



YORK

CITY OF YORK
Site Selection Paper
June 2013

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1. Introduction

- 1.1 The paper describes the process for, and the outcome of, the selection of sites in the Local Plan to meet the identified development needs. The process includes a series of constraints sieves and an overall assessment of development viability which has been undertaken by consultants Peter Brett Associates. Each stage of the sieve is described along with the outcome in terms of the number of sites remaining for further consideration. The SA/SEA report provides additional detail on the reasons for the choice of sites for development.
- 1.2 The National Planning Policy Framework sets out a number of requirements that should be considered when making decisions about the inclusion of land to meet the assessed development requirements in the local plan. The main considerations in the NPPF which have shaped the approach we have taken to site selection are set out below.

Para 154

- 1.3 Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where.

Para 157

- 1.4 Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;

Para 158

- 1.5 Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.

Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

Para 159

- 1.6 Establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Para 173

- 1.7 Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Para 174

- 1.8 Assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.

Para 177

- 1.9 It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review.

2. Developing our approach to site selection

- 2.1 The site selection process is an iterative one which draws on both general and site specific evidence. It is a resource intensive process which requires careful management to ensure the right balance is struck between the level of detail required to make effective choices and losing sight of the choices to be made through the process being overwhelmed with detail. This is described in NPPF as taking a proportionate approach. In doing this it is important to keep in mind that the process for making the choices and the outcome will be scrutinised through the preferred option consultation. Furthermore the responses received through the consultation will inform the next iteration of the site selection process that will decide which sites are included in the submission draft of the Local Plan. This consultation may well reveal further sites for consideration
- 2.2 The next iteration of the Plan – the submission draft presents an opportunity to further investigate the sites already identified and any new proposals to test in more depth their suitability and deliverability, taking account of any further relevant information received through the consultation process. The testing for submission stage will use the same sieving process and will ensure that all sites which are taken forward to the submission draft are the subject to an equal level of scrutiny, whether they are retesting existing proposals or testing a new proposal which have arisen from the preferred options consultation

- 2.3 The final stage of the sieving process that we have used to test sites is to consider the economic viability of sites. This is an important consideration as the proposals in the plan must be both suitable and deliverable. Sites that are not viable are unlikely to be delivered. At this stage in the plan making process, where we are considering our preferred option we have decided that a proportionate approach (as advocated in NPPF) is to look at typologies of sites rather than considering each individual site. If we had considered individual sites we would risk wasting resources on the detailed assessment of sites that are ultimately not included in the submission draft. Additionally we would not have a framework (which is provided by the typology approach) to carry out initial testing of sites brought forward at through the preferred option consultation.
- 2.4 The typology approach provides the level of detail required to determine the sorts of sites that are likely to be viable. This approach which has been widely used at this stage of plan making; enables the testing of the impact of policy costs e.g. affordable housing or education provision through the use of scenarios of 'policy on' or 'policy off' for different types of sites. Such as small urban previously developed sites larger edge of urban area green field sites, sites in villages etc. The full report on viability prepared for the council by Peter Brett Associates is published as a supporting evidence base report for the Local Plan¹.

3. Call for sites Consultation 2012

- 3.1 The consultation asked landowners, developers, agents and the public to submit sites which they thought had potential for development over the next 15-20 years. The consultation ran from 29th August to 12th October 2012 and required a response form and OS map to be submitted to gain consistent information for

¹ Local Plan Area Wide Viability Study, Peter Brett Associates, April 2013.

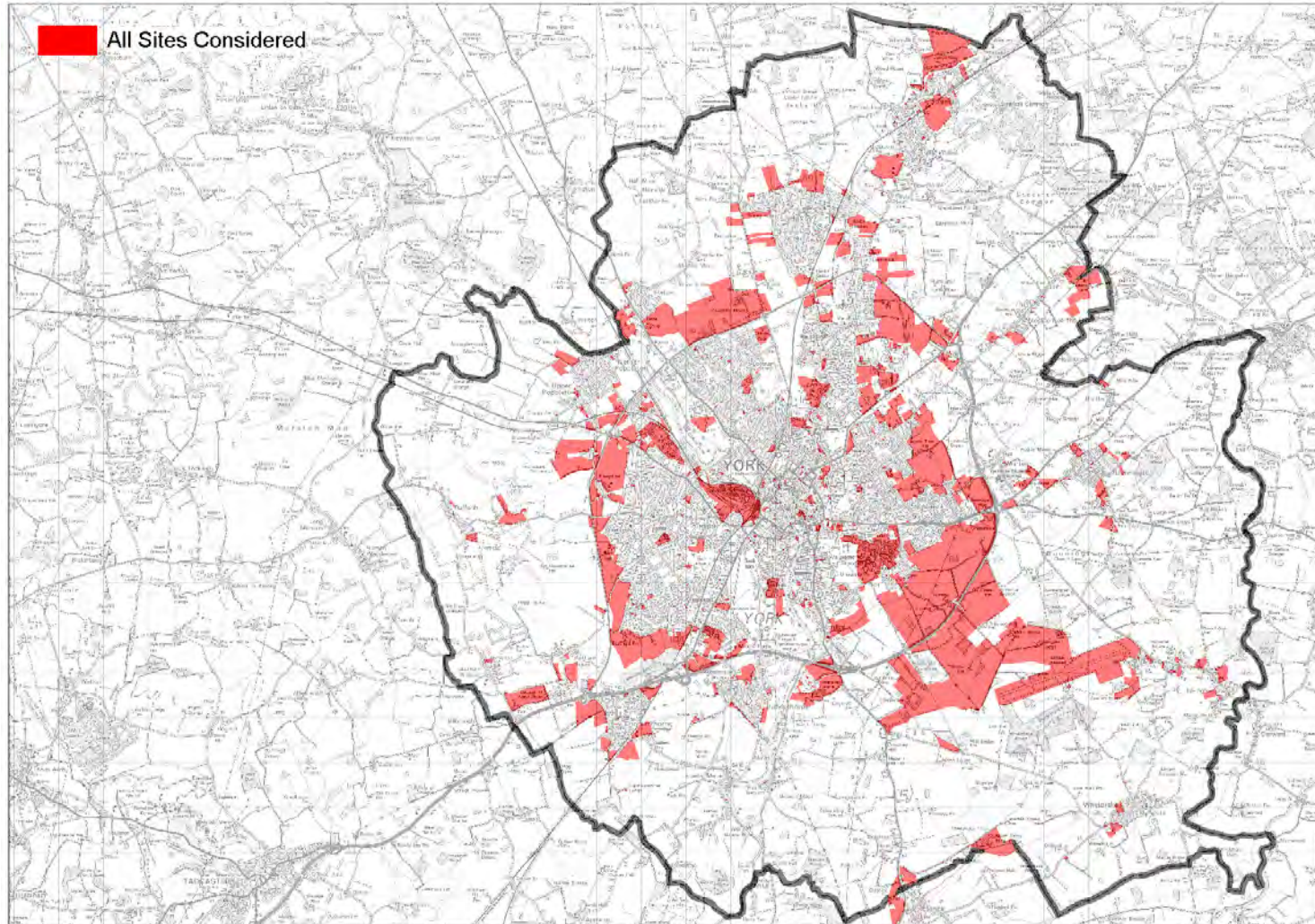
each site regarding its suitability, availability and deliverability. Annex 1 to this report provides a copy of the response form required.

- 3.2 There were nearly 300 individual site submissions during the consultation period to be considered for a range of development purposes. Annex 2 (Part 1) to this report lists the sites submitted through the Call for Sites 2012 along with their site assessment reference number.

4. Site Processing

- 4.1 In conjunction with the sites submitted through the call for sites process, further sites previously submitted to the Council for consideration through the Local Development Framework process, including the Call for sites 2008, SHLAA and Core Strategy consultations, were included. Whilst no up-to-date information on these sites may have been submitted, it was deemed that there was previously an intention to develop the land and that this was worth reconsidering in the new assessment. Sites with existing or lapsed consent for residential or commercial use were also included. Please refer to Annex 2 (Part 2) for a list of sites considered from other sources. The total number of individual land parcels assessed was 732 and these are shown on figure 1 below.

Figure 1 – All sites Considered



5. Removing Sites submitted for specialist development

- 5.1 The Call for Sites exercise allowed landowners, developers and members of the public to submit sites for all types of land –uses including residential, employment and retail development as well as ‘specialist’ development uses such as renewable energy, education, waste and minerals sites along with non-development uses for green infrastructure purposes. Annex 3 (Considered site uses) lists the sites submitted through the call for sites 2012 and for what uses the submitter wanted the site to be considered for.
- 5.2 Those sites that were submitted for the main development purposes of residential, employment or retail were grouped together as Category A sites. To give the best opportunities for site choice category A sites were assessed for all potential built purposes (Residential, Employment or retail) for the next stage of the assessment.
- 5.3 The ‘specialist’ sites were removed from the analysis at this stage to be assessed separately through the Local Plan process for their suitability for that specialist use.
- 5.4 At this stage 25 sites were removed from the assessment and these are highlighted in yellow in Annex 3. This left a total of 707 individual sites to be taken through to the next stage of the assessment.

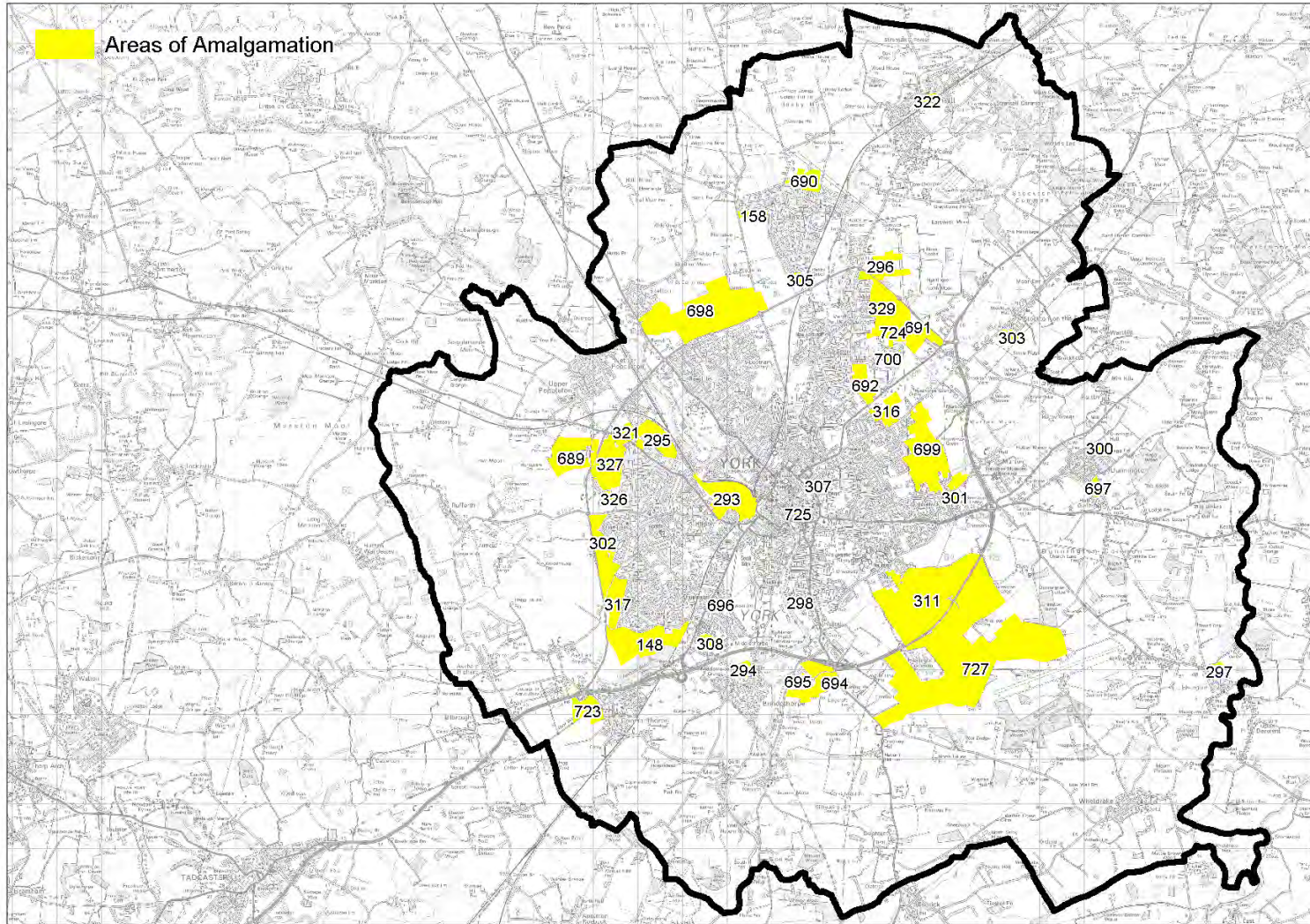
6. Sites removed as already Committed/Completed Development Sites

- 6.1 A number of sites within the assessment already had planning consent for development or were completed and it was therefore deemed appropriate to remove these sites from the sustainable location assessment as a decision has already been made on these sites regarding their suitability for development purposes. It was also considered inappropriate to amalgamate these sites with others without consent.
- 6.2 At this stage 256 sites were removed from the next stage of the assessment and these are detailed in Annex 4. This left a total of 451 individual sites to be taken through to the next stages of the assessment.

7. Amalgamation

- 7.1 All sites were analysed individually however in order to create the best opportunities for sustainable sites where possible individual sites were amalgamated into larger sites where they were adjacent to each other or overlapping.
- 7.2 In total 173 individual sites were incorporated into 42 larger site areas for the next stages of the analysis. The 41 larger site areas are shown in figure 2 below and Annex 5 contains a schedule of the individual sites along with site maps.

Figure 2 – Areas of Amalgamation



7.3 In total 278 sites were then taken forward to the next stages of assessment.

8. Sustainable Location Assessment

- 8.1 As part of determining the most sustainable site allocations to meet the need of the city, the SA Scoping Report sets out a proposed methodology, which allowed the assessment to be iterative with other evidence base being prepared for the Local Plan and to fit with sustainability aspirations both nationally and locally. The methodology took into consideration all 3 aspects of sustainability (economic, social and environmental) in determining the best location for development. This was a desktop assessment using GIS based data to accurately determine the sites location relative to the criteria.
- 8.2 The assessment followed a 4 stage criteria methodology to sieve out the most sustainable sites for further more detailed consideration.
- 8.3 Figure 3 summarises the approach. In order to demonstrate the decision-making process through the assessment, a flow diagram was produced. The full assessment flow diagram and scoring mechanism can be found in Annex 6 to this report.

Figure 3: Sustainable Location Assessment Methodology Summary

	Compatibility with SA/SEA:		
	Environmental Objectives	Social objectives	Economic objectives
Criteria 1: Environmental Assets protection	<input checked="" type="checkbox"/>		
Criteria 2: Openspace retention	<input checked="" type="checkbox"/>		
Criteria 3: Greenfield and high flood risk protection	<input checked="" type="checkbox"/>		
Criteria 4a: Access to facilities and services		<input checked="" type="checkbox"/>	
Criteria 4b: Access to Transport			<input checked="" type="checkbox"/>

9. Criteria 1: Environmental Assets Protection

- 9.1 In determining these criteria, it was considered appropriate to follow the key factors which shape growth in the City as set out by the Local Plan Spatial Strategy (Section 5 of the City of York Local Plan – Preferred Options Report):

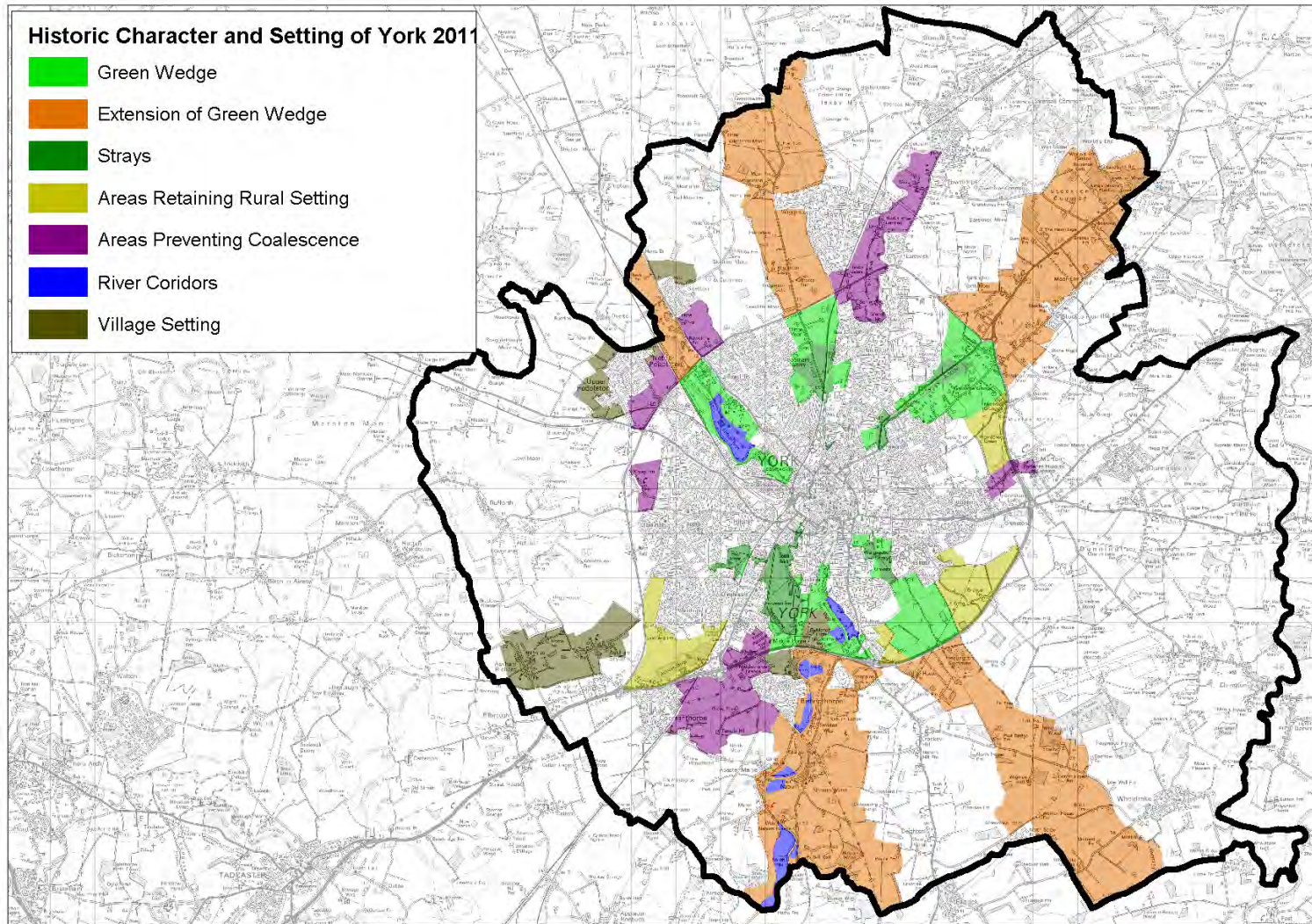
Environmental Assets 1 - Areas important to York’s historic character and setting

- 9.2 The *Approach to the Green Belt Appraisal (2003)* study carried out by the Council indicates that, regardless of the extent to which the City may have to identify further land to meet its development requirements and

needs, there are areas of land outside the existing built up areas that should be retained as open land due to their role in preserving the historic character and setting of York. The areas of land considered to serve this purpose are illustrated in Figure 4.

- 9.3 The Appraisal also indicates that there are areas of land outside the built up areas that should be retained as open land as they prevent communities within the environs of York from merging into one another and the city. These areas are considered to have a key role in preserving the identity of the settlements and villages around York. The relationship of York to its surrounding settlements is an important aspect of the city's character. This work was updated through the consultation process carried out to support the development of the LDF Core Strategy as set out in the *Historic Character and Setting Technical Paper (2011)*. The outcomes of this work are also reflected in Figure 3. It should be noted that this work provides a strategic evaluation and there are other pieces of land or sites that are of local historic significance. This includes land that can be linked to 'ridge and furrow' farming practices.

Figure 4: York's Green Belt Character Areas (2011)



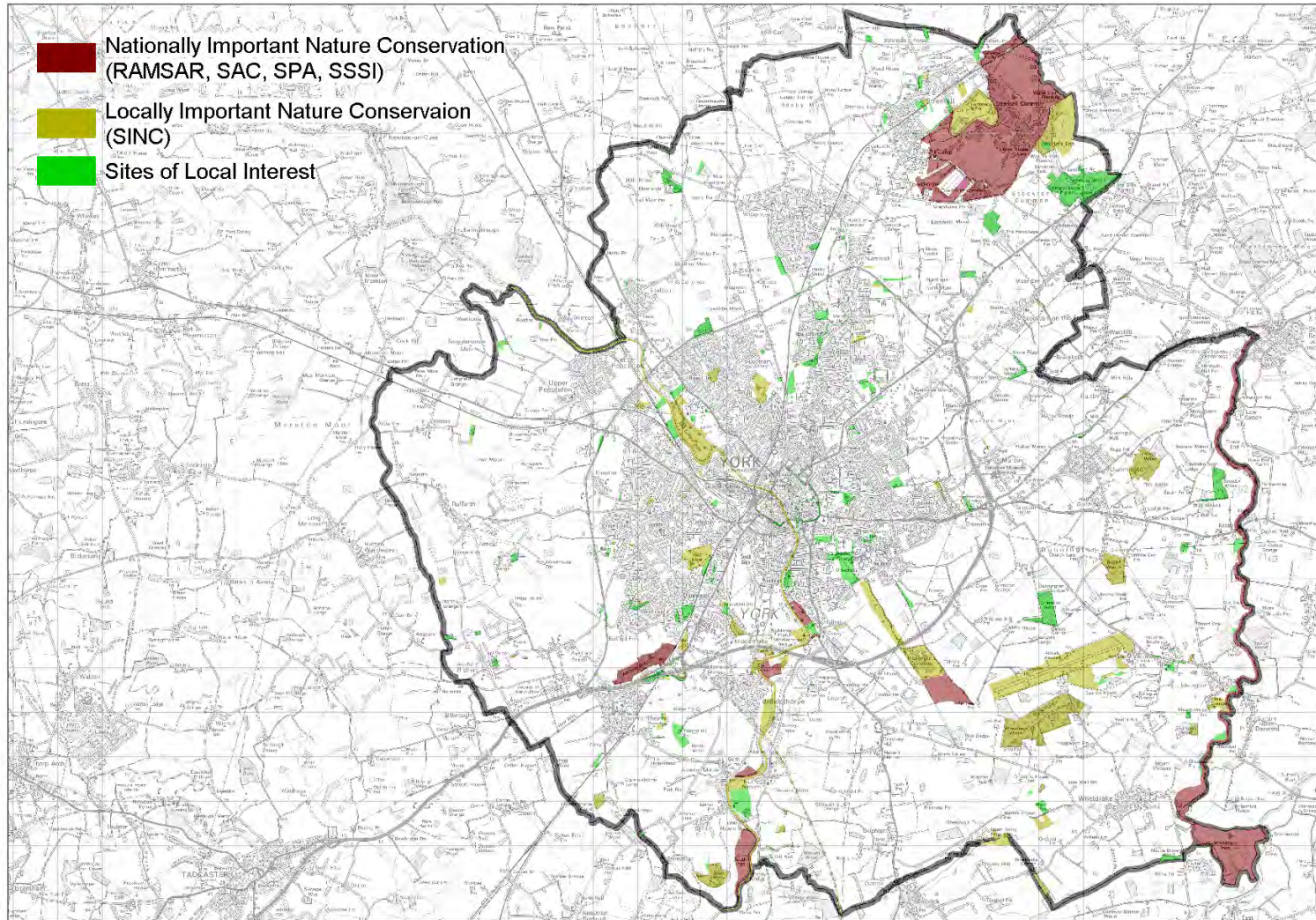
9.4 A further assessment of the Historic Character and Setting Areas has been undertaken to support the Preferred Options Local Plan in conjunction with the site analysis process. The Historic Character and Setting Technical Paper Update (June 2013) sets out these areas and provides an appraisal of the areas in question. Additionally, as part of the process, officers have assessed potential additional areas and have included these where it is considered that they warrant protection under the relevant historic character and setting designations. It should be noted that the Council will consider any further evidence submitted during the consultation, including that in relation to sites that are not considered suitable.

Environmental assets 2: Nature conservation, Regional green corridors, ancient woodlands

- 9.5 The historic city and the surrounding area contain a number of important environmental assets some of which are of national importance. The form of the city has been shaped by the Strays and Ings that lie within it. These often form part of more extensive green corridors which serve multiple purposes including nature conservation and leisure and recreation. The protection and enhancement of these assets will influence the future shape of the city.
- 9.6 The protection and management of York's Green Infrastructure is considered central to the way in which York develops, whether it be publicly or privately owned, legally or non-statutorily designated Green Infrastructure. These include RAMSARS (wetlands of international significance designated under the RAMSAR convention), Special Area Conservation, Special Protection Areas, Special Sites of Scientific Interest, ancient woodlands and Sites of Importance to Nature Conservation and sites of local interest.
- 9.7 Protection of areas with nature conservation value is viewed as a key element in ensuring sustainable development. Government guidance states that plans should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and

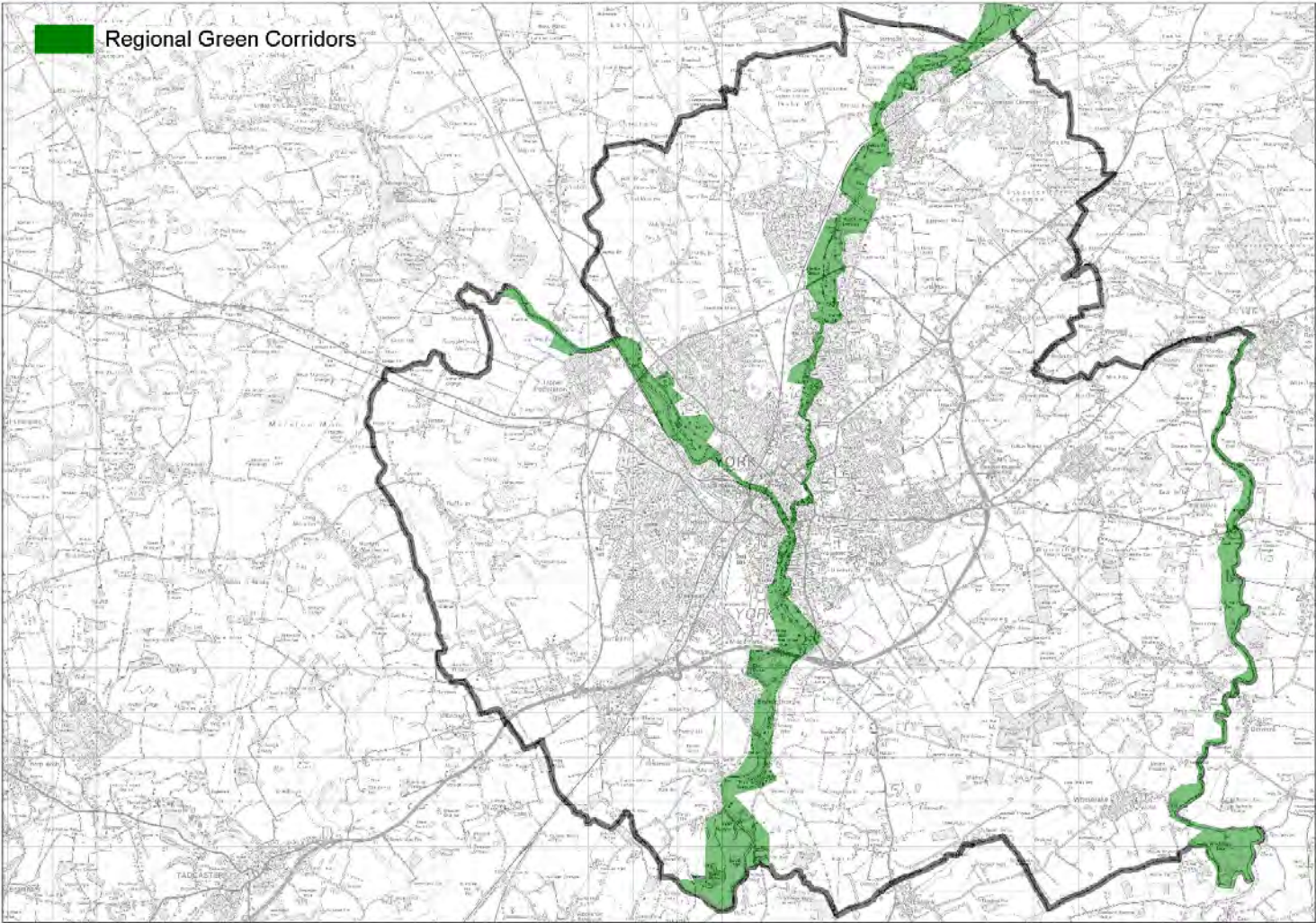
green infrastructure. For this reason internationally, nationally and locally significant nature conservation sites have been excluded when considering future potential development locations as shown in Figure 5.

Figure 5: York's Nature Conservation Sites



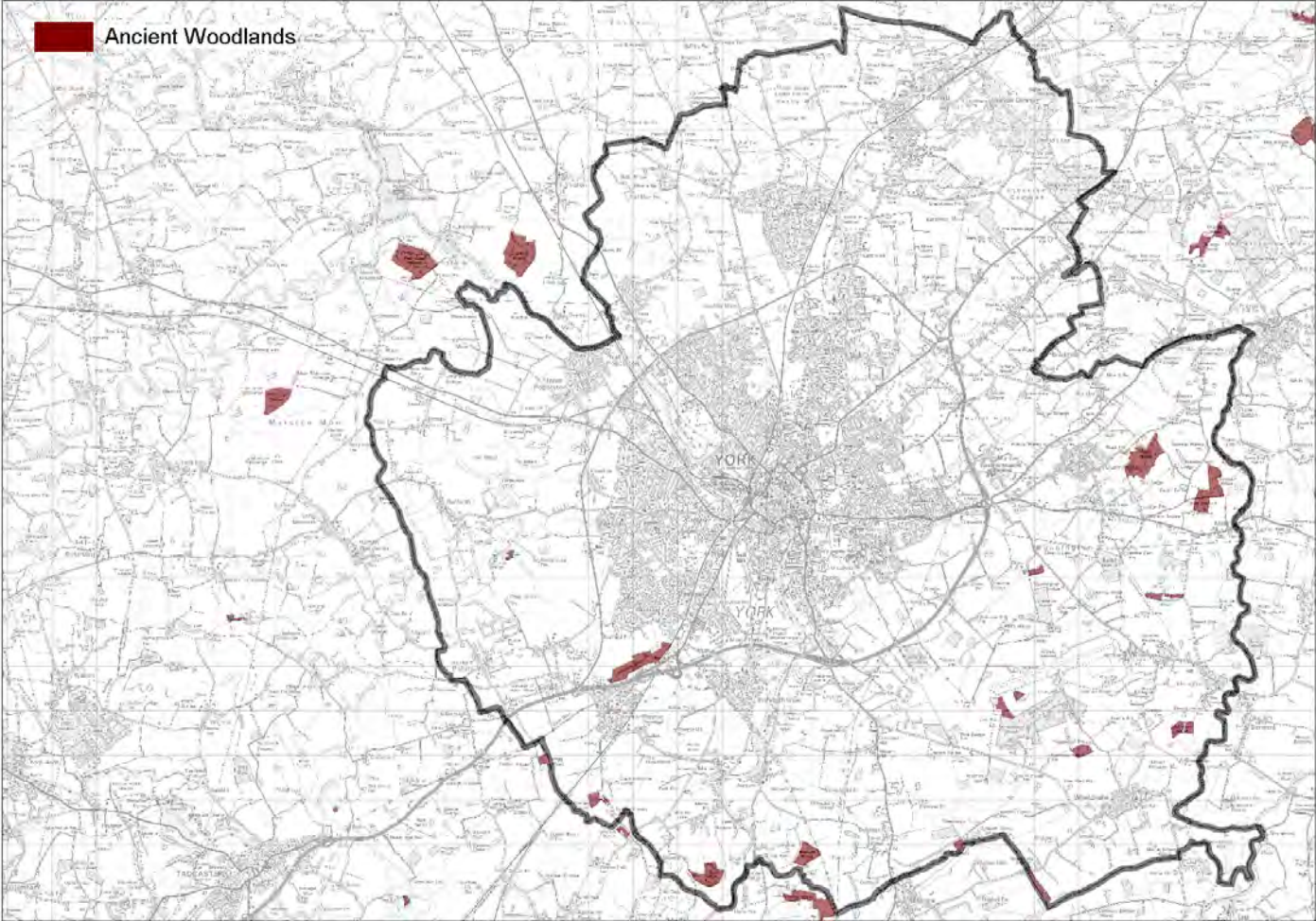
9.8 In addition the Council has defined regional green infrastructure corridors, which are identified in the *Green Corridors Technical Paper (2011)*. It is important that any future development does not have an adverse effect on regional green corridors. This would need to take account of their characteristics and the reason behind their initial designation. At this stage we have removed all sites that fall within regional green infrastructure corridors. These are shown on figure 6 below.

Figure 6: Regional Green Infrastructure Corridors



9.9 Areas of Ancient Woodland have also been considered as an important environmental asset which should be protected from future development. These areas are shown on Figure 7. Sites that fall within these areas have been removed at this stage of the assessment.

Figure 7: Ancient Woodlands



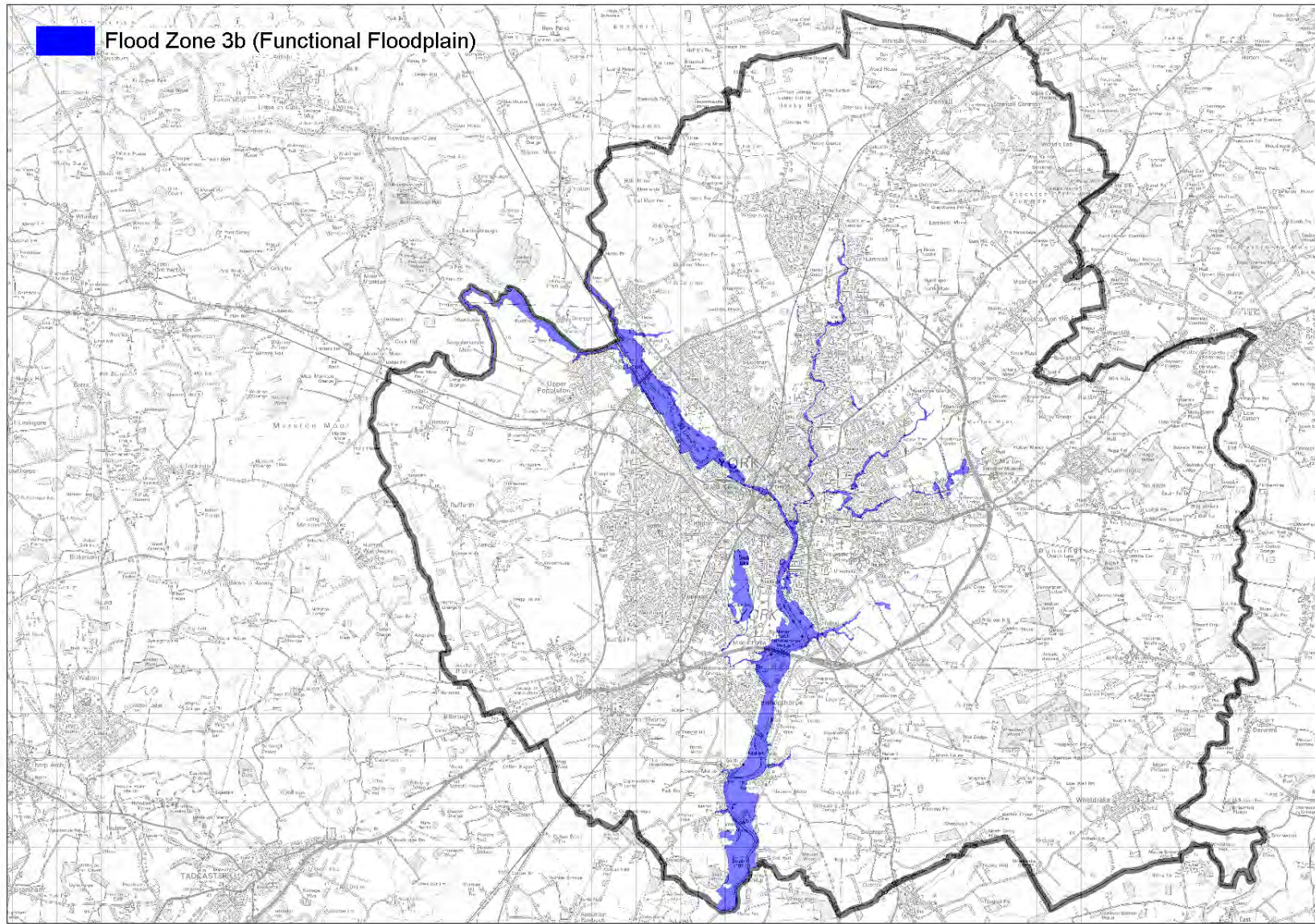
Environmental Assets 3 – Functional Floodplain

- 9.10 The geography of the city and its surroundings are such that significant areas are at risk of flooding. The pattern and extent of the areas which are at high risk (flood zone 3) has had and will continue to have a major influence on the urban form of the city and the smaller settlements in the district.
- 9.11 The Council has produced a *Strategic Flood Risk Assessment (2011)* (SFRA) incorporating the floodplain maps produced by the Environment Agency. Figure 8 illustrates the extent of 3b – functional floodplain. To reduce future damage to property and infrastructure and to maximise public safety, sites within flood zone 3b are considered as inappropriate for future development for housing or employment.

Figure 8 Functional Flood Plain (flood zone 3b)



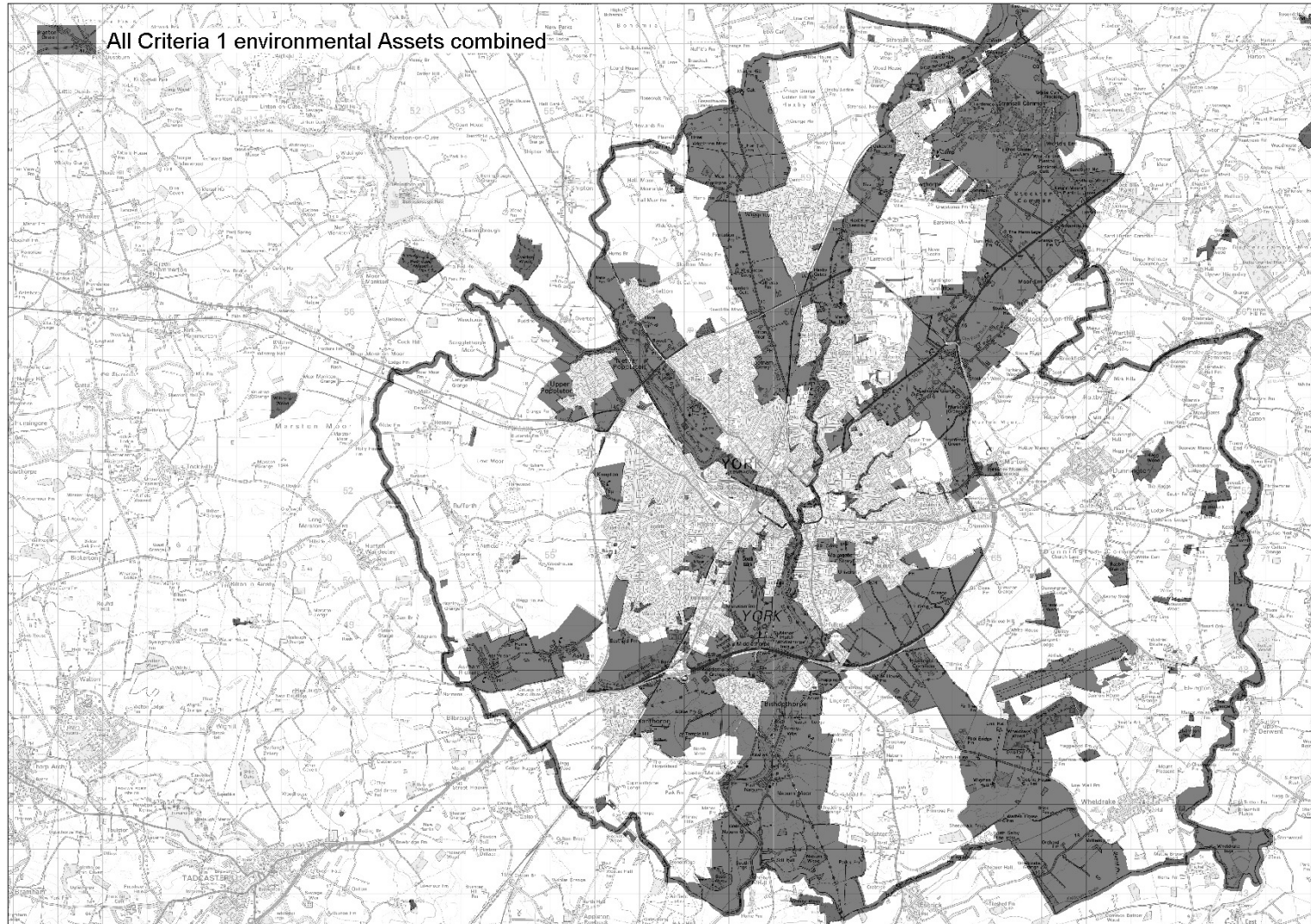
Flood Zone 3b (Functional Floodplain)



Criteria 1 (Environmental Assets) Summary

- 9.12 Figure 9 shows the criteria 1 environmental assets in combination to illustrate the combined area which it is considered should be protected from future development.

Figure 9 All Environmental Assets combined



- 9.13 After this stage of the assessment a total of 50 sites were removed as they fell wholly within one or more of the assets shown in figures 3 to 7 and shown on the combined map in figure 8.
- 9.14 If sites fell partly within one or more of the environmental asset areas then the developable area was reduced accordingly and the remaining reduced site area remained in the assessment. The sites removed from the assessment due to failing criteria 1 (environmental assets) are listed in Annex 7 to this report along with accompanying site maps.
- 9.15 A further five sites, listed in paragraphs 9.16 to 9.20 fell wholly within one or more of the criteria 1 assets but were not removed from the assessment based on supporting evidence submitted through the Call for Sites process which is detailed in Annex 22 to this report.

Site 562: The Tannery, Strensall

- 9.16 This site falls within a regional green corridor however at the point of initial analysis (Oct 1st 2012) the site was being considered for residential development (12/03149/FULM submitted on 25/09/2012) and as such was already being discussed in detail with the Conservation team and other relevant officers at the Council as part of the planning application process. Application The application for 53 homes with associated public open space and infrastructure went to the Council's Planning Committee on 23/03/2013 and was approved subject to amended conditions and S106 Legal Agreement.

Site 49: Land at the Brecks, Strensall

- 9.17 This site falls within a regional green corridor however the site is part of pre-application discussions and as such is already being discussed in detail with the Conservation team and other relevant officers at the

Council as part of the planning application process. The site is also previously safeguarded land in the City of York Development Control Local Plan (April 2005).

Site 317: Land off Askham Lane

- 9.18 This site falls within a historic character and setting area however further evidence was submitted in support of the site through the Call for Sites process so at this stage the site was added back into the assessment for further technical assessment by officers.

Site 305: Land adj. To Greystone Court, Haxby, York

- 9.19 This site falls within a historic character and setting area however further evidence was submitted in support of the site so at this stage the site was added back into the assessment for further technical assessment by officers.

Site 725: Castle Piccadilly

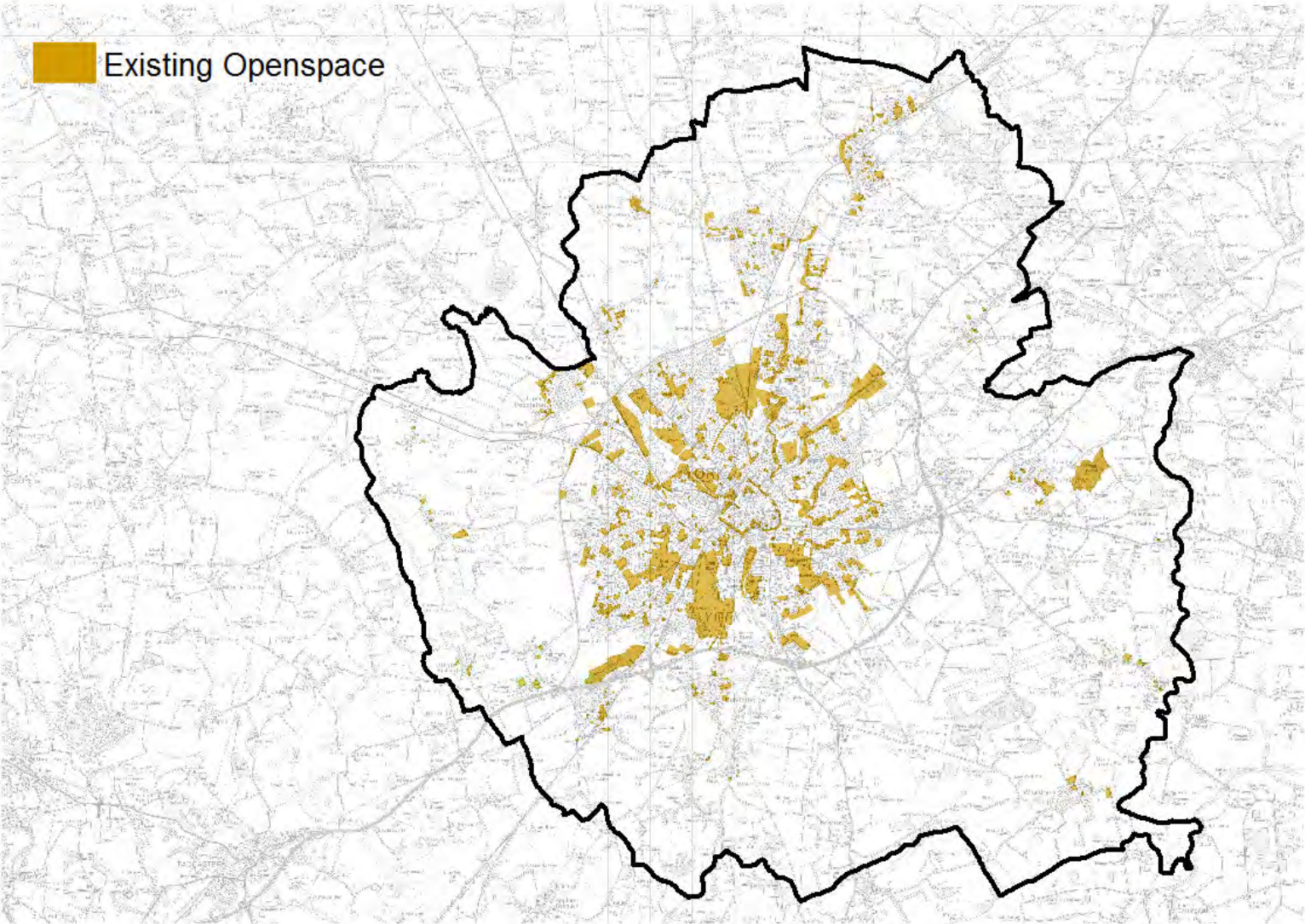
- 9.20 The River Foss running through the site is a designated SINC and protected as functional floodplain. The River is also buffered to form a regionally significant green corridor. The site would not be expected to encroach on the existing river course and to either side are existing brownfield areas that are already very much part of the built environment. The site has a long history as a potential development sites with detail planning briefs and previous allocations for a mixed use site. Discussions with ecology colleagues suggested that sympathetic redevelopment of the site would cause no deterioration to the existing environmental designations and if done appropriately could enhance the wildlife pathways. A core stipulation that was made was that detailed consideration to the access of light to the river surface should not be impinged. A detailed flood risk assessment would be required.

9.21 Following the Criteria 1 assessment (Environmental Assets) a total of 228 sites remained in the assessment.

10. Criteria 2: Open Space Retention

- 10.1 All 228 sites that made it through criteria 1 were subject to the criteria 2 assessment. Given the importance of open space to health and well-being, there is an ambition in the Local Plan to retain and protect access to existing spaces. The Local Plan seeks to protect recreational open space provision, across all typologies as identified in the Council's *Open Space, Sport and Recreation Study (2008)* (shown in Figure 10) and subsequent audit work.
- 10.2 It was therefore deemed appropriate to include this as a criterion within the assessment and sites were removed that wholly fell within areas of existing open space. For those sites that fell partly within an area of open space the sites developable area was reduced accordingly.

Figure 10: Open Space



Criteria 2 (Open Space) Summary

10.3 In total 29 sites were removed from the assessment as they fell wholly within an area of existing open space. These sites are listed in Annex 8 along with individual site maps.

10.4 Two sites were identified as including existing open space as identified in the Council's *Open Space, Sport and Recreation Study (2008)* however when assessed further it was found either replacement open space provision has been provided or is planned elsewhere within the lifetime of the plan. These sites were left in the assessment process at this stage for further analysis.

Site 321: Former Civil Service Sports Ground, Millfield Lane

10.5 This site is an existing open space in the *Open Space, Sport and Recreation Study (2008)* however since then the Civil Service has relocated its sports ground and the former Civil Service Sports ground on Millfield Lane has had the sports equipment removed. It was felt therefore that the site should remain in the assessment at this stage.

Site 172: Bootham Crescent

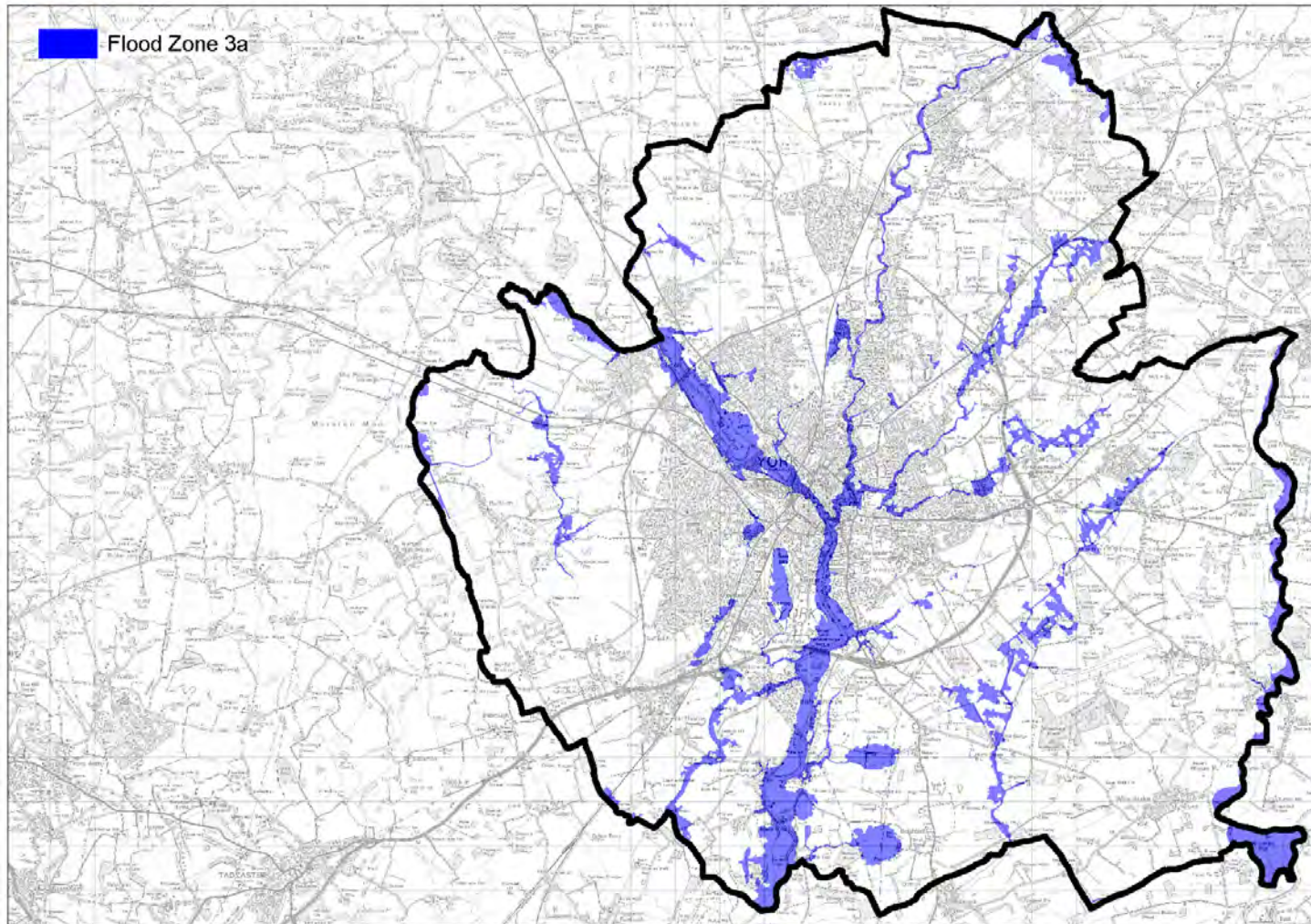
10.6 This site is an existing open space in the *Open Space, Sport and Recreation Study (2008)* and still in use as a football stadium, however permission has been granted for a new community stadium at Monks Cross and this would need to be built and occupied before re-development of this site could take place. It was felt therefore that the site should remain in the assessment at this stage.

10.7 A total of 199 sites remained in the assessment after the Criteria 2 assessment.

11. Criteria 3 – Greenfield Sites in Areas of High Flood Risk

- 11.1 All 199 sites which made it through criteria 1 and 2 were then subject to criteria 3 assessment. The geography of the city and its surroundings are such that significant areas are at risk of flooding. The pattern and extent of the areas which are at high risk (flood zone 3) has had and will continue to have a major influence on the urban form of the city and the smaller settlements in the district. The Council has produced a *Strategic Flood Risk Assessment (2011)* (SFRA) incorporating the floodplain maps produced by the Environment Agency. Figure 11 illustrates the extent of Flood Risk Zone 3a (high risk of flooding – 1 in 100 years or greater annual probability of river flooding). The SFRA includes detailed boundaries of all flood risk zones across York. To reduce future damage to property and infrastructure and to maximise public safety, greenfield areas subject to high flood risk are considered as inappropriate for future development for housing or employment and therefore sites which were both greenfield and in Flood risk zone 3a were either excluded or the developable area reduced.
- 11.2 For development in brownfield areas, development for housing or employment would be considered inappropriate in Flood Risk Zone 3b (already removed at criteria 1), however within the Flood Risk Zone 3a the 'Exception Test' can be applied in some cases so these sites were not removed from the assessment.
- 11.3 In total two sites were removed at this stage of the assessment as they were Greenfield sites that fell wholly within flood zone 3a. These sites are detailed in Annex 9 to this report along with individual site maps.
- 11.4 In total 197 sites remained in the assessment after the Criteria 3 assessment.

Figure 11: Flood Zone 3a



12. Site Threshold

- 12.1 The site threshold of 0.2ha was set in SHLAA Phase 1 (Strategic Land Availability Assessment Phase 1, CYC, April 2008) and used in SHLAA phase 2 (SHLAA Phase 2, CYC, September 2011). This is line with SHLAA guidance which advises that authorities should recognise the potential of smaller sites. This level of 0.2ha is lower than the 0.4ha threshold that is used by most Local Authorities for the purpose of SHLAA. This lower threshold was used by the Council to recognise the high level of small sites in York and to proactively attempt to identify as many sites as possible.
- 12.2 A site threshold of 0.2ha has been used for the purposes of this assessment. Sites that were below 0.2ha after the criteria 1, 2 & 3 assessment were then removed from further assessment. A total of 43 sites were removed at this stage due to being under the site threshold. These sites are detailed in Annex 10 along with individual site maps.
- 12.3 If these sites were to be brought forward for development through the planning application process and were considered suitable these would still contribute towards the required housing or employment supply set out in the Local Plan Preferred Options however given they are under the site size threshold set for allocation they would be classed as a 'windfall'.
- 12.4 All the 154 remaining sites at this stage of the assessment were then scored in terms of their access to services and transport as detailed in Sections 13 to 16 of this report.

13. Criteria 4a: Access to Services and Facilities

- 13.1 York is a compact city with a relatively extensive public transport system in relation to its size and good provision of community facilities. The location and design of development can play an important role in travel choice to and from destinations and maximising the opportunity to use non car modes of transport. Maximising this potential is essential to accommodate trip growth given the constraints of the local road network and is also an important aspect of creating sustainable neighbourhoods and contributing to residents' quality of life. In addition ensuring the local provision of and sustainable access to shops, community facilities and open space promotes environmental sustainability as well as social inclusion and health and well-being.
- 13.2 It was therefore deemed appropriate that the remaining sites were subject to an assessment of proximity to services and to sustainable transport.
- 13.3 The services and facilities included within the assessment were:
- Education: Access to a Nursery, Primary school, Secondary school, Higher and Further Education;
 - Convenience provision: access to a neighbourhood parade containing a convenience store (incl. Butchers, greengrocers etc or supermarket), access to a supermarket, access to a doctors;
 - Openspace: Number of openspaces within required distances (as defined in the Council's Open Space Study, 2008).

- 13.4 Given the compact nature of York and its population, the majority of the built sport and leisure facilities are provided for citywide use and therefore there is an expectation that people would travel further to these facilities. Due to this, leisure facilities were not included in the assessment criteria. Other community facilities that serve day-to-day needs are covered in the assessment.

14. Criteria 4b: Transport Accessibility

- 14.1 Similarly to criteria 4a, accessible sustainable transport is important to addressing York's travel challenges and has both social and environmental advantages. Furthermore, taking advantage of non car modes of transport also helps to capitalise on these benefits whilst maximising the opportunities for the economy through ensuring an accessible workforce and employment destinations. It was deemed appropriate to include an assessment of proximity to different modes of transport.
- 14.2 The transport accessibility includes the following assessment criteria:
- Access to buses (Park & Ride, frequent and non-frequent routes);
 - Access to the train Station (walking and cycling);
 - Access to cycle routes;
 - Access to an adopted highway (A, B, Minor or Local road).

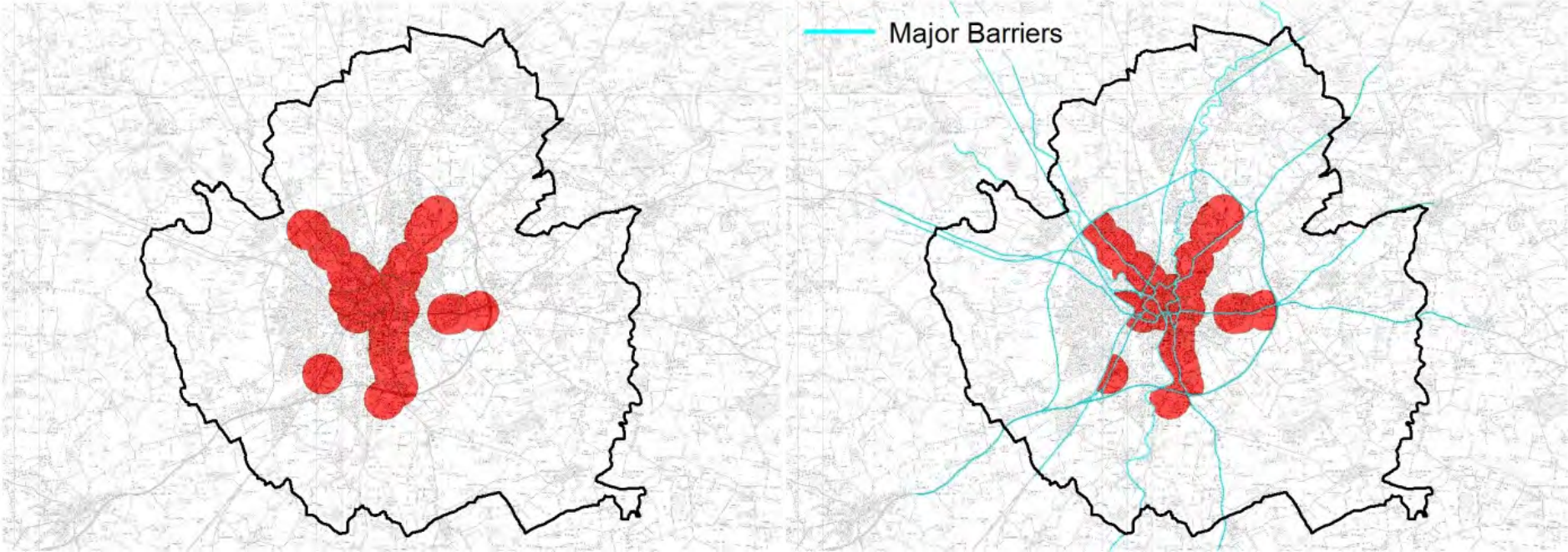
15. Large Urban Extensions / New Settlement Options

- 15.1 It was considered that sites over 100ha that could provide a minimum of 3,000 dwellings (based on a net developable area of 60% of the site at a density of 50dph) would be large enough to provide all the local services including a primary school, local shops and services, open space and sustainable transport routes on site. Any remaining site over 100ha was therefore excluded from the next stage of the minimum scoring exercise and was taken forward for further assessment.
- 15.2 These sites are as follows:
- Site 727 : Whinthorpe New Settlement
- Site 698 : Land North of Clifton Moor
- 15.3 Annex 11 contains the technical officer assessment of these large sites over 100ha and individual site maps.

16. Criteria 4a and 4b – Site Scoring

- 16.1 In order to enable a clear distinction between sites and an understanding of their relative sustainability, the remaining 152 sites were scored according to their relative proximity to different local facilities and services and access to transport modes. The scoring system used is shown on the flowchart in Annex 6.
- 16.2 The assessment was carried out using MapInfo which is a map based assessment which uses a buffering technique to each service and transport mode based upon the distances specified. It was recognised that some of the buffers crossed major barriers in order for the service/facility to be reached within the specified distance,

for example where it would be necessary to cross the River Ouse or River Foss or the Outer Ring Road or main A roads. In light of this, the buffers were cut at the major barrier to allow a better acknowledgement for these and their impact. An example of this is below:



17. Criteria 4a and 4b - Site Scoring – Stage 1

- 17.1 The remaining 152 sites were then scored according to the scoring methodology illustrated in Annex 6. In order to sieve out the most sustainable site options a minimum site score threshold based on access to essential services and transport was applied. This minimum scoring threshold is as follows:
- 17.2 In order to be considered further as a potential residential site it was necessary for a site to score a minimum of 22 points which included a minimum of 13 points for access to services and a minimum of 9 points for access to transport. In order to be considered as an employment site it was necessary for a site to score a minimum of 9 points for access to transport. These criteria are detailed below:

Minimum Residential Access to Services Score Stage 1

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 distances²

Total Minimum Score required

13 points

Minimum Residential Transport Score Stage 1

² Required distances as set out in the *Open Space, Sport and Recreation Study (CYC, 2008)*

To Include:

Non-frequent bus route³ within 800m

Access to an adopted highway

Access to a cycle route⁴

Total Minimum Score required

9 points

Total Minimum Residential Score Stage 1 (access to services and transport)

22 points

Minimum Employment Score Stage 1

To Include:

Non-frequent bus route⁵ within 800m

Access to an adopted highway

Access to a cycle route⁶

Total Minimum Score

9 points

Total Minimum Employment Score Stage 1

9 points

³ Non frequent bus route is a bus route which runs at the most every 15 minutes

⁴ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

⁵ Non frequent bus route is a bus route which runs at the most every 15 minutes

⁶ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

Criteria 4a and 4b Site Scoring Stage 1 – Sites Summary

- 17.3 A total of 70 sites scored both the minimum score for residential (22 points – 13 for access to residential services and 9 for access to transport) and the minimum score for employment (9 points). These sites were taken forward to the next stage of the assessment, the technical officer assessment, and this is detailed in section 18 of this report. These sites are listed in Annex 12 along with individual site maps. The technical officer assessment as detailed in section 18 for these sites can be found in Annexes 16 to 18 to this report.
- 17.4 In addition to these 70 sites that were considered as both residential and employment sites a further 23 sites scored the minimum score to be considered as an employment (9 points). These sites were taken forward to the next stage of the assessment, the technical officer assessment, and this is detailed in section 18 of this report. These sites are listed in Annex 13 along with individual site maps. The technical officer assessment as detailed in section 18 for these sites can be found in Annex 16 and 17 to this report.

Criteria 4a and 4b Scoring - Stage 2

- 17.5 A further sieve was carried out on the remaining 61 sites that had not made the minimum stage 1 scores detailed in section 16 to be considered as a residential and/or employment site. If a site had scored the minimum 22 points overall but not split into the 13 points required for access to residential services and 9 points for access to transport they were taken forward to the next stage for further detailed assessment by officers. In addition if a site scored a minimum 13 points or above for access to residential services these were also taken forward to the next stage of the assessment, the technical officer assessment, and this is detailed in Section 18 of this report.

- 17.6 A total of 32 sites met the stage 2 minimum scoring threshold to be considered as a residential site and these sites are listed in Annex 14 along with individual site maps. The technical officer assessment for these sites can be found in Annex 19 to this report.
- 17.7 In addition to this any site that was within an existing employment location such as existing business parks or established industrial estates which had not made the minimum employment score of 9 points at the stage 1 assessment (paragraph 17.3) were added back into the assessment for technical officer review as it was thought appropriate to consider the allocation of remaining plots within established employment locations. A total of 12 sites were added in as they were part of existing employment locations. These sites are listed in Annex 15 along with individual site maps. The technical officer assessment for these sites can be found in Annex 16 and 17 to this report.

Sites removed after Criteria 4 Minimum Scoring Threshold Stage 1 and 2

- 17.8 Following the application of the minimum scoring threshold stages 1 and 2 as outlined above a total of 20 sites were removed from the assessment and did not go forward for technical officer review. These sites are listed in Annex 23 along with individual site maps.

18. Criteria 5 - Technical Officer Assessment

- 18.1 The 133 sites that had made it through the Criteria 4a and 4b assessment Stages 1 and 2 as detailed in Section 17 of this report (listed in Annex 12-15) were then discussed with relevant Council officers including highways,

flooding and drainage, conservation, education, environmental protection and development management for site specific comments. Following these discussions a decision was then made as to whether the site should become an allocation in the Local Plan Preferred Options Report.

Education Comments

- 18.2 Given the scale and location of future housing development proposed the Local Plan must ensure that there are sufficient high quality preschool, primary and secondary education facilities across the city in line with Policy EST1. This will include the provision of schools, sports and cultural provision, as highlighted in ongoing work to support the School Place Planning Framework. Alongside any new provision the Local Plan will also facilitate the development of existing schools to deliver high quality, modern education facilities with new or increased community access where possible. This will include exploring deficiencies experienced by existing schools such as inadequate premises/sites. In some case it may be necessary to identify new sites to accommodate replacement or new schools where appropriate.
- 18.3 At this stage the viability work undertaken to support the Plan (City of York Local Plan Area Wide Viability Study, Peter Brett Associates, 2013) has taken into account the requirements of the current Supplementary Planning Document on Education Contributions and the education team did not feel it was appropriate to give an assessment of education provision on each individual site at this stage. As we work towards submission detailed discussions will take place with the landowners and developers of sites alongside the Council's school planning team to look at site specific requirements in terms of education provision.

Employment Comments

- 18.4 Consultants Deloitte undertook the City of York Economic and Retail Visioning Study (Deloitte, 2013) which looked at a series of employment growth projections for York for the period 2012 to 2030 and resulting

floorspace requirements. They were also commissioned to assess the potential of sites for employment development. All the sites that had made it through to the technical officer review stage were assessed by Deloitte in terms of their overall suitability as an employment site and also their likely attractiveness to the market, setting out the likely uses under the Use Classes Order that could be suitable for each site taking into account, location, surrounding uses and proximity to services/highway network.

- 18.5 Annex 16 sets out all of the sites considered for employment uses by Deloitte grouped by the method they were identified by. The audit of sites creates a shortlist by designating each site: Green (suitable) Red (unsuitable) and Amber (further information required).
- 18.6 Annex 17 provides greater detail on each of the shortlisted sites which Deloitte assessed as being suitable for consideration by the Council for an allocation as employment use and links to the overall visioning study, with particular reference to the city conversations which provided important feedback on issues such as market requirements, locations for growth, infrastructure capacity and general market commentary. Annex 17 also includes a summary of the assessment criteria used by Deloitte.

Retail Assessment

- 18.7 Consultants Deloitte who undertook the City of York Economic and Retail Visioning Study (Deloitte, 2013) were asked to review the sites to determine if they were suitable as retail allocations. The study identified a requirement for new retail floorspace in the City Centre in the medium term (to 2020) for circa 15,000 sq m net of retail floorspace, rising to between 35,000 sq m net and 55,000 sq m net over the plan period to 2030. It should be noted that projections of future retail floorspace capacity should not be treated as specific targets but are a broad guide to future capacity based on the best information available in what is a rapidly changing retail picture. They also recommend that the amount of retail floorspace in out of centre destinations should not be expanded

significantly (over and above that already committed) in order to maintain and enhance the role and market share of the City Centre over the lifetime of the Plan.

- 18.8 Deloitte's were asked to consider all sites that had passed Criteria 1 to 3 of the assessment process that were either specifically submitted for retail use, were within existing retail locations (including the City Centre Primary Shopping Area, Foss Islands/Layerthorpe, Monks Cross, Clifton Moor, Designer Outlet, Acomb and Haxby) or were part of larger strategic sites which may be appropriate for local retail centres or ancillary retail uses as part of their overall development.
- 18.9 The assessment of retail sites undertaken by Deloitte is included in Annex 20 to this report.

19. Overall Site Audit Trail Summary

Figure 12 below provides an overall summary of the site selection process with references to the relevant annex for each assessment stage.

Figure 12: Site Audit Trail Summary

1. Total Individual Site Parcels Considered	732
2. Sites removed as 'Specialist' development (See Annex 3)	25 (707 sites remaining)

3. Sites removed as committed or complete (See Annex 4)	256	(451 sites remaining)
4. Sites removed as amalgamated into larger sites (See Annex 5)	173	(278 sites remaining)
5. Sites removed at Criteria 1 (see Annex 7)	50	(228 sites remaining)
6. Sites removed at Criteria 2 (See Annex 8)	29	(199 sites remaining)
7. Sites removed at Criteria 3 (See Annex 9)	2	(197 sites remaining)
8. Sites removed as under threshold (See Annex 10)	43	(154 sites remaining)
9. Sites removed as over 100ha (See Annex 11)	2	(152 sites remaining)
10. Sites taken forward to Criteria 4a and 4b assessment	152	sites

Criteria 4a and 4b Assessment Results

Sites scoring for Residential Stage 1 (See Annex 12, Annex 16 and Annex 18)	70 sites
Sites scoring for Employment Stage 1 (See Annex 13, Annex 16 and Annex 17)	24 sites
Sites scoring for Residential Stage 2 (See Annex 14 and Annex 19)	32 sites
Sites scoring for Employment Stage 2 (See Annex 15, Annex 16 and Annex 17)	13 sites
Sites removed after Criteria 4 (See Annex 23)	20 sites

Figure 13 provides a more detailed summary of all 152 sites which were taken forward to the Criteria 4a and 4b assessment including their overall score for access to services and transport.

Figure 13 – Criteria 4a and 4b Summary of Site Scoring

Site No.	Site Name	Overall Score	Access to Services	Access to transport	Sites scoring minimum for Residential Stage 1	Sites scoring minimum for Residential Stage 2	Sites scoring minimum for Employment Stage 1	Sites scoring minimum for Employment Stage 2
7	Our Lady's RC Primary School	44	26	18	Yes		Yes	
8	Land North of Church Lane	29	20	9	Yes		Yes	
11	Land to north of North Lane, Wheldrake	28	20	8		Yes		
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	19	11	8				Yes
22	The Stables Elvington	5	0	5				
25	Sessions of York	41	25	16	Yes		Yes	
30	Land at Intake Lane Dunnington	22	12	10		Yes	Yes	
35	Land Adj Hull Road - Grimston Bar	39	19	20	Yes		Yes	
37	Ford Garage Jockey Lane	38	17	21	Yes		Yes	
43	Land at Hull Road Dunnington	14	6	8				

44	Common Lane Dunnington	7	4	3				
45	Grain Stores	38	24	14	Yes		Yes	
52	Land at Intake Lane, Dunnington, York	17	14	3		Yes		
53	Flaxton Road, Strensall	10	7	3				
55	Land at Dauby Lane, Elvington, York	23	18	5		Yes		
58	Askham Bar Park and Ride Site	42	20	22	Yes		Yes	
59	Heworth Lighthouse	50	29	21	Yes		Yes	
64	Land at Layerthorpe and James St	52	28	24	Yes		Yes	
72	Water Tower Land Dunnington	33	24	9	Yes		Yes	
74	York Road, Dunnington	18	12	6				
76	Duncombe Farm, Strensall	15	7	8				
80	Land north of Woodland Chase, York	33	22	11	Yes		Yes	
87	Wills & Ellis Garage	25	7	18		Yes	Yes	
95	North of Church lane Elvington	22	17	5		Yes		
97	South of Airfield Business Park	0	0	0				
98	Grove House EPH	56	34	22	Yes		Yes	
99	Woolnough House EPH	54	32	22	Yes		Yes	

101	Land at Earswick	15	4	11			Yes	
111	Back Lane Wetherby Road Knapton	15	6	9			Yes	
120	Beckfield Lane former HWS	34	19	15	Yes		Yes	
121	Burnholme School	48	31	17	Yes		Yes	
124	Oakhaven EPH	46	28	18	Yes		Yes	
127	Lowfields former school site	45	30	15	Yes		Yes	
130	Land at Acomb Waterworks	30	14	16	Yes		Yes	
131	Land at Moor Lane, Copmanthorpe	28	20	8		Yes		
136	Land at Intake, Dunnington	19	9	10			Yes	
138	York St John University playing field	51	31	20	Yes		Yes	
147	Fields to east of B1363. opposite Plantation Farm	19	13	6		Yes		
148	The Moor Lane 'Zero Carbon' Partnership	27	16	11	Yes		Yes	
159	Land to rear of Greystones	12	7	5				
160	Land at Grimston Bar	14	3	11			Yes	
161	Land at Murton Lane Industrial Estate	9	0	9			Yes	
163	Hudson House	56	25	31	Yes		Yes	
166	Land at Moor Lane	20	13	7		Yes		

170	Pond Field	53	33	20	Yes		Yes	
172	Bootham Crescent Football Stadium	50	30	20	Yes		Yes	
179	Whiteland Field	17	9	8				
180	Malton Road site, york	44	24	20	Yes		Yes	
181	Land East of Grimston Bar	27	7	20		Yes	Yes	
183	Land to the North of Escrick	8	0	8				
188	Land to the West of A19, Escrick	8	0	8				
192	Land RO Stockton lane off Greenfield Park Drive	36	18	18	Yes		Yes	
193	West Fields Copmanthorpe	33	25	8		Yes		
194	Manor Farm Yard	36	28	8		Yes		
197	Bristows Garage	0	0	0			Yes	
200	Severus Hill	43	24	19	Yes		Yes	
202	St Joseph's Monastery	45	23	22	Yes		Yes	
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	14	6	8				
214	Playing Fields and Village Fields	16	8	8				
220	Land at Wetherby Road, Knapton	20	8	12			Yes	
226	Site A Land off Main Street Nether Poppleton	28	17	11	Yes		Yes	

227	Site B - land off Ouse Moor Lane Nether Poppleton	27	16	11	Yes		Yes	
229	Land west of Beckside, Elvington and land parcel SE6947 6854 & 70	22	17	5		Yes		
253	Greenfield site	17	8	9			Yes	
260	South of Southfields Road, Strensall & Land south of The Village,	12	7	5				
271	Land alongside A64	25	12	13		Yes	Yes	
293	York Central	47	19	28	Yes		Yes	
295	Amalgomated Sites at British Sugar	30	16	14	Yes		Yes	
296	Amalgomated sites East of Earswick	15	4	11			Yes	
297	Amalgomated Sites off main Street Elvington	23	18	5		Yes		
298	Amalgomated Sites at Connaught Court Care Home	45	24	21	Yes		Yes	
300	Amalgomated sites Eastfield Lane, Dunnington	28	19	9	Yes		Yes	
302	Amalgomated site west of Chapelfields 1	89	61	28	Yes		Yes	
303	Amalgomated sites off Stockton Lane	27	19	8		Yes		
307	Amalgomated sites at James Street	50	28	22	Yes		Yes	
308	Amalgomated sites RO Wilberforce Home/York College	39	18	21	Yes		Yes	
311	Amalgomated Sites South of Heslington	30	22	8		Yes		

318	Amalgomated Sites at Layerthorpe	52	28	24	Yes		Yes	
321	Amalgomated sites at Millfield lane/A59	30	13	17	Yes		Yes	
322	Amalgomated sites South of Strensall	31	21	10	Yes		Yes	
327	Amalgomated sites between Knapton and Westfield	24	9	15		Yes	Yes	
329	Amalgomated sites North of Monks Cross	32	17	15	Yes		Yes	
472	Former Gas Site 24 Heworth Green	52	29	23	Yes		Yes	
556	Former Citroen Garage 32 Lawrence Street	48	24	24	Yes		Yes	
563	Land at Sandy lane, Stockton-on-the-forest	8	0	8				
564	North Carlton Farm, Stockton-on-the-forest	7	0	7				
565	Land at the Mews, Strensall	19	16	3		Yes		
569	Foss Bank Farm	16	4	12			Yes	
579	Land adj. 131 Long Ridge Lane	37	25	12	Yes		Yes	
580	Land at Blairgowerie House, Main Street	38	27	11	Yes		Yes	
581	Land at Pansy Field, West of Station Road, Upper Poppleton	26	6	20		Yes	Yes	
596	Land adj. 26 & 38 Church lane	36	27	9	Yes		Yes	
597	Builders Yard, Church Lane	32	24	8		Yes		
598	South of Moor Lane	27	14	13	Yes		Yes	

599	Wheldrake Industrial Estate	5	2	3				Yes
600	Wheldrake Industrial Estate	10	2	8				Yes
601	Elvington Park	14	9	5				Yes
602	Elvington Industrial Estate	11	11	0				Yes
603	Land at Airfield Business Park, Elvington	5	0	5				Yes
604	Land to west of Elvington Airfield Business Park	5	0	5				Yes
605	Site E, Airfield Industrial Estate, Elvington	5	0	5				Yes
606	Elvington Airfield Inset	0	0	0				
607	Elvington Airfield	5	0	5				
608	Pool Bridge Farm	8	0	8				
613	The Forge Cockey Hill	8	0	8				
618	Land RO Surgery & 2a/2b Petercroft Lane	38	27	11	Yes		Yes	
620	Land north of Sledmere Crossing, Dunnington	11	2	9			Yes	
621	To the Rear of Blue Coat	9	0	9			Yes	
623	Land Adjacent to Grimston Bar and A1079	22	5	17		Yes	Yes	
624	MOD Land Fulford	32	22	10	Yes		Yes	
626	Land at Brear Close	41	24	17	Yes		Yes	

627	Land at frederick House East of Fulford	41	17	24	Yes		Yes	
629	The Retreat, Heslington Road	48	25	23	Yes		Yes	
631	Burnholme WMC, Burnholme Drive	44	31	13	Yes		Yes	
635	Land north of Monks Cross Drive	33	14	19	Yes		Yes	
639	Annamine Nurseries	43	26	17	Yes		Yes	
645	Land west of Haxby Road	24	9	15		Yes	Yes	
648	Carparks at Nuffield Hospital	39	20	19	Yes		Yes	
649	Car park, High Newbiggin Street	56	34	22	Yes		Yes	
651	Heworth Green North (Forum Site)	51	28	23	Yes		Yes	
653	Carpark off Bishopthorpe Road	58	31	27	Yes		Yes	
654	Land at Mill Mount	54	29	25	Yes		Yes	
656	Barbican Centre	47	21	26	Yes		Yes	
657	Peel St/ Margret St	43	19	24	Yes		Yes	
660	Land at Marygate	47	20	27	Yes		Yes	
661	Marygate Car Park, access from Hetherton's Street	48	20	28	Yes		Yes	
669	Site at Jame Street	50	24	26	Yes		Yes	
676	Rufforth Airfield û South of Southfield Close	13	13	0		Yes		

677	Land RO Rufforth Primary School	23	18	5		Yes		
684	York Business Park	36	20	16	Yes		Yes	
685	End of Great North Way, York Business park	15	9	6				Yes
686	Site to south in York Business park	27	19	8		Yes		Yes
688	Land to the West of Knapton	19	6	13			Yes	
689	Amalagamated Land around Northminster Business park	18	7	11			Yes	
690	Amalagamated North of Haxby	18	16	2		Yes		
691	Amalagamated East of Monks Cross	21	13	8		Yes		
692	Amalagamated sites at New Lane Huntington	43	33	10	Yes		Yes	
694	Amalagamated sites adj Designer Outlet	17	5	12			Yes	
695	Amalagamated extension sites to York Designer Outlet Centre	13	2	11			Yes	
696	Amalagamated sites off Tadcaster Road	23	14	9	Yes		Yes	
697	Amalagamated Sites off Common Lane Dunnington	25	21	4		Yes		Yes
699	Amalagamated Development Sites East of metcalf Lane	37	31	6		Yes		
700	Amalagamated Site Monks Cross Shopping Park	27	14	13	Yes		Yes	
706	Chessingham Park remaining land	19	16	3		Yes		Yes
723	Amalagamated Land at Manor Heath Road, Copmanthorpe	28	20	8		Yes		

724	Amalgamated sites North Monks Cross Inc Cement Works	40	28	12	Yes		Yes	
726	Wheatlands	17	6	11			Yes	

20. Safeguarded Land

Annex 21 to this report describes the process used to determine how much safeguarded land is required and the choice of sites that are proposed as safeguarded land in the local plan.

The technical paper begins with an outline of the purpose of the York green belt as this provides the context for the proposals to safeguard land for longer term development needs and the choice of sites. It then sets out why there is a need to safeguard land in this way and finally explains the process for choosing the sites.

21. List of Annexes

Annex 1 – Call for Sites 2012 Response Form

Annex 2 (part 1) – List of sites submitted through 2012 Call for Sites

Annex 2 (part 2) – List of sites considered from other sources

Annex 3 – Call for Sites 2012 Submitted Site Uses

Annex 4 – Sites Removed as already committed/completed development sites

Annex 5 – Schedule of Individual Sites and Amalgamated Sites

Annex 6 – Site Selection Flow Diagram and Scoring Mechanism

Annex 7 – Sites removed after Criteria 1 (Environmental Assets) Assessment

Annex 8 – Sites removed after Criteria 2 (Open Space) Assessment

Annex 9 – Sites removed after Criteria 3 (Greenfield sites in area of high flood risk) Assessment

Annex 10 – Sites removed as below Site Threshold

Annex 11 – Sites over 100ha

Annex 12 – Criteria 4a and 4b – Stage 1 (Residential) Site Maps

Annex 13 – Criteria 4a and 4b – Stage 1 (Employment) Site Maps

Annex 14 – Criteria 4a and 4b – Stage 2 (Residential) Site Maps

Annex 15 – Criteria 4a and 4b – Stage 2 (Employment) Site Maps

Annex 16 – Deloitte Assessment of Employment Sites (Stage 1 and Stage 2)

Annex 17 – Deloitte Assessment of Shortlisted Employment Sites

Annex 18 – Criteria 4a and 4b – Stage 1 (Residential) Technical Officer Assessment

Annex 19 – Criteria 4 a and 4b – Stage 2 (Residential) Technical Officer Assessment

Annex 20 – Deloitte Assessment of Retail Sites

Annex 21 – Safeguarded Land Technical Paper

Annex 22 – Assessment of sites failing Criteria 1 (Environmental Assets) where further evidence submitted

Annex 23 – Sites removed after Criteria 4a and 4b Assessment

