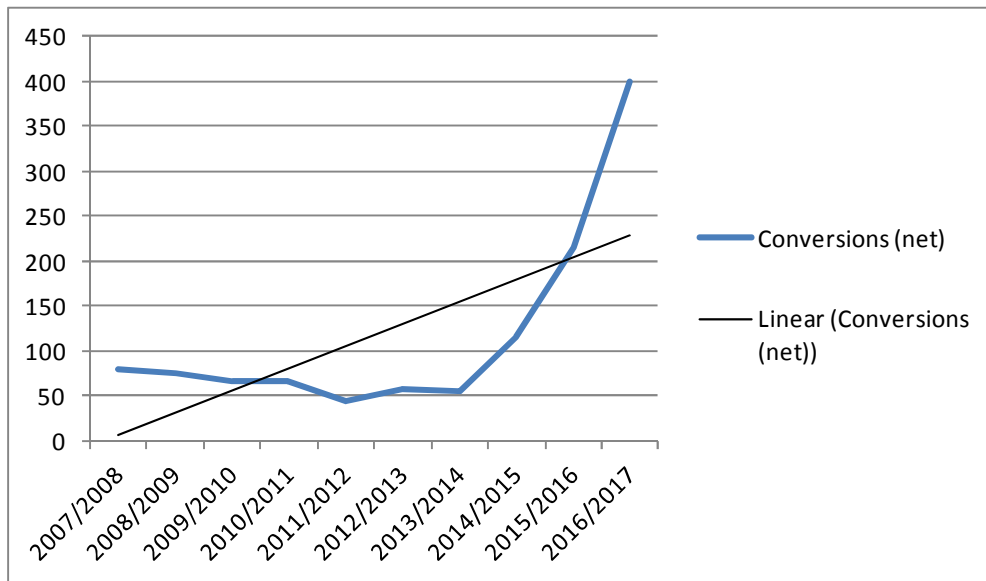
**Graph 6: Net Very Small Windfall Completions 2007-2017 (Sites <0.2ha)**



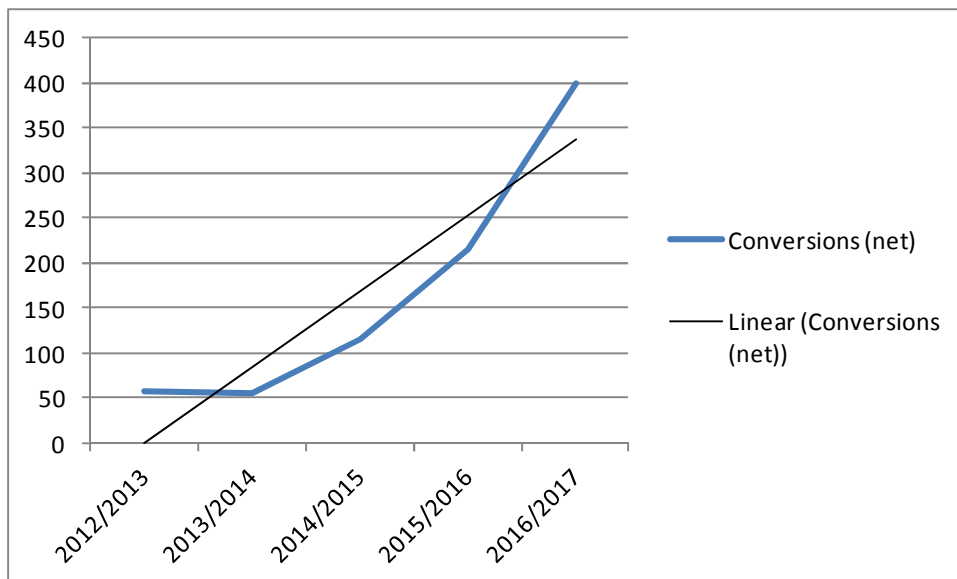
**Graph 7: Net Very Small Windfall Completions 2012-2017 (Sites <0.2ha)**



**Graph 8: Net Conversions and Changes of Use Windfall Completions 2007-2017**



**Graph 9: Net Conversions and Changes of Use Windfall Completions 2012-2017**



4.16 The following tables provide details of the trends associated with the different types of windfall over both the longer ten year and shorter five year historic monitoring periods.



**Table 4: Combined Brownfield & Greenfield Windfall Completion Trends**

Combined Brownfield and Greenfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↓	↔
Small Sites (0.2 to 0.4 ha)	↓	↓
Medium Sites (0.4 to 1.0 ha)	↑	↑
Large Sites (>1.0 ha)	↓	↓
Conversions and Changes of Use	↑	↑
All Brownfield/Greenfield Windfalls	↔	↑

**Key**

Decrease	↓
No Significant Change	↔
Increase	↑

4.15 The following tables (5 and 6) provide a breakdown of the preceding table's trends according to their type, either Greenfield or brownfield.

**Table 5: Brownfield Windfall Completion Trends**

Brownfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↓	↔
Small Sites (0.2 to 0.4 ha)	↓	↓
Medium Sites (0.4 to 1.0 ha)	↑	↑
Large Sites (>1.0 ha)	↓	↓
Conversions and Changes of Use	↑	↑
All Brownfield Windfalls	↑	↑

**Table 6: Greenfield Windfall Completion Trends**

Greenfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↓	↑
Small Sites (0.2 to 0.4 ha)	↓	↔
Medium Sites (0.4 to 1.0 ha)	↔	↓
Large Sites (>1.0 ha)	N/A	N/A
Conversions and Changes of Use	↔	↔
All Greenfield Windfalls	↔	↔

- 4.16 This trend monitoring shows that the majority of categories have experienced either a levelling out or show an upward trend in housing delivery. This provides the confidence needed to project forward at least a mean average of past performance within the future housing trajectory. The exception to this trend (large sites) will not in any case form part of our evidence to inform future windfall projections.
- 4.17 For a complete record of windfall trends separated into Greenfield and Brownfield sites and the full range of categories analysed over the last five and ten year periods see Annex 2 of this document.

## When should Windfalls appear in the Housing Trajectory?

4.18 Paragraph 48 of the National Planning Policy Framework now advises that a Planning Authority may include a windfall allowance within the first five years of its housing trajectory provided that evidence supports their inclusion (see paragraphs 2.1 and 2.2 within this paper for full reference) and this can be extended to years 6-15 where an allowance can be made based on broad geographical areas. The following paragraphs describe our intended approach.

## Windfall Allowance in Years 1-5 of the Housing Trajectory

4.19 Our unimplemented housing consents records reveal that from a total of almost 3,600 homes with consent there were 1,044 net additional homes with extant consent at 1<sup>st</sup> April 2017 on sites regarded as windfalls (see Table 7). Of this total 950 had gained consent on sites of less than 0.2 ha or could result from changes of use or conversions to existing dwellings. Further scrutiny of the data shows that within this number 369 net homes have approval as a result of the relaxation of permitted development rights in terms of office to residential conversions (ORCs), whilst a further 178 are student cluster units that have gained approval on previously unidentified sites. All this evidence indicates that a continued return of homes built on windfall sites should be maintained within the short term.

**Table 7: Potential Windfall Sites with Extant Consent at 1<sup>st</sup> April 2017**

Size/Type of Windfall	BF Sites	GF Sites	Total BF + GF	Windfall Types Represented as a Proportion of Total Windfalls (%)
Very Small Windfalls (Less than 0.2 ha)	242	23	265	25.38%
Small Windfalls (0.2 - 0.4 ha)	15	14	29	2.78%
Medium Windfalls (0.4 - 1.0 ha)	1	0	1	0.10%
Large Windfalls (> 1.0 ha)	60	4	64	6.13%
Conversions/COU	652	33	685	65.61%
<b>Totals</b>	<b>970</b>	<b>74</b>	<b>1044</b>	<b>100.00%</b>

4.20 We do not consider it to be appropriate to include a windfall allowance within the first three years of the housing trajectory. This will provide an appropriate time scale for any applications on sites which would ultimately result in windfall completions to go through the development process. This timescale also allows for completions of windfalls with extant consent to be built out at reasonable build rates and, therefore, avoid double counting. Double counting of SHLAA sites and extant windfall consents within the allowance needs be avoided otherwise an

over estimation of supply from this source may be deemed unsupportable during inspection of the plan at a later date.

- 4.21 Phasing in a windfall allowance will provide more certainty in the early part of the trajectory and will avoid double counting. The estimation of housing supply will, therefore, be based on known consented development and anticipated delivery schedules provided by applicants/developers rather than relying on unidentified windfall sites providing homes in the early part of the plan.
- 4.22 Consideration has also been given to an approach whereby windfalls were only to be accounted for beyond the first 5 years of the trajectory. Whilst this method would avoid any potential double counting and only rely on extant consents and identified draft allocations for completions in the 5 year housing supply, it would represent a very cautious view of windfall projections. Trend analysis shows that an increase in windfall completions within the categories to be projected forward has been evidenced in more recent years. As the relaxed permitted development rights have recently been made permanent, and the consent analysis shows that this type of development continues to come forward, it is highly likely that windfalls will continue to contribute significant levels of new housing in future years.

### **Windfall Allowance in Years 6-15 of the Housing Trajectory**

- 4.23 The revision note to the NPPG of 6<sup>th</sup> March 2014 states;
- “Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)”*
- 4.24 In terms of geographical area we have included all land contained within the City of York local authority boundary. This aligns with the assessment of housing market sub areas undertaken as part of our previous Strategic Housing Market Assessment (SHMA) together with our current SHMA (2016).
- 4.25 As with years 4 and 5, a windfall allowance based on historic mean average completions of sites <0.2 ha together with conversions of existing dwellings and homes resulting from changes of use is to be used from year 6 of the housing trajectory. This total is deemed justified and appropriate, though will continue to be monitored annually to reflect any market fluctuations and to ensure that a realistic



projection of future housing windfall supply is maintained throughout the Plan period.

### The Level of Windfalls to be included in Future Housing Projections

- 4.26 In taking a proportionate approach to identifying land for development in the emerging Local Plan only sites above 0.2ha have been identified as draft allocations. To ensure that we properly understand the potential for development on very small sites below this allocation threshold an assessment of the trends in the historic rate of windfall delivery along with changes of use and conversions has been carried out. It should be noted that this covers a period of time in which York had no adopted development plan in place and therefore continued high levels of windfall supply are unlikely to be maintained over the plan period, especially in the case of larger windfall sites above 0.2 ha (the threshold used for the allocation of sites). This is important to note because the NPPF requires not just compelling evidence of historic windfall rates but also evidence of expected future trends in order to justify using a windfall allowance within housing supply.
- 4.27 During the last 10 years of total net windfalls the largest proportion comes from conversions and from very small windfalls (sites below 0.2ha). These totals are significant in as much as they fall outside the threshold used to identify potential housing sites in the Local Plan and therefore will not otherwise be identified in future years. By including a qualified allowance for this type of windfall within the housing supply this would ensure that an appropriate estimate of future windfall supply is included within the housing trajectory. The figure for windfalls proposed to be projected forward is **169** dwellings per annum which is effectively a mean average for these two categories of windfalls calculated over a 10 year period. (See Table 8, below, for details)

**Table 8: Projection of Windfall Sites <0.2 ha and Change of Use and Conversions**

<b>Mean Average</b>	
Average windfall completions on sites <0.2 ha	51
Average windfall completions on COU & Convs	118
<b>Mean Average Projected Annual Windfall Rate</b>	<b>169</b>

## **Applying Discount Rates to the Future Windfall Allowance**

- 4.28 A discount rate can be applied to both the delivery of identified consented sites and housing allocations to allow for uncertainty within the market. This discount rate is usually around 10% based on evidence of past housing delivery of consented sites and comparison with other local authority non-delivery rates. Alternatively, an additional allowance in housing supply can be made.
- 4.29 A discount rate for the future supply of housing from windfall sites (i.e. as yet unidentified windfalls without the benefit of consent) has been considered especially in the case of small sites below 0.2 ha. This acknowledges that the capacity of unidentified sites to accommodate future windfall development is finite within a constrained urban area.
- 4.30 An increase in the delivery of homes resulting from changes of use from offices is currently being experienced largely a result of relaxed permitted development rights. Whilst this source of supply is finite and may reduce over time it is too early to predict such an outcome bearing in mind that we are only now experiencing completions resulting from this legislative change.
- 4.31 However, as a result of our analysis of more recent trends (see Section 3) indicating increasing levels of changes of use of existing properties and maintained levels of housing resulting from sites below 0.2 hectares, the discounting of projected windfalls for these reasons is not deemed appropriate at this time.
- 4.32 Should planning policy change in future years this approach may be reconsidered and potentially a discount rate applied at that time.

## **Risks Involved in Including a Windfall Projection**

- 4.33 Recognition is made of the fact that there are no circumstances in which the inclusion of any category of windfall carries no risk at all. However, at the same time by not including a windfall allowance this also carries implied risks, especially in light of NPPF direction and associated guidance that this may result in significant underestimates of future housing land supply.
- 4.34 Annex 1 of this paper carries out an appraisal of risks associated with the inclusion of various elements that fall within each windfall category. Whilst this approach can result in a subjective analysis we have

endeavoured to evaluate all potential risks involved in any windfall inclusion.

4.35 The tables highlight that the lowest risk options for inclusion within a windfall projection are associated with sites of less than 0.2 ha (both brownfield and Greenfield) together with conversions and changes of use.

## 5 Conclusions

5.1 A number of factors have been considered in determining a realistic housing windfall allowance. The following sets out our intended approach:

- Timescale for historic windfall evidence  
Use of selected completions from the last 10 years ensures that the full cycle of market conditions that have taken place during that time are taken into account. See paragraphs 4.2 and 4.3.
- Threshold and type of windfall to be included  
Very small sites (below 0.2ha) and change of use/conversions will be monitored as the basis for our projections. See paras 4.4 to 4.9.
- When to introduce windfalls into the housing trajectory  
To avoid double counting and allow time for sites to continue through the development process, windfalls will be included from year 4. See paras 4.18 to 4.25.
- What level of windfalls should be included in the housing trajectory  
A figure of 169 dwellings per annum provides an appropriate level reflecting past development trends. See paras 4.26 and 4.27.
- Discounts  
We do not intend to apply a discount to windfall projections. See para 4.28 to 4.32.



## Annex 1

### Risk Analysis

The following tables provide a risk analysis for all potential windfall categories and each type has been designated a level of risk associated with their inclusion within a future windfall projection.

Whilst there are no circumstances in which the inclusion of any category of windfall carries no risk at all, there has also be a recognition that by not including a windfall allowance this also carries with it implied risks, especially in light of NPPF direction and associated guidance that may seriously underestimate the future housing land supply.

Assigning risk to the elements making up a potential windfall allowance can be seen as a subjective exercise. In adopting a system that classifies potential windfall types into seven levels of risk we have endeavoured to designate each one appropriately and have only considered low and moderate risk categories for potential inclusion within a windfall allowance.

Type of Windfall	Component	Potential net Annual Completion Rate	Risk Analysis	Risk Level
Unallocated Brownfield Land	Very Small Site (<0.2 ha)	46.9	Historically this type of site has provided a significant level of housing completions within the York Authority Area. Whilst there has been a downward trend associated with this type of site providing housing over the last 10 years due to adverse market conditions, a return to a more stable position has been evidenced over the last 5 years as the market has corrected itself (see the trend analysis section). This type/size of site will not be picked up in any future capacity study (SHLAA, 'call for site') as it falls below the minimum site size capacity. Should a downward trend be experienced in future years, this will be reflected in future windfall projections and will need to take account of any trend analysis associated with developments within this category of windfall.	+
	Small Site (0.2 to 0.4 ha)	21.5	Sites ranging from 0.2 to 1.0 ha should be picked up in our housing capacity studies as they fall above the minimum size thresholds we currently apply for site assessment. It should be stressed that historically sites of this nature are unlikely to have been allocated over the last ten year monitoring period (a time over which York did not have an adopted development plan) and, therefore, the total completions resulting on them reflect this and are undoubtedly inflated as a consequence.	
	Medium Site (0.4 to 1.0 ha)	55.8	Over the previous 10 years the trend is moderately upward in the number of houses resulting from these sizes of site. However, more recently there has been an upturn in housing completions from these categories that reflects the possible return of more favourable market conditions.	
	Large Site (>1.0 ha)	36.4	Whilst it could be argued that this type of site may not necessarily be picked up in a SHLAA, or similar urban capacity study, and that market conditions tends to bring about the availability of this type of site at irregular intervals and the possibility of Government incentives that may take place over time, the random nature in which this type of site is made available is very hard to predict. For this reason we do not consider it wise to include a future windfall allowance for this type of site. A steady downward trend in both the long and shorter term of housing completions from this type of site has been experienced, with no new homes provided during the last three years.	
	Changes of Use & conversions	111.8	An increased supply of housing has been provided from this source over the last ten year monitoring period. Upward trends in the supply of homes from conversions and changes of use have taken place over the last ten years, and have shown significant increases in more recent years as Government incentives, through the relaxation of permitted development rights, have aided in an increased supply of new homes and are likely to increase anticipated supply further, especially over the shorter term. It is most unlikely that this type of development will be identified through a housing capacity study. Therefore, we consider that the inclusion of a justified projection of this type of housing windfall should be made as they have consistently become available in York and are likely to continue to provide a reliable source of housing supply. Whilst evidence reveals that upward trends in the supply of homes from this source could justify a higher projection for future years the use of a mean average based on the last ten years is deemed appropriate as it provides more certainty and justification for the inclusion windfalls within the housing trajectory. Should upward trends continue, this will be reflected in a projection of a higher average for future years within windfall figures	+

Type of Windfall	Component	Potential net Annual Completion Rate	Risk Analysis	
Unallocated Greenfield Land	Very Small Site (<0.2 ha)	3.7	Historically this type of site has provided a relatively low level of housing completions within the York Authority Area, although in only one year (2013/14) were no housing completions experienced from this source. A downward trend associated with this type of site providing housing has been experienced over the last ten years which is likely to be due to the adverse market conditions experienced during the same period of time. However, an increased trend in housing supply from this source has been experienced over the last five years as the market shows signs of improvement. As with unallocated Brownfield sites of the same size, this type of site will not be identified in any future capacity study (SHLAA, 'call for site') as it falls below the minimum site size threshold. There is the possibility of future plan policies protecting small urban Greenfield sites from development which adds to the risk potential for inclusion of this type of site in windfalls. Previously Greenfield sites were excluded from any future windfall projections, however, since the issue of NPPF (March 2012) which defines windfall sites as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'. Greenfield sites have not specifically been excluded from potential future projections.	+
	Small Site (0.2 to 0.4 ha)	3.8	Similar to brownfield sites ranging from 0.2 to 1.0 ha these sites should be picked up in our housing capacity studies as they fall above the minimum size thresholds we currently apply for site assessment. It should be stressed that historically sites of this type are unlikely to have been allocated over the last ten year monitoring period (a time over which York did not have an adopted development plan) and, therefore, the total completions resulting on them reflect this and are undoubtedly inflated as a consequence. Sequentially brownfield sites are prioritised for development over Greenfield sites – the future projection of delivery from Greenfield sites of this size is deemed too risky and not recommended.	
	Medium Site (0.4 to 1.0 ha)	6.0	A downward trend in the supply of homes from these types of sites has been experienced over the last 10 years, whilst evidence shows that this trend has continued over the shorter term (last 5 years).	
	Large Site (>1.0 ha)	0.0	Sites of this type have not provided any homes over the last ten years and other than being identified through the allocations process are unlikely to come forward in future years. Sequentially brownfield sites are prioritised for development over Greenfield sites – the future projection of delivery from Greenfield sites of this size is deemed too risky and not recommended.	+
	Changes of Use & conversions	5.9	Over the last ten years, every year has provided housing completions from this source – the majority of which are agricultural building/barn conversions. As York is a combined urban/rural authority area this type of development is likely to continue if not increase as a result of the relaxation of permitted development rights currently being experienced and likely to continue as latest announcement that the relaxed permitted development rights have become permanent. A slight upward trend associated with this type of windfall type is evidenced over the last 10 monitoring years. However, a slight downward trend has been experienced over the shorter last 5 year period.	+
	Garden Infill Developments	54.7	NPPF (March 2012) specifically excludes garden infill developments from windfall allowances with paragraph 48 stating windfalls 'should not include residential gardens'	+

Symbol	Risk Level if Included Within Windfall
	No Risk – this position holds no significant risk for inclusion
	Very Low Risk – an extremely low risk is associated with the inclusion of this windfall type - our position should easily be defended if challenged
+	Low Risk – a low risk is associated with the inclusion of this windfall type. However, our position should be defensible if challenged
	Low to Medium Risk – the inclusion of this potential windfall holds a low/medium risk with a defensible reason for inclusion
+	Medium Risk – A balanced risk is associated with the inclusion of this type of windfall. It is probable that the inclusion is sound, however, there is no guarantee that under inspection this would be the case.
	High Risk – The inclusion of this windfall type carries a great risk and difficult to defend if under scrutiny
+	Very High Risk- significant risk is associated with the inclusion of this windfall type and extremely difficult to defend

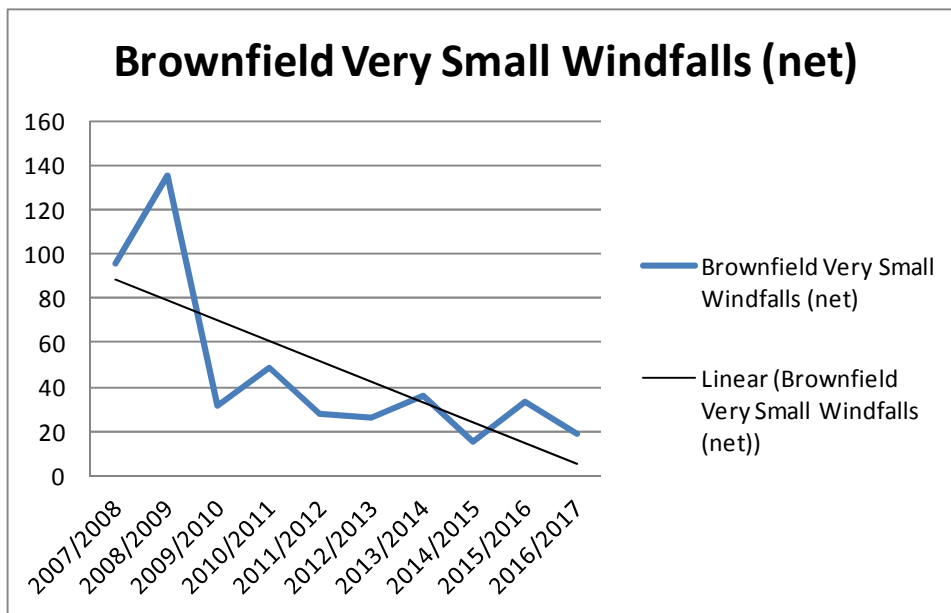


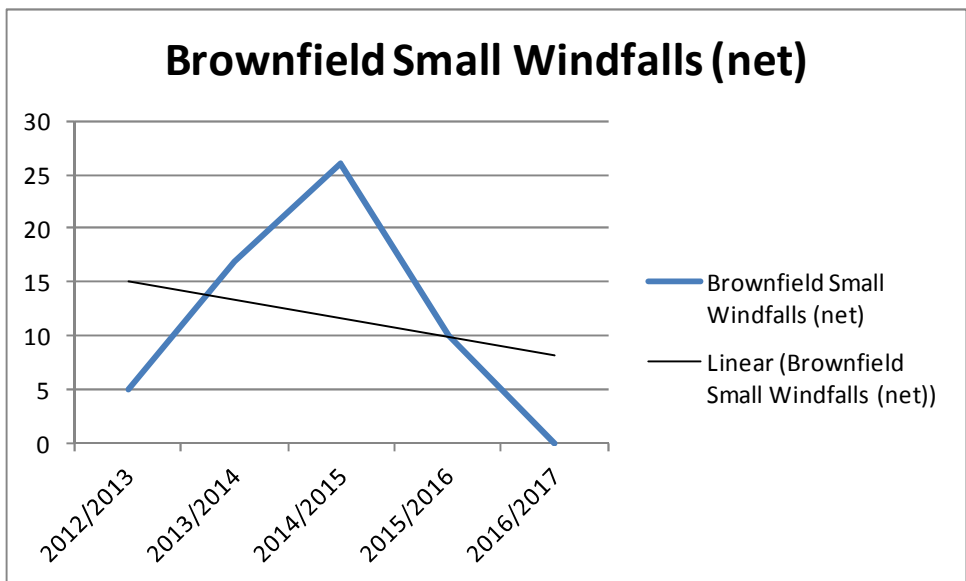
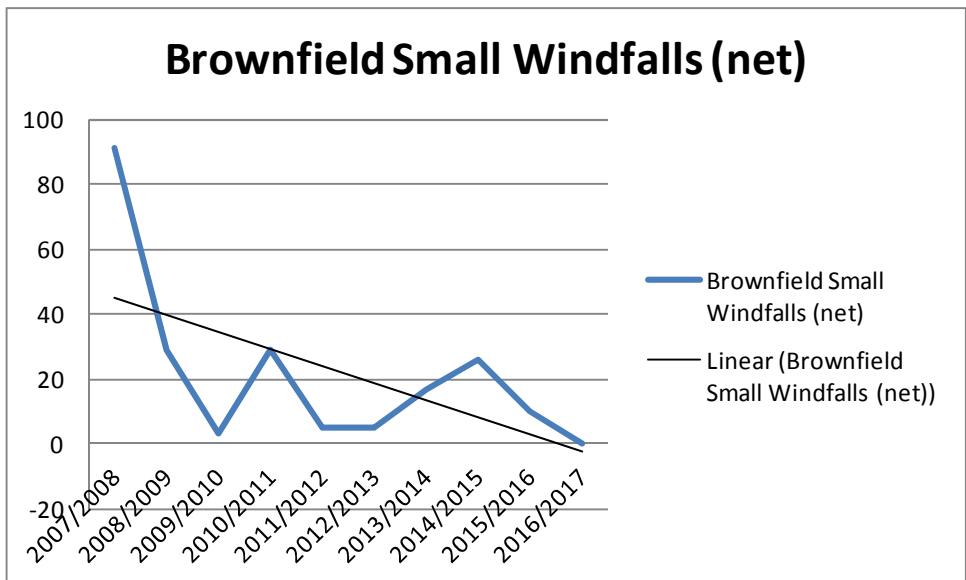
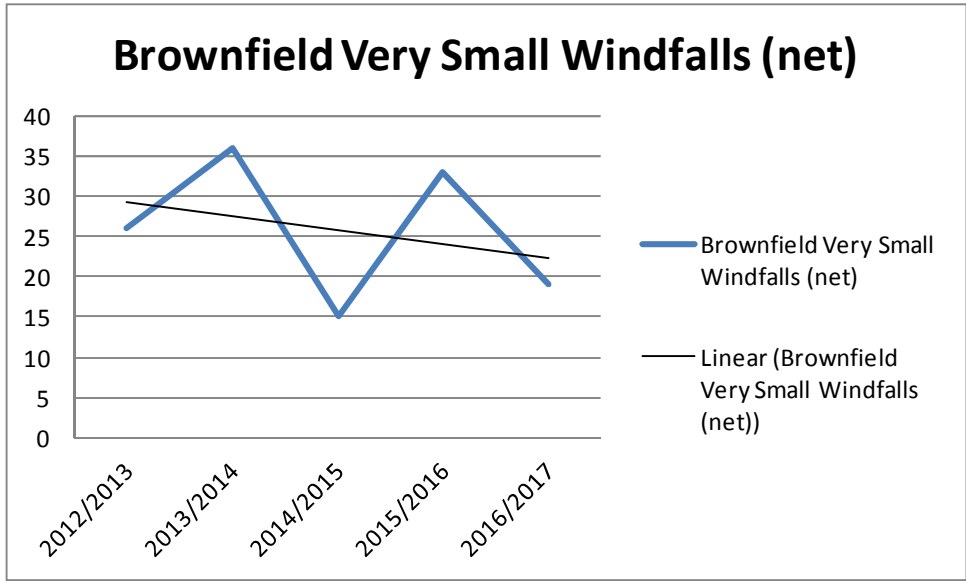
## Annex 2

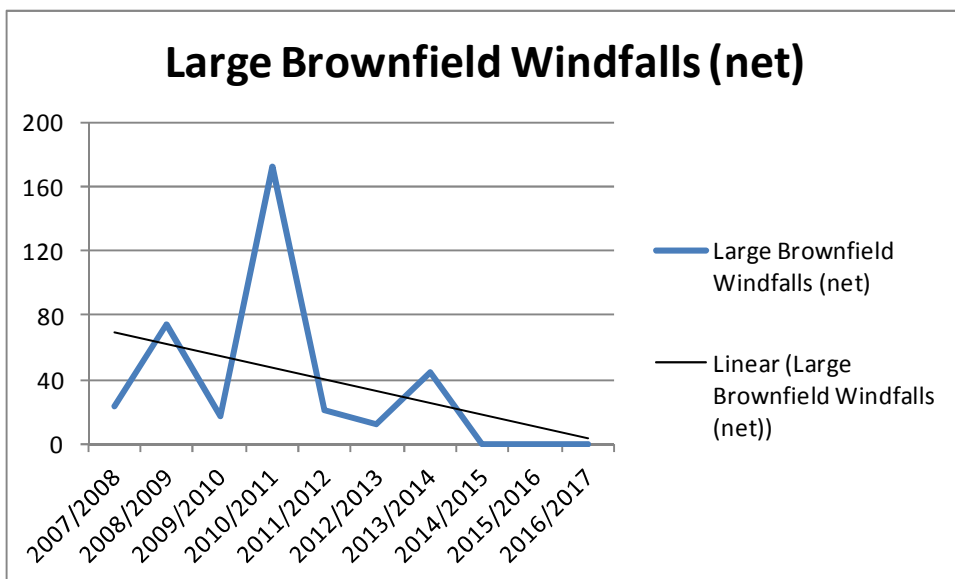
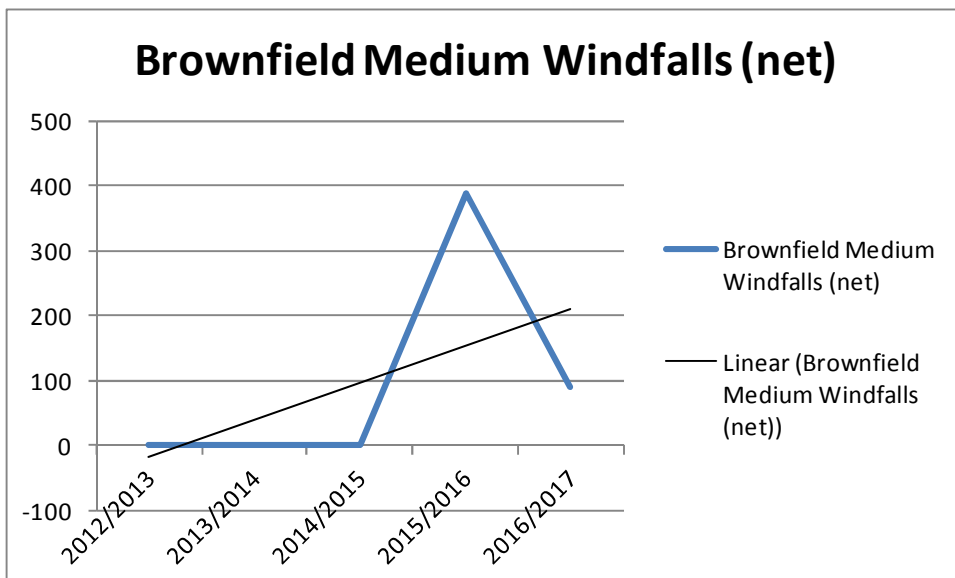
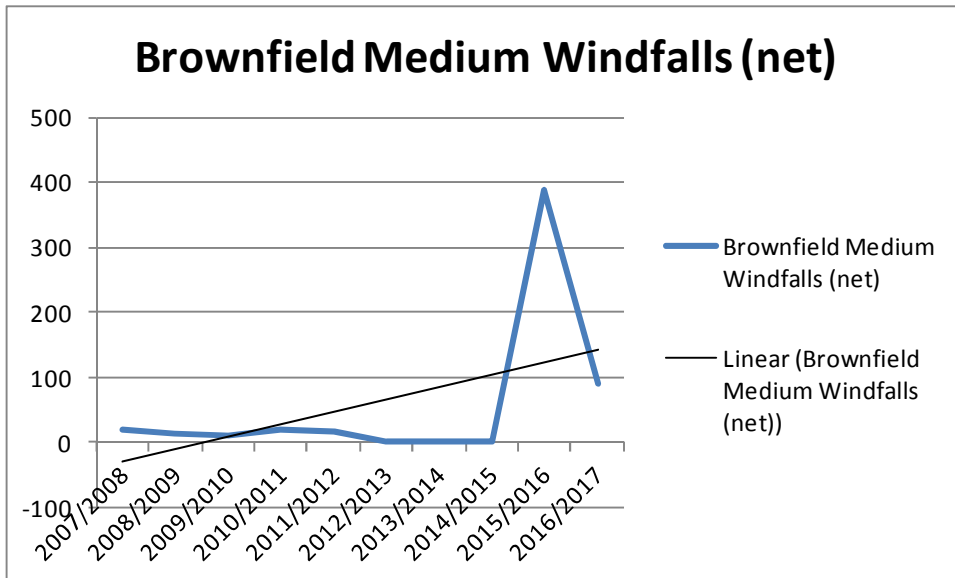
### Full Windfall Trend Analysis

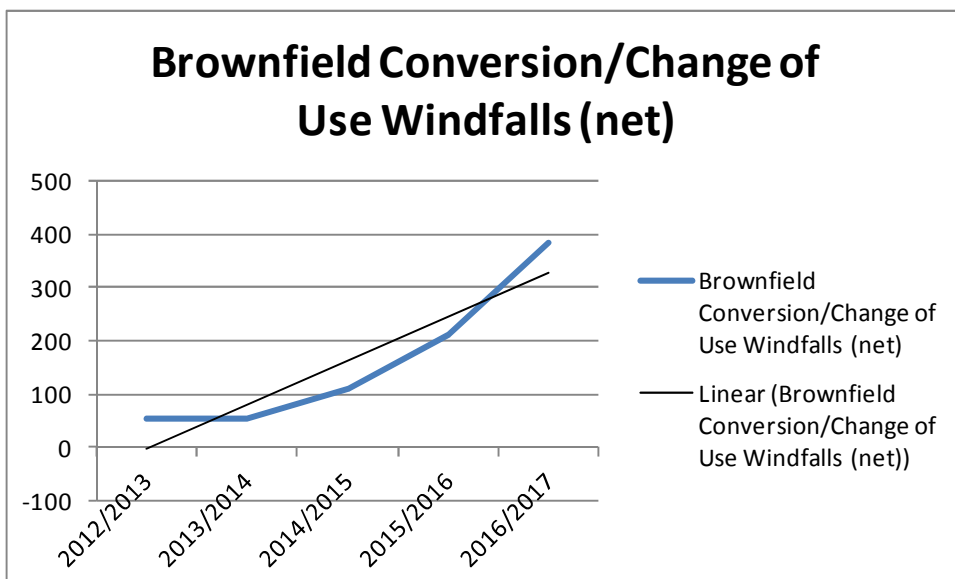
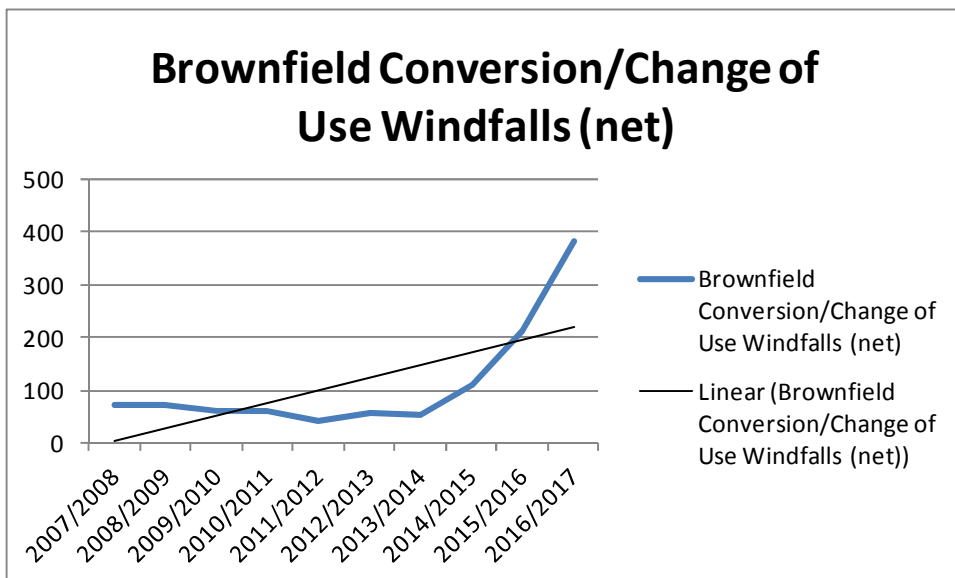
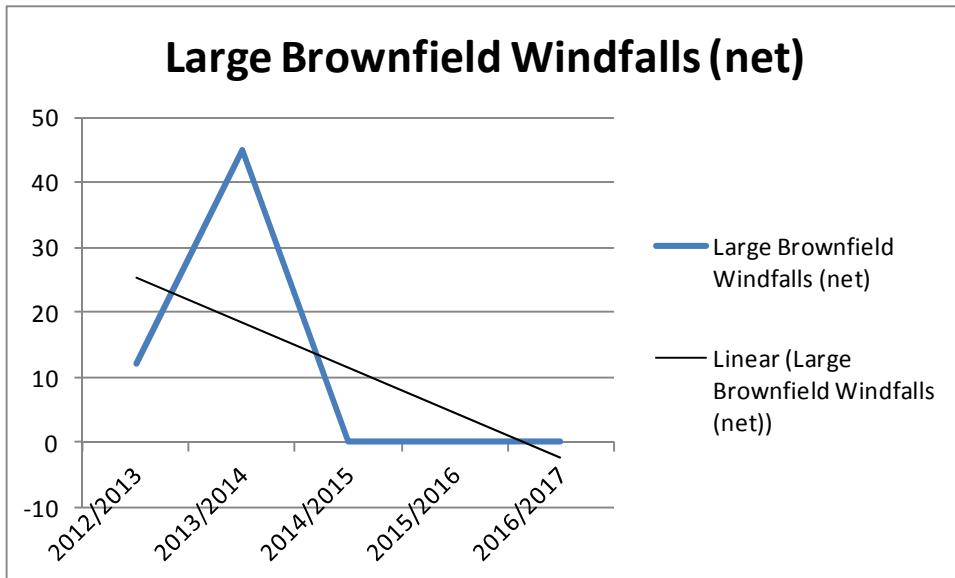
#### Brownfield Land Windfalls (2007-2017)

Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/ Changes of Use (net)	Total (net)
2007/2008	96	91	21	23	72	303
2008/2009	135	29	13	74	71	322
2009/2010	32	3	10	17	62	124
2010/2011	49	29	19	172	60	329
2011/2012	28	5	15	21	41	110
2012/2013	26	5	0	12	55	98
2013/2014	36	17	0	45	52	150
2014/2015	15	26	0	0	110	151
2015/2016	33	10	389	0	212	644
2016/2017	19	0	91	0	383	493
<b>Totals</b>	<b>469</b>	<b>215</b>	<b>558</b>	<b>364</b>	<b>1118</b>	<b>2724</b>

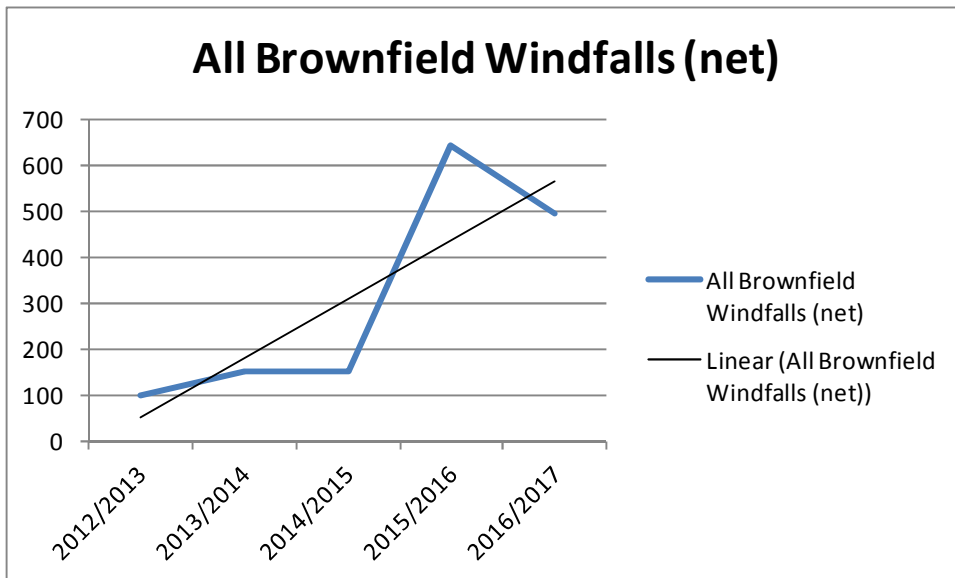
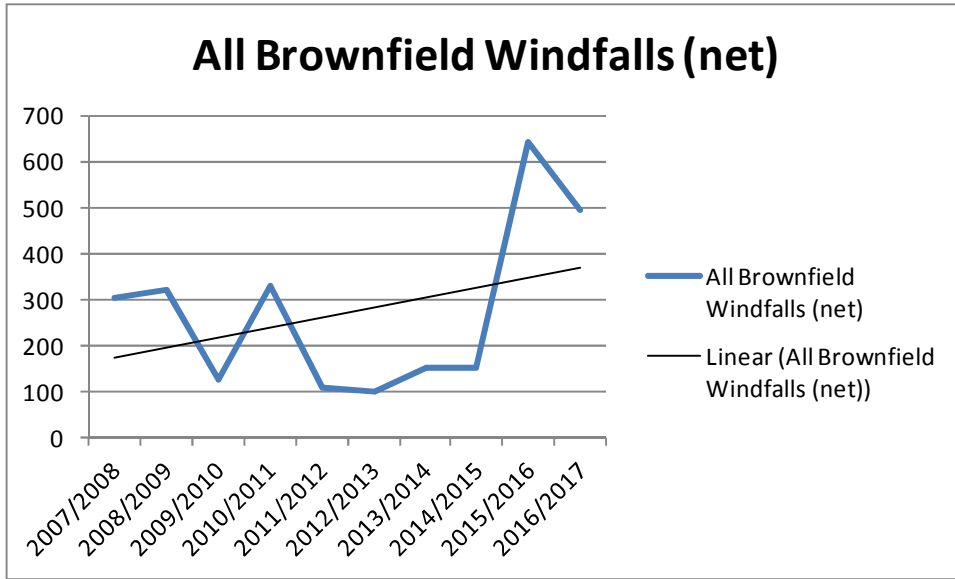






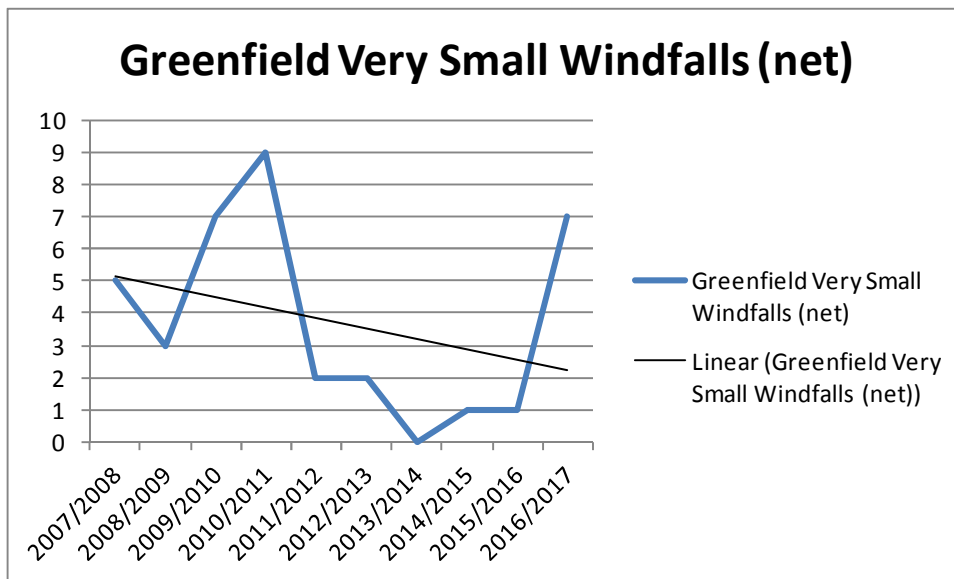


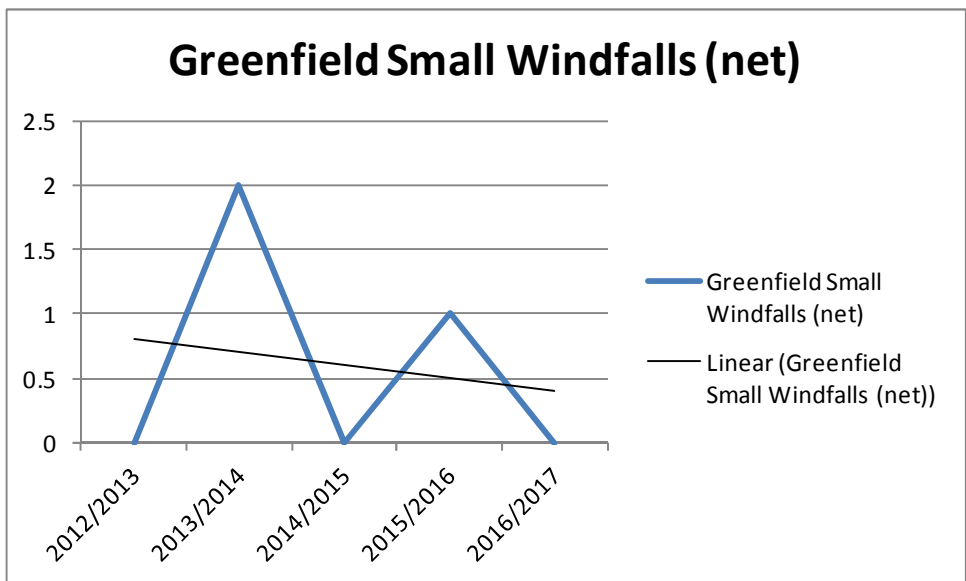
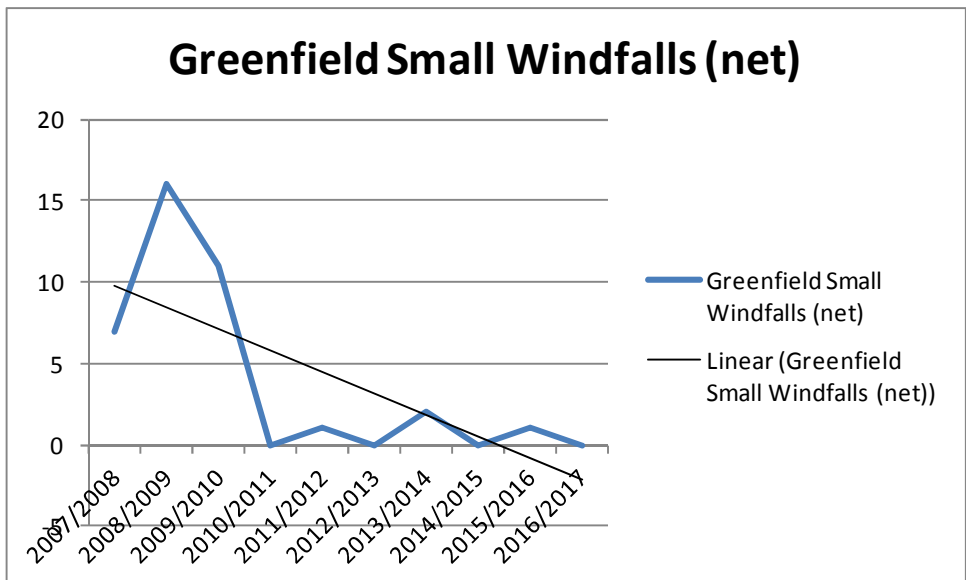
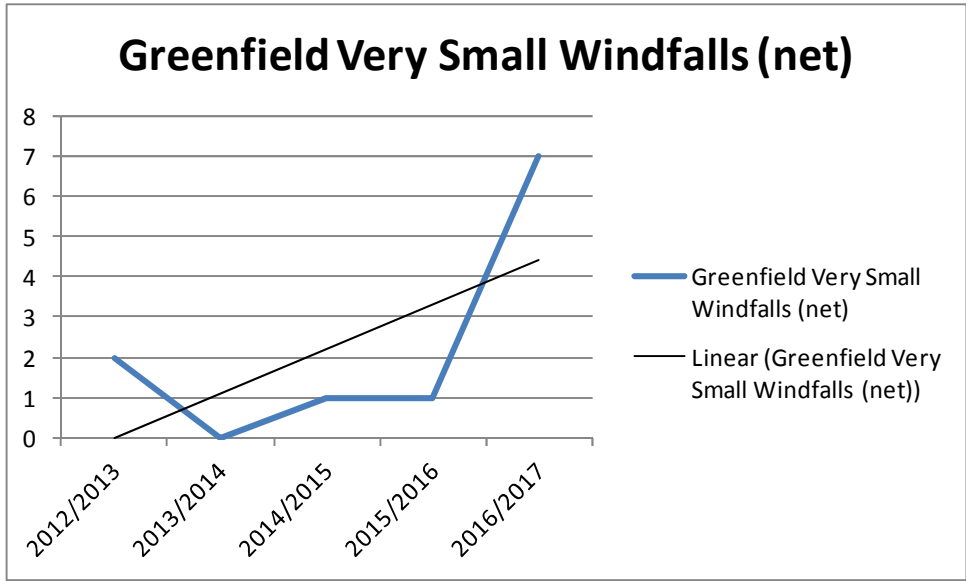


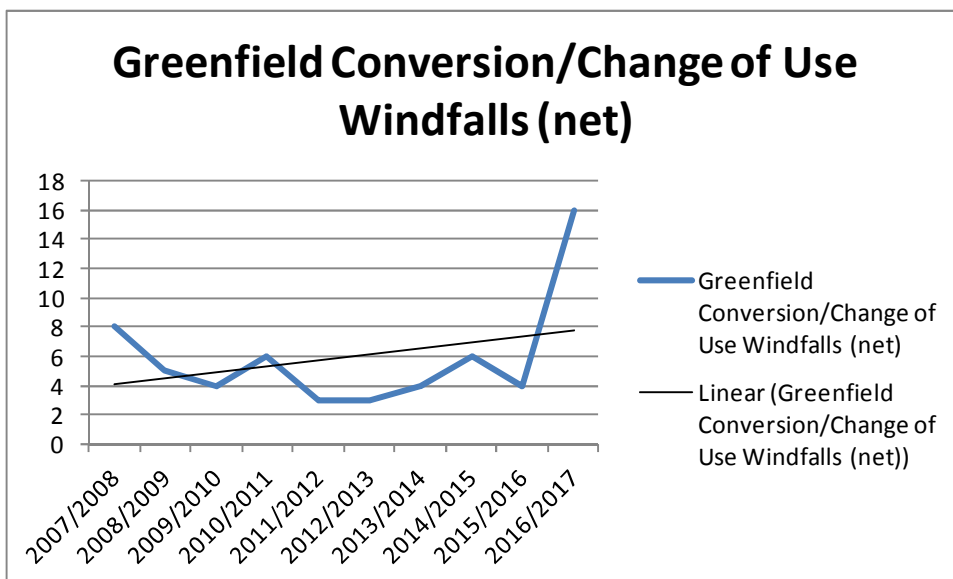
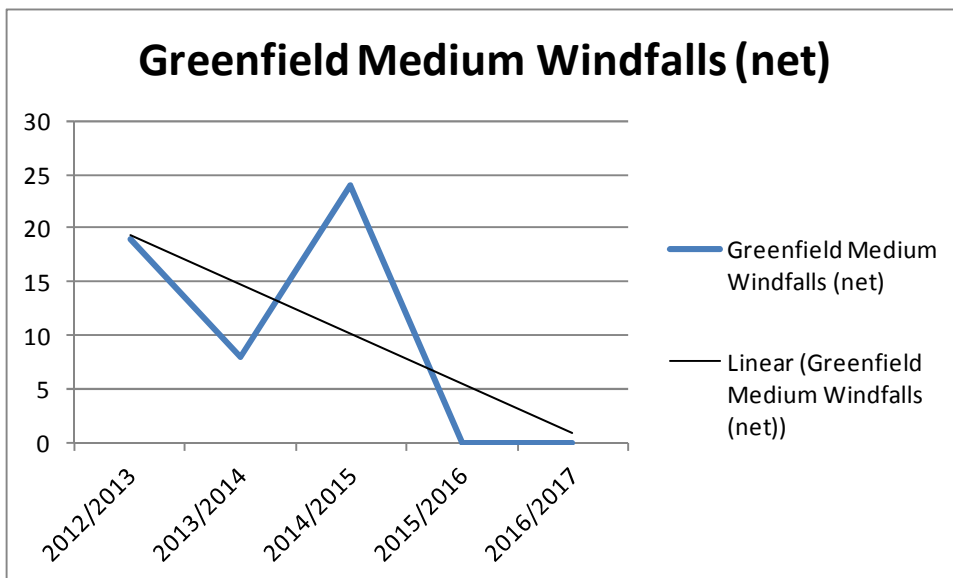
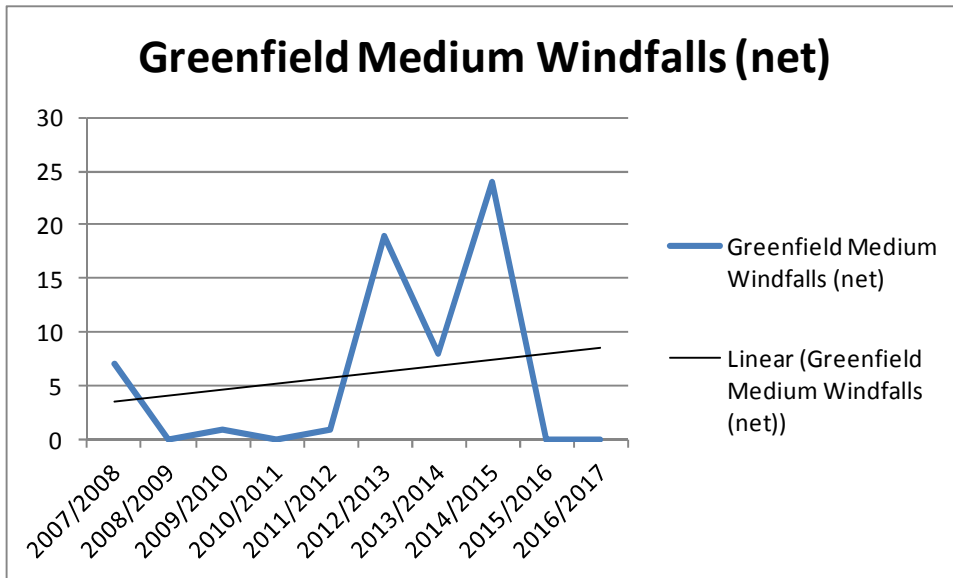


## Greenfield Land Windfalls (2007-2017)

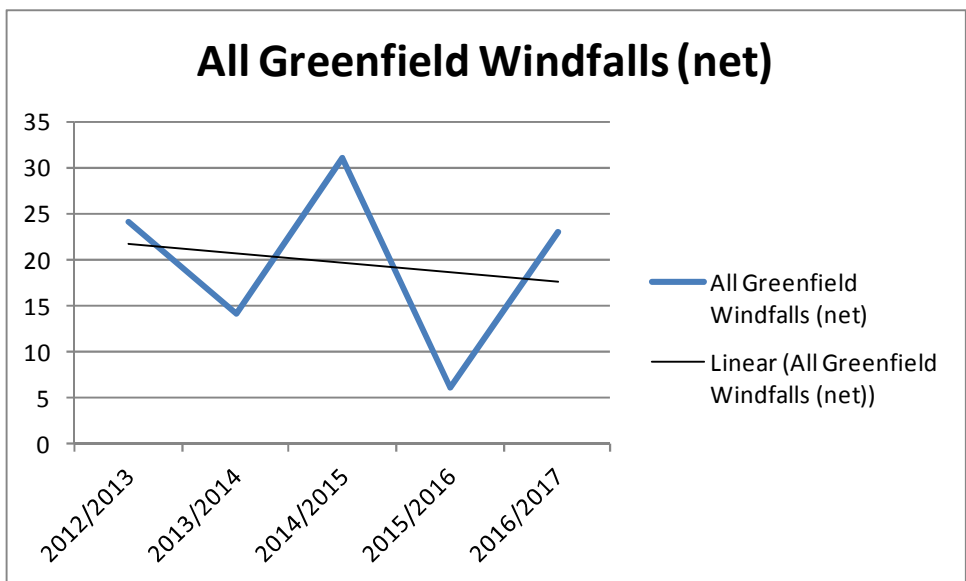
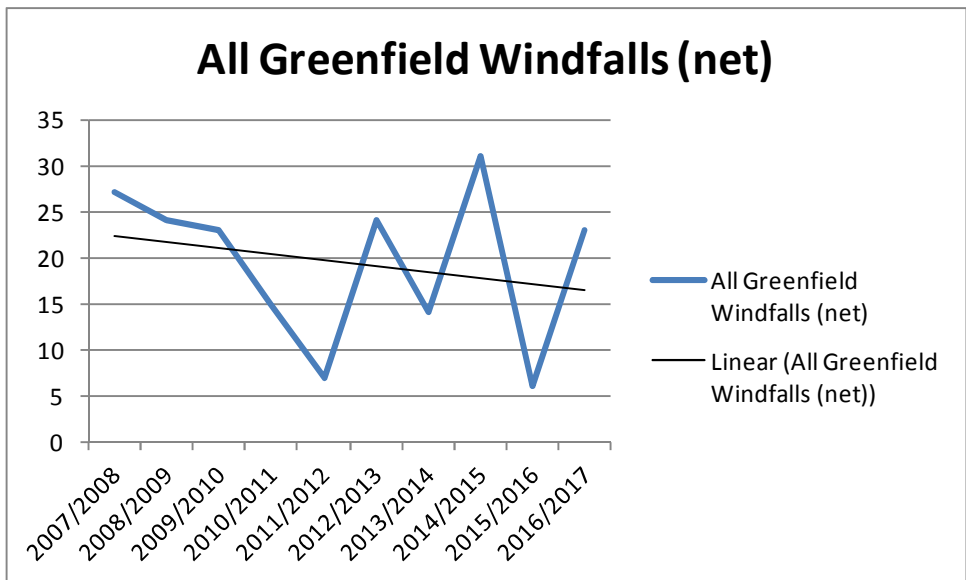
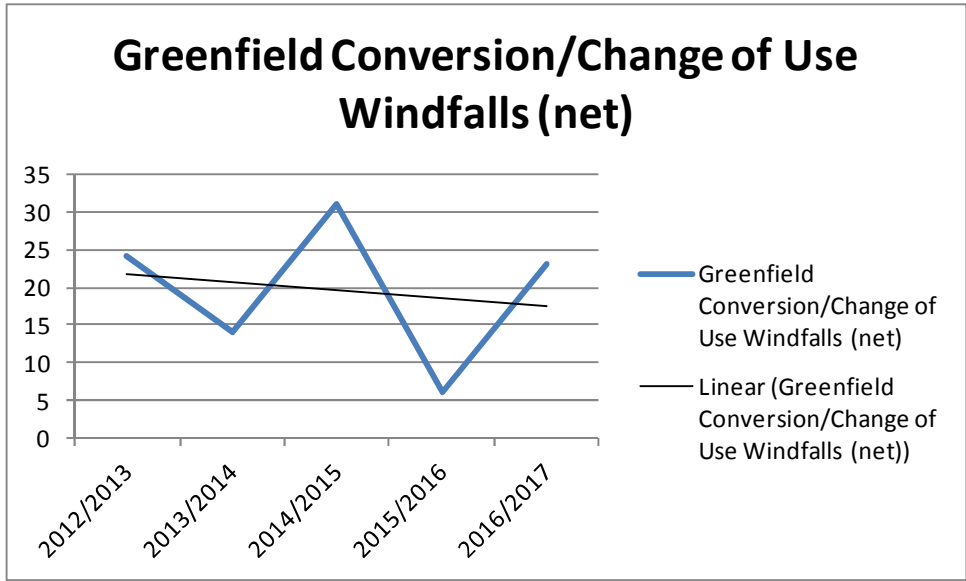
Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/ Change of Use (net)	Total (net)
2007/2008	5	7	7	0	8	27
2008/2009	3	16	0	0	5	24
2009/2010	7	11	1	0	4	23
2010/2011	9	0	0	0	6	15
2011/2012	2	1	1	0	3	7
2012/2013	2	0	19	0	3	24
2013/2014	0	2	8	0	4	14
2014/2015	1	0	24	0	6	31
2015/2016	1	1	0	0	4	6
2016/2017	7	0	0	0	16	23
<b>Totals</b>	<b>37</b>	<b>38</b>	<b>60</b>	<b>0</b>	<b>59</b>	<b>194</b>





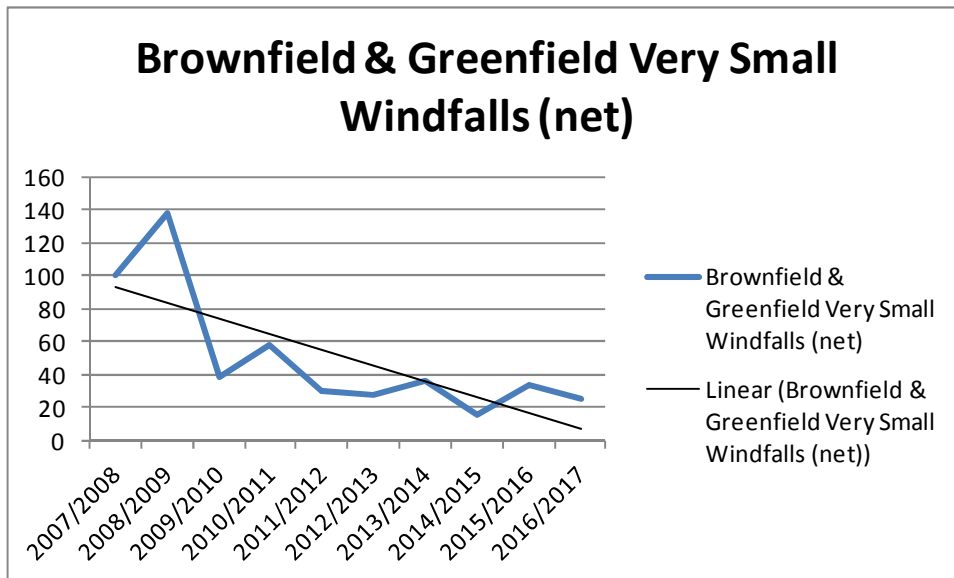




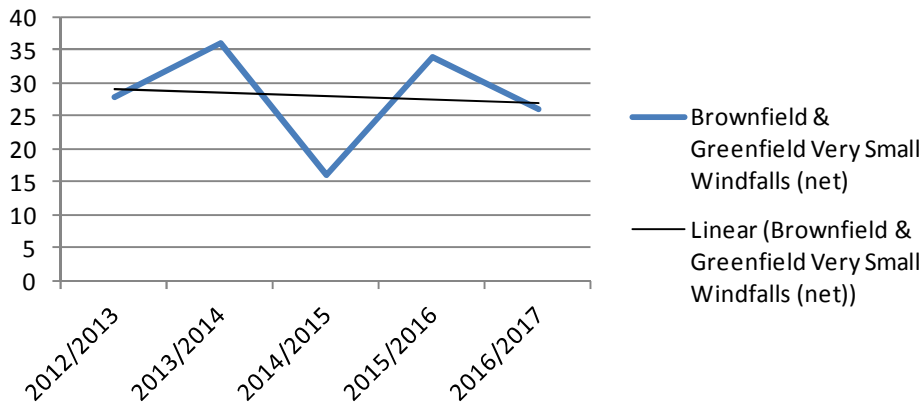


## Combined Brownfield and Greenfield Windfalls (2007-2017)

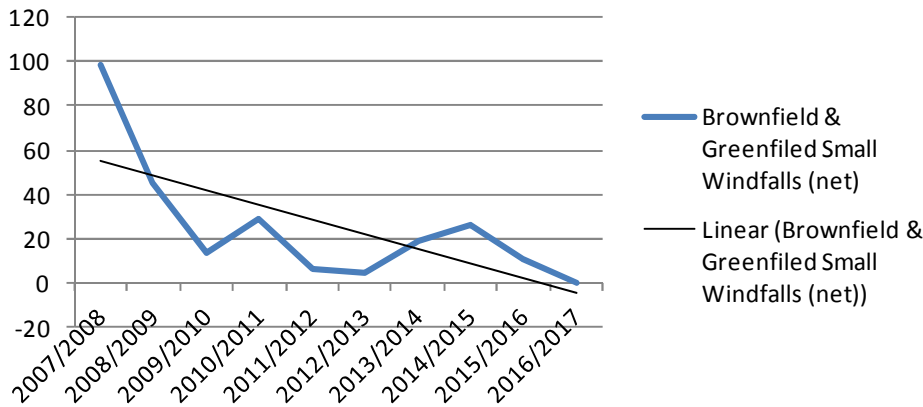
Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/Changes of Use (net)	Total (net)
2007/2008	101	98	28	23	80	330
2008/2009	138	45	13	74	76	346
2009/2010	39	14	11	17	66	147
2010/2011	58	29	19	172	66	344
2011/2012	30	6	16	21	44	117
2012/2013	28	5	19	12	58	122
2013/2014	36	19	8	45	56	164
2014/2015	16	26	24	0	116	182
2015/2016	34	11	389	0	216	650
2016/2017	26	0	91	0	399	516
<b>Totals</b>	<b>506</b>	<b>253</b>	<b>618</b>	<b>364</b>	<b>1177</b>	<b>2918</b>



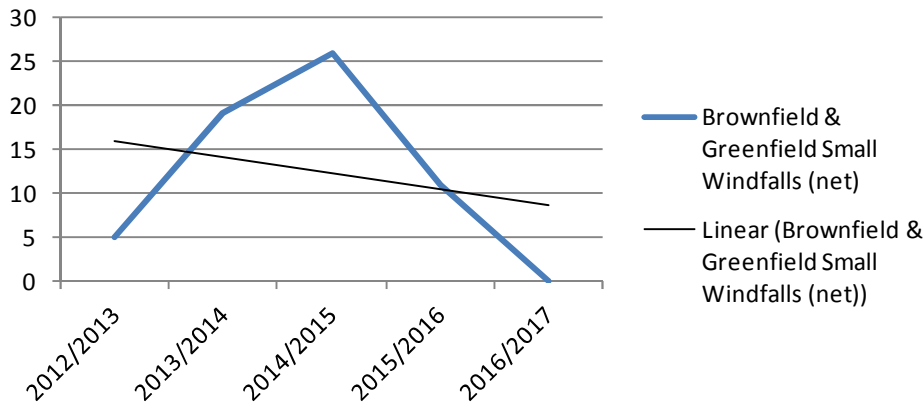
### Brownfield & Greenfield Very Small Windfalls (net)



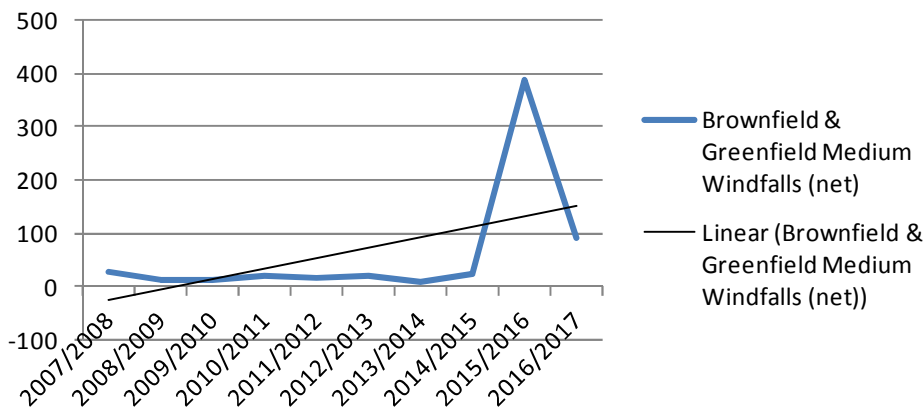
### Brownfield & Greenfiled Small Windfalls (net)



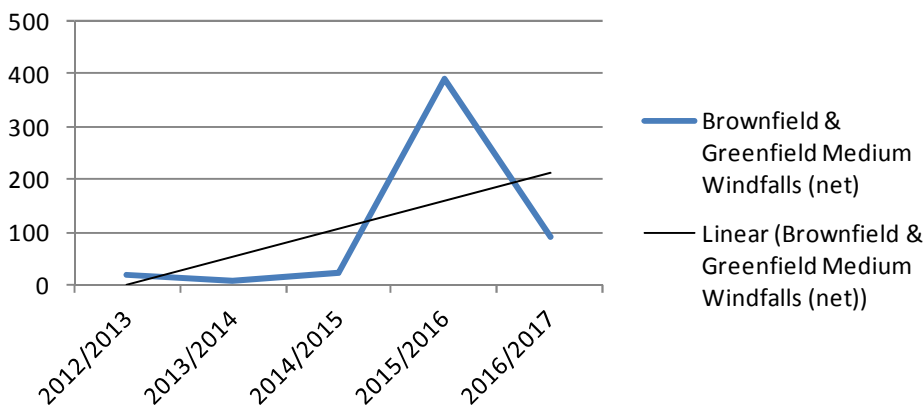
### Brownfield & Greenfield Small Windfalls (net)



### Brownfield & Greenfield Medium Windfalls (net)

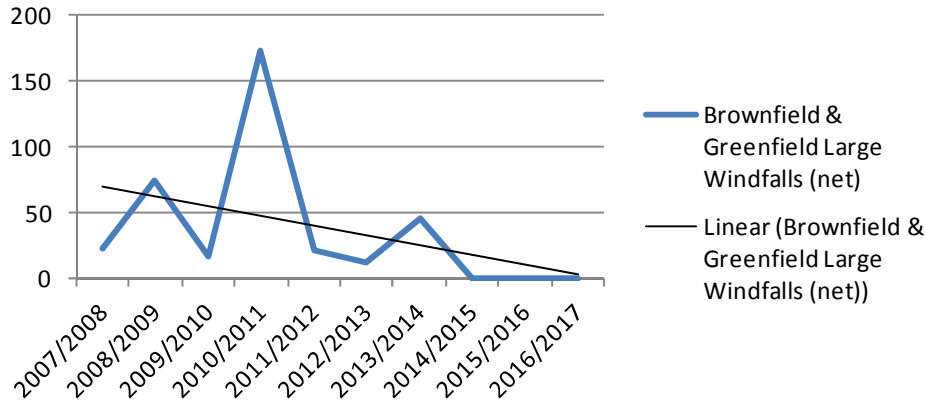


### Brownfield & Greenfield Medium Windfalls (net)

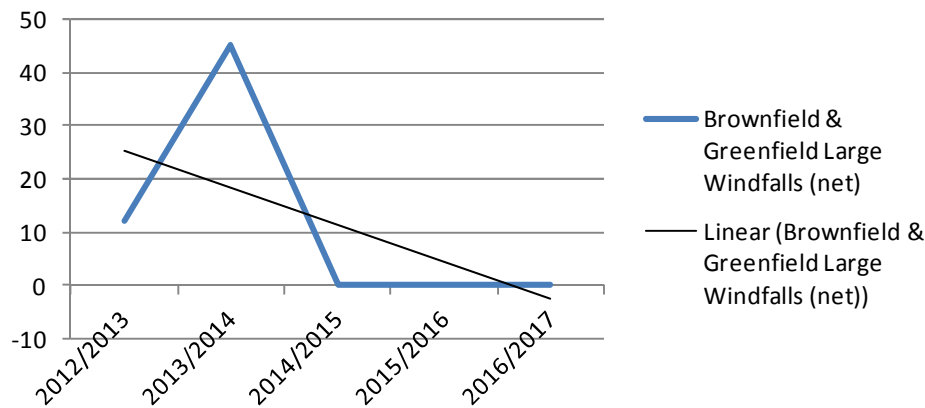




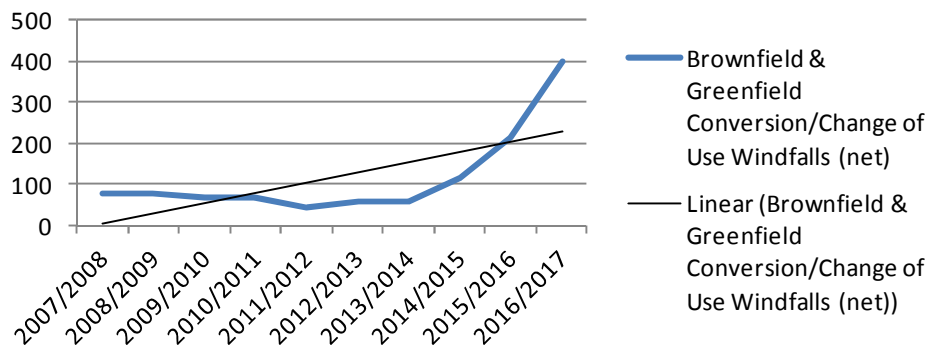
### Brownfield & Greenfield Large Windfalls (net)

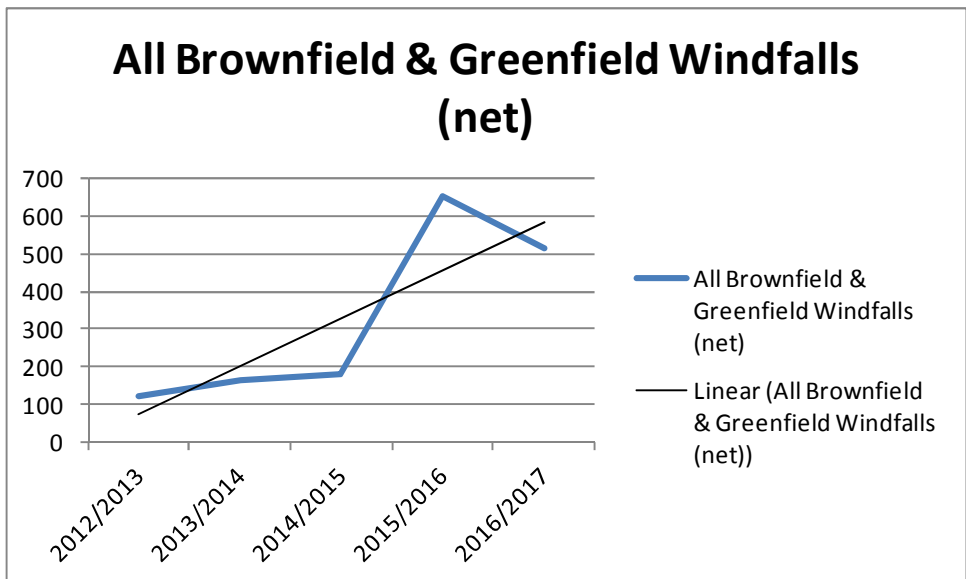
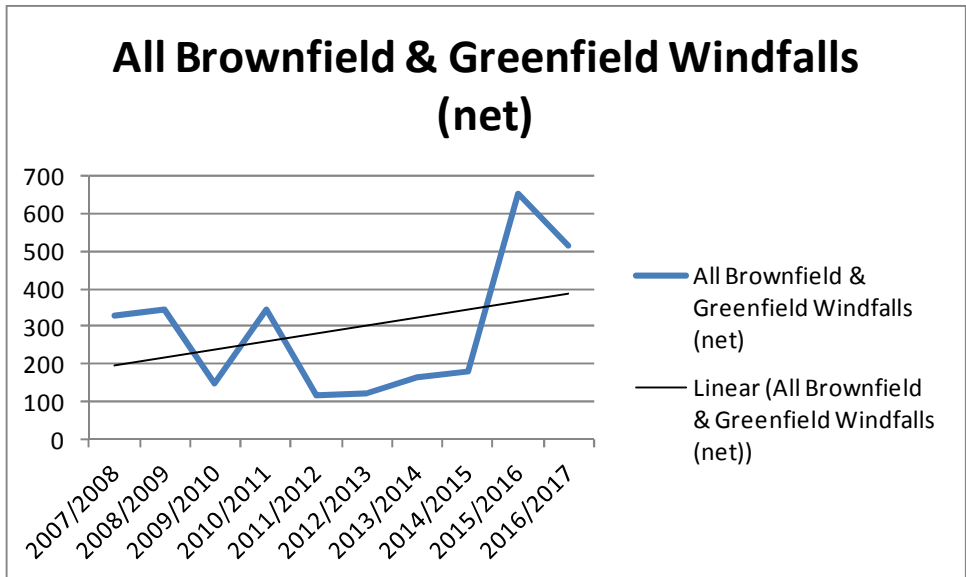
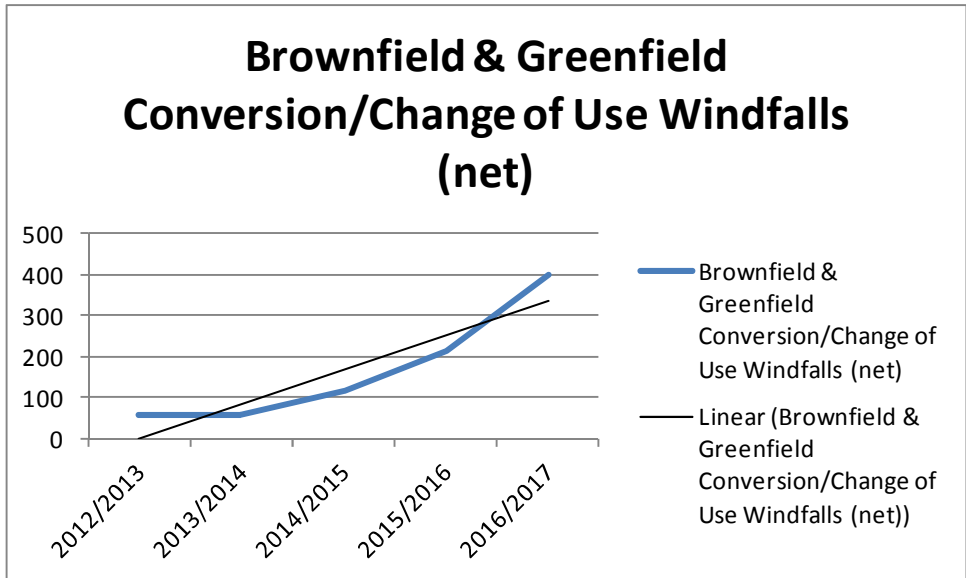


### Brownfield & Greenfield Large Windfalls (net)



### Brownfield & Greenfield Conversion/Change of Use Windfalls (net)





## **Annex 3**

### **Preferred Sites Consultation Comments and Responses**

Support Comments	Response
<ul style="list-style-type: none"> <li>• Windfalls accurately reflect what actually happens within the City</li> <li>• Agree with the inclusion of windfalls – their omission in previous draft local plan artificially inflated housing need</li> <li>• The inclusion of windfalls is in line with the NPPF.</li> <li>• Support the overall strategy that includes windfall sites</li> <li>• Support windfall inclusion after 5 years</li> <li>• Agree sites over 0.2 should not be included within windfall projections</li> <li>• Agree windfalls should not be included within the first 3 years of the Plan</li> </ul>	<p>Our approach to a windfall allowance broadly follows that of the 2016 document. As previously explained housing windfalls other than sites of less than 0.2 ha or conversions and changes of use will not be picked up in any ‘call for sites’ or allocations exercise as they either fall outside the thresholds currently set or in the case of conversions are extremely difficult to allocate on a site specific basis.</p> <p>The approach we support matches that detailed within the NPPF and NPPG (see paragraphs 2.1 to 2.5 of the 2016 technical paper)</p> <p>We intend to include a windfall allowance after year three to allow unimplemented consents and potential approvals time to progress through the planning system – this should ensure that double counting does not take place.</p> <p>Based on the historic housing completions figures for York, to not include a windfall allowance (based on past delivery on sites below 0.2 ha and conversions compared to overall housing completions) would under estimate and future housing supply by as much as 29% based on the last 10 years housing completions figures. This will obviously change in proportion to the target set for York in future years though it does demonstrate the importance windfalls have made to past housing delivery in York during a period in which a development plan was not in place.</p>



Objections & General Comments	Response
<ul style="list-style-type: none"> <li>• Inclusion of 152 windfalls per annum is a significant risk to the plan delivery</li> <li>• More detailed evidence base is require</li> <li>• Projections are based on past delivery not based on certainty of the capacity of sources of windfall supply going forward</li> <li>• Phasing should be from year five not year three to avoid double counting</li> <li>• A 10% lapse rate should be considered</li> <li>• Object to a mechanism that provides uncertainty in housing delivery</li> <li>• A historic 10 year period used to calculate future supply should not be used – a less generic approach should be implemented</li> <li>• An allowance of 152 windfalls pa equates to 18% of future housing requirement which is too high.</li> <li>• The lack of an adopted plan has resulted in past high levels of windfall completions.</li> <li>• More housing should be planned for on allocated sites where they are needed.</li> <li>• Windfall sites should be viewed as a bonus not a component of supply</li> </ul>	<p>Whilst responding to the objection comments to our windfall paper it is worth considering the following;</p> <p>Windfall sites, as defined in the National Planning Policy Framework (NPPF) (March 2012) are: “Sites which have not been specifically identified as available in the Local Plan process – they normally comprise previously developed sites that have unexpectedly become available.”</p> <p>To include a qualified windfall allowance we have to accept that there is no definitive guidance provided to direct a methodology for calculating future windfalls.</p> <p>Effectively, we have provided evidence showing that historically windfalls have consistently become available within York and have provided a reliable source of housing supply. Our SHLAA does not pick up sites below 0.2 ha due to the threshold set and conversions are extremely unlikely to be picked up in any urban capacity study. Our trend analysis shows in the case of very small windfalls that a levelling out of supply has been experienced over the last 5 years following a steep decline during a recessionary period. Conversions and changes of use have increased in both the long and short term and it could be argued that a greater allowance should be included within the future trajectory. We have projected a cautious level in future windfall supply compared to more recent trends, especially in terms of conversions, and we will adjust any future potential supply annually to reflect market changes that will no doubt take place during the Plan period.</p>

- Appreciate windfalls have provided a consistent level of housing supply in the past, however, their inclusion reduces flexibility in supply if allocations do not deliver as anticipated
- A more flexible approach should be taken throughout the plan period. A 10% reduction to windfalls should be considered especially given the high levels of conversions of office space in recent years that is a finite resource.
- Previous high rate of windfall delivery is questionable and this uncertainty should be reflected.
- Accept that windfalls should be included after 5 years of the plan. However, the evidence does not justify such high levels projected forward. Levels should relate to the average since 2009/10 of 31 per annum.
- CYC do not adequately justify a windfall allowance of 152 dwellings pa. The windfall allowance should be based upon a reconsideration of delivery, particularly from changes of use and conversions.
- Projections of very small site windfalls below 0.2 ha are understandable. Changes of use and conversions are less predictable and viewed with caution.
- Other authorities use alternative methods of incorporating a windfall allowance across the plan period.

Whilst considering our methodology we have looked at other approaches taken by local authorities nationwide and we are confident that our approach is robust by comparison.

Our projections have been based on past delivery rates not on unimplemented consents. This should ensure our projections are based on actual events not on the promise of development that may change over time.

We have used a rolling ten year evidence base that covers a full cycle of market conditions. A longer period would reflect more buoyant market conditions, whilst a shorter period may only reflect adverse or aggressive market condition over that shorter period of time.

The methodology within our earlier paper considered a lapse rate to be applied to the windfall projection. However, due to current increasing trends within the windfall categories we intend to project forward a reduced rate does not appear to be appropriate at this time.

Whilst the 10 year period used to evidence our windfall completion rates covered a time in which York had no adopted development plan (and hence limited allocation land) the categories we proposed to use to support a qualified windfall allowance would not have been picked up in a SHLAA or call for sites exercise due to threshold levels and difficulty in picking up specific conversions.

	When we allocate housing development we plan to build in flexibility within this supply to ensure no shortfall takes place at the end of the Plan period.
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