



YORK

CITY OF YORK
LOCAL PLAN
Site Selection Paper Addendum
September 2014

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1. Introduction

We consulted on the Preferred Options for the City of York Local Plan in summer of 2013 and the Further Sites Consultation in Summer 2014.

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

To help in deciding which sites we should include in the Submission Local Plan we undertook the Further Sites Consultation in Summer 2014 through which we asked for views on the specific new proposals and the changes to existing sites that had been suggested.

We received a large response to this Further Sites Consultation including some proposals for additional sites that we were asked to consider for the first time. In addition we received some proposals to make changes to boundaries of sites we had proposed in the Further Sites Consultation along with additional evidence to support sites that we had previously considered but were not proposed as potential sites in the Preferred Options Consultation or Further Sites Consultation.

This addendum to the Further Sites Consultation Site Paper only considers either new sites submitted for the first time through the Further Sites Consultation or sites where either a revised boundary has been submitted for consideration or where new evidence has been submitted through the Further Sites Consultation.

The methodology used in this Site Selection Paper Addendum is the same used in both the original Site Selection Paper published to support the Preferred Options Consultation and the Further Sites Consultation

Sites Paper. The Site Selection Methodology is re-presented as Annex 1 to this report.

Site Selection Paper Methodology

Appendix 1: Residential and Employment site Selection Methodology

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A1.1

A1.2 Introduction

This Appendix sets out the methodology of assessment undertaken for Residential, Employment and Retail sites. Methodology

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.

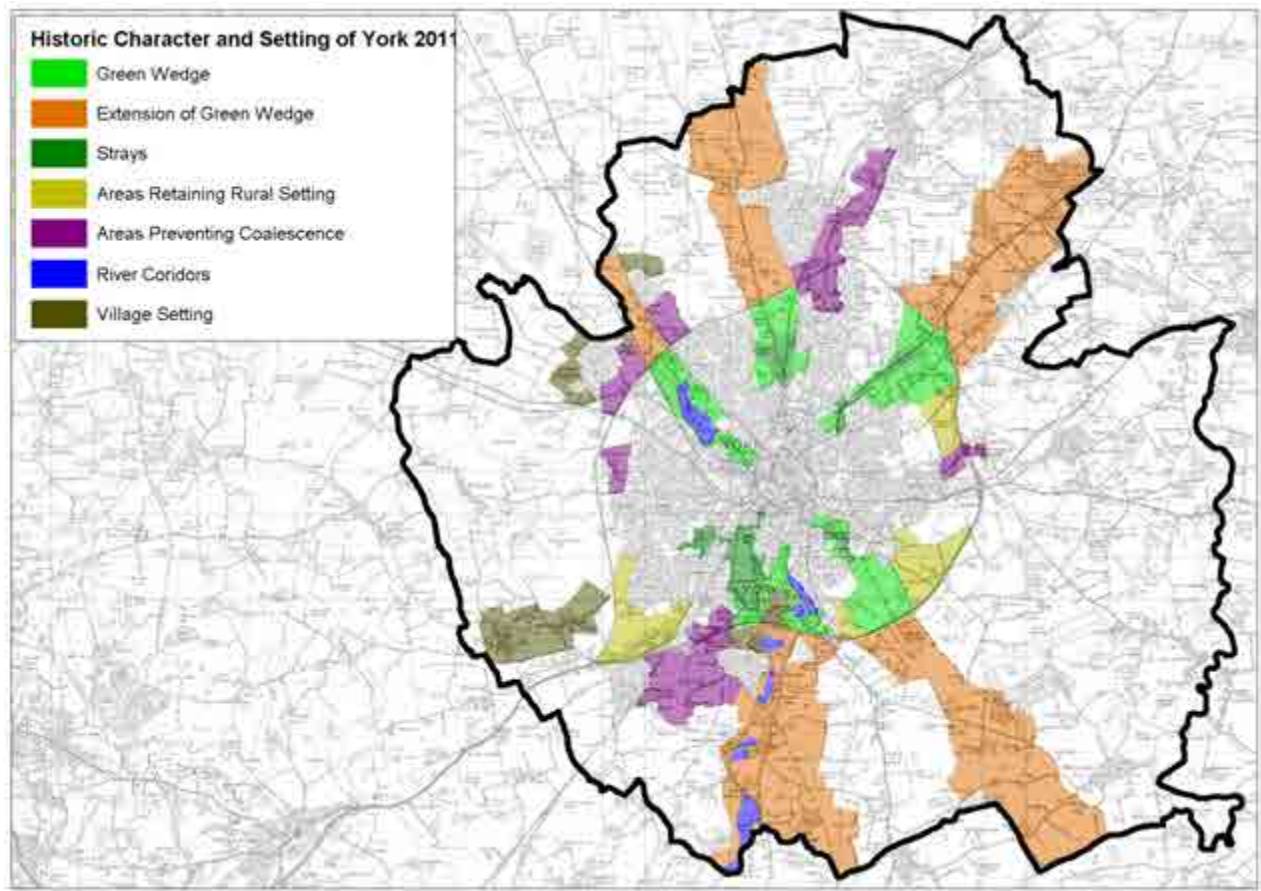
Following this appraisal, successful sites which passed the criteria assessment were taken to a Technical Officer Group to obtain site specific comments.

A1.2.1 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:

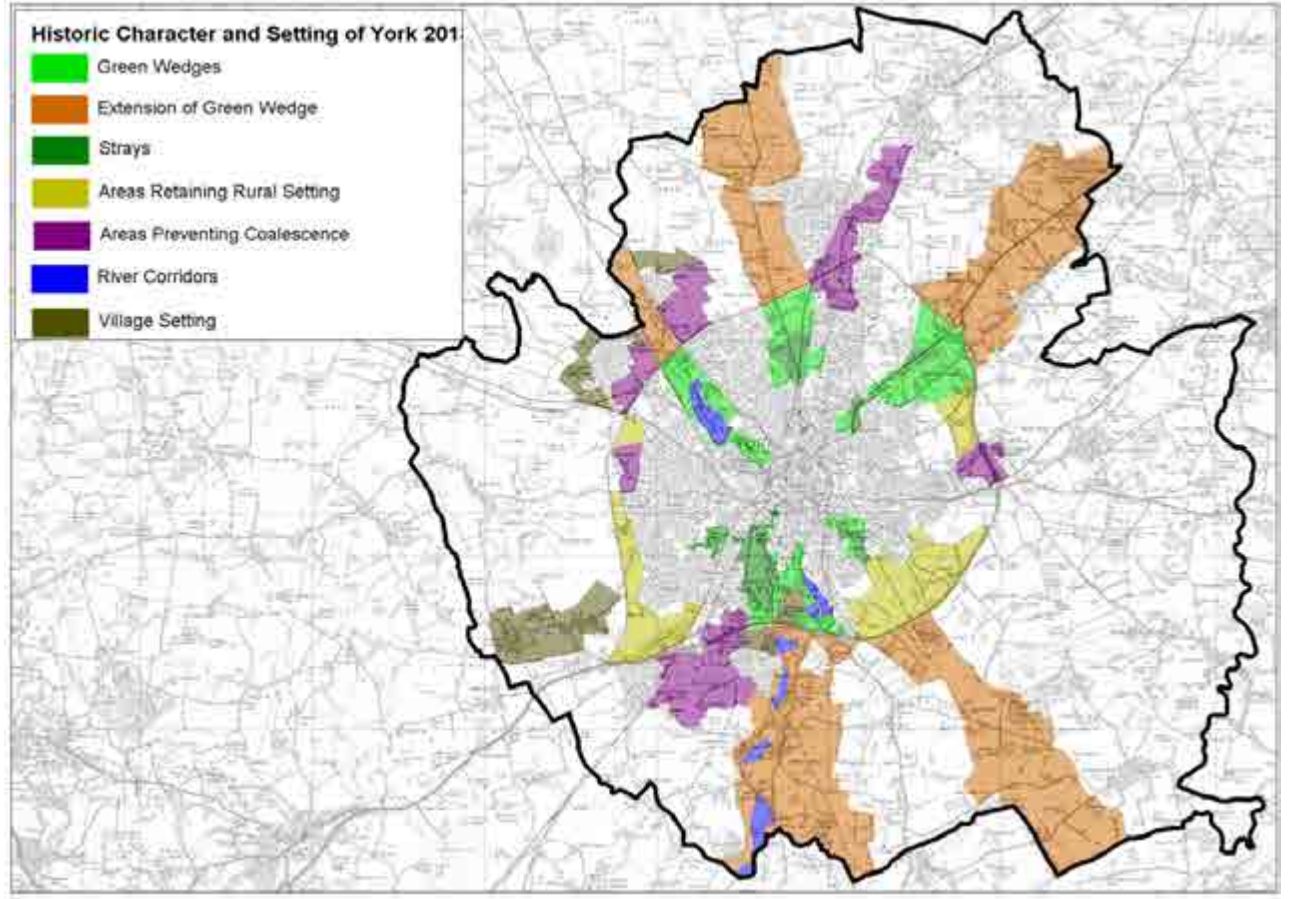
1) Areas important to York's historic character and setting

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 A1.1: York's Green Belt Character Areas (2011)

A further technical update to York's historic character and setting was undertaken in conjunction with the local plan preferred options draft and put out to consultation with this document in June 2013 - *Historic Character and Setting Technical Paper (JUNE 2013)*. This is available to download from the council's website. For consistency sites have been appraised against the 2011 baseline but where they fall within an area identified or amended through the 2013 update this has been highlighted and the sites have been evaluated again by technical officers if this was the only constraint to the site.

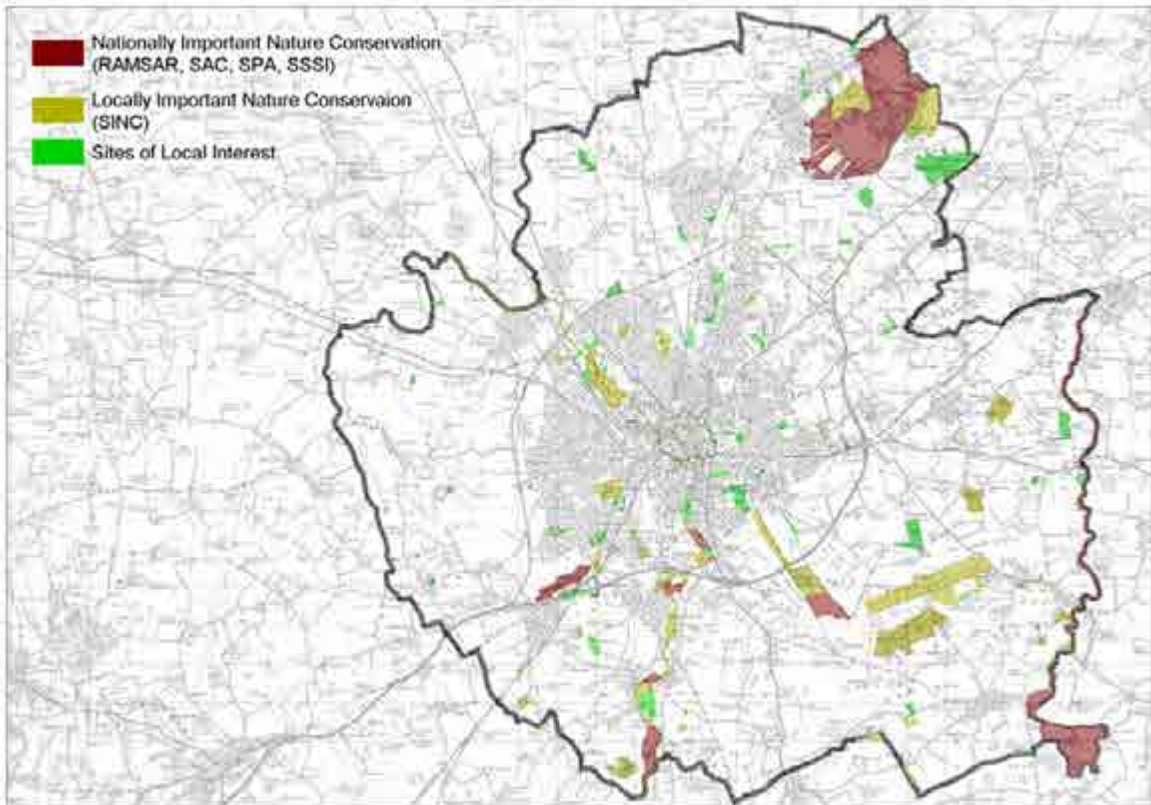
Figure A1.2: York's Green Belt Character Areas (2013)



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/>

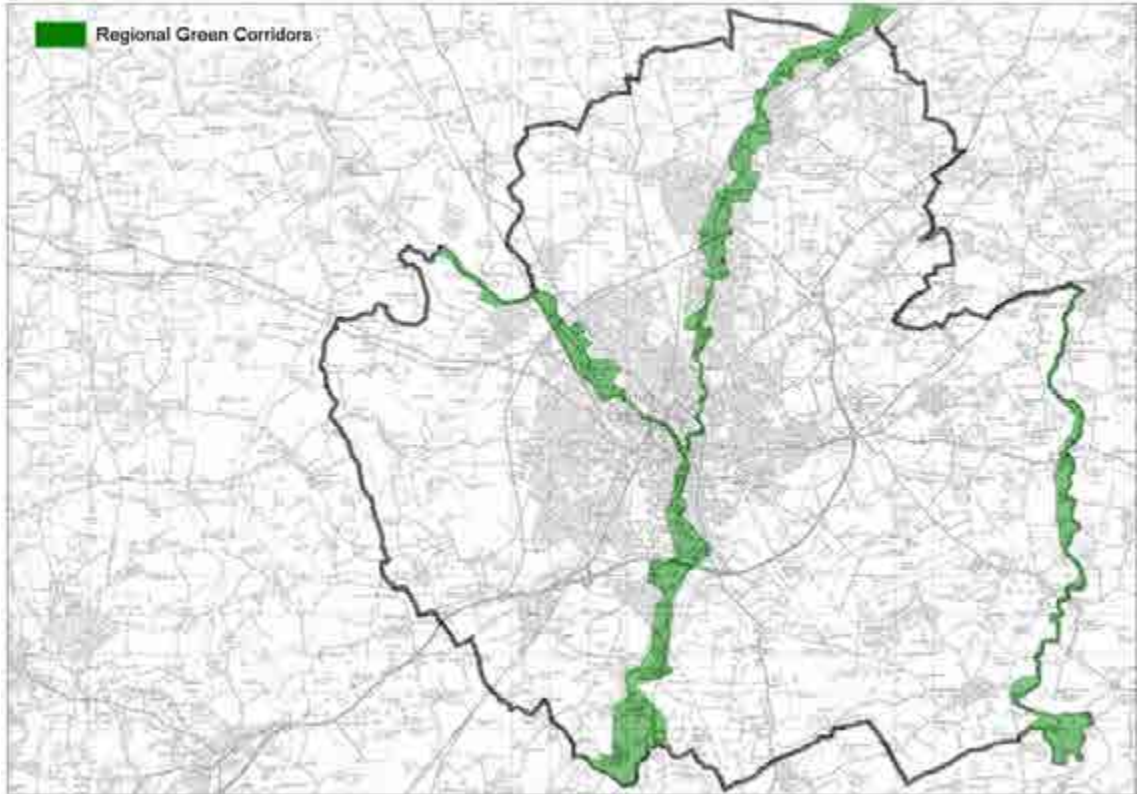
Figure A1.3: York's Nature Conservation Sites



Regional Green Infrastructure Corridors

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

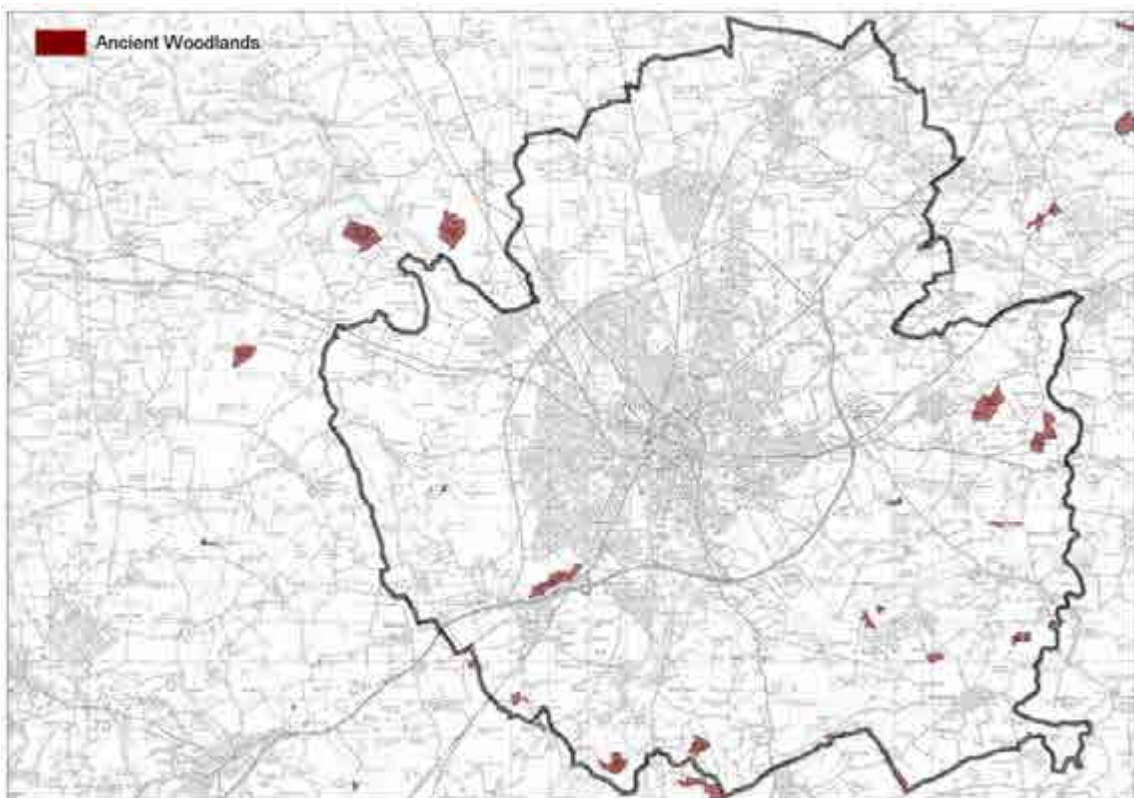
Figure A1.4: Regional Green Infrastructure Corridors



Areas of Ancient Woodland

Source: CYC dataset.

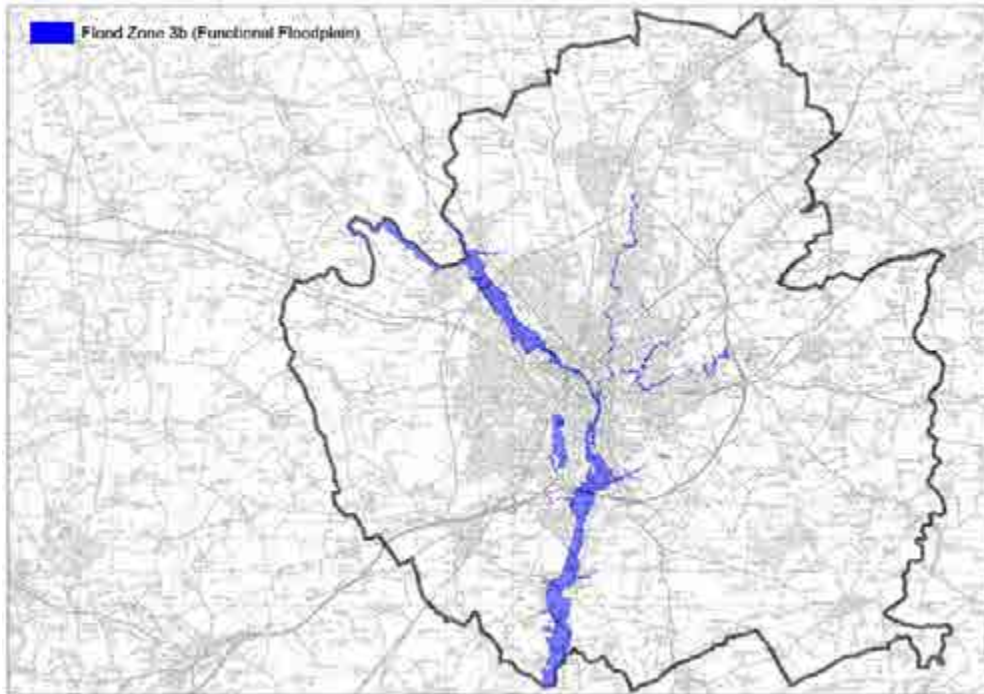
Figure A1.5: Ancient Woodlands



3) Functional Floodplain

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

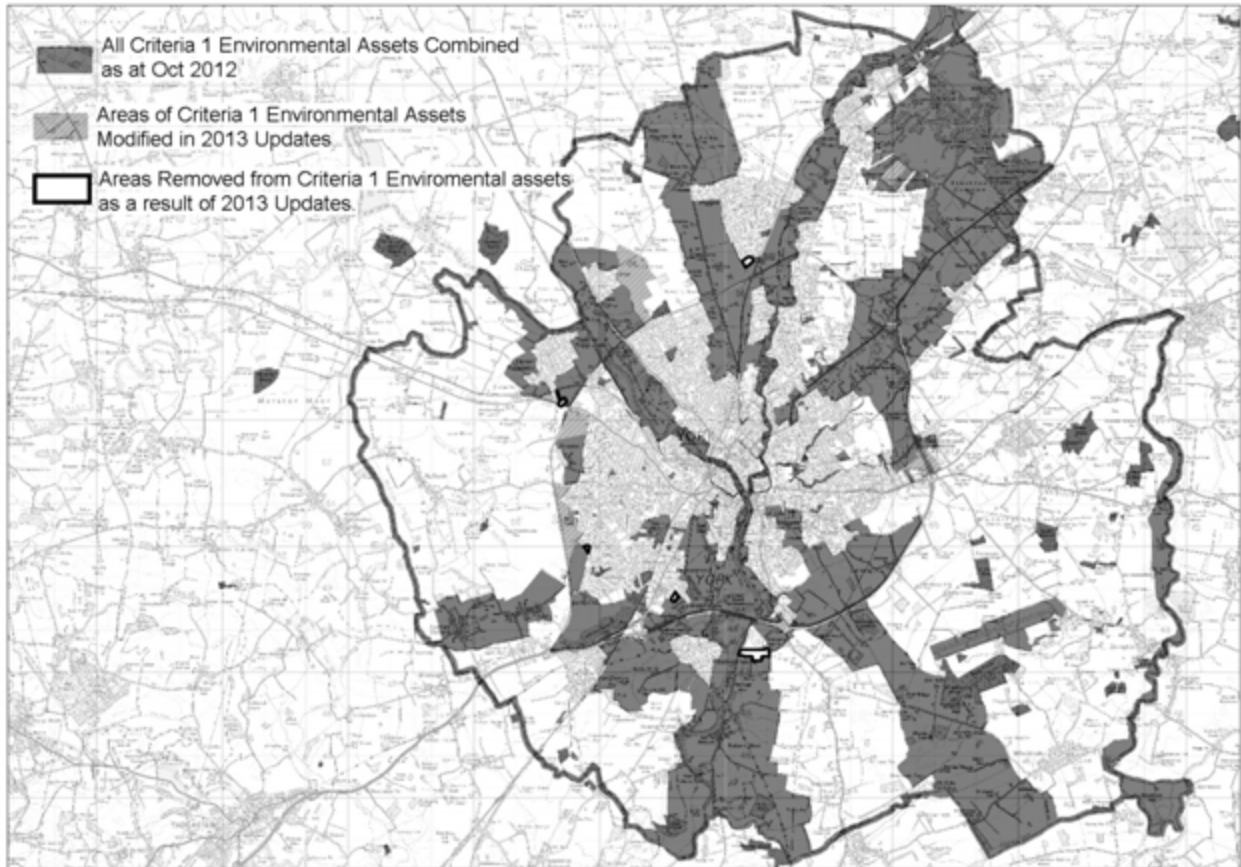
Figure A1.6 Functional Flood Plain (flood zone 3b)



A1.2.2 Criteria 1 (Environmental Assets) Summary

Figure A1.7 shows the criteria 1 environmental assets in combination to illustrate the combined area which it is considered should be protected from future development. It also highlights the areas of change to these assets which were consulted on in summer 2013.

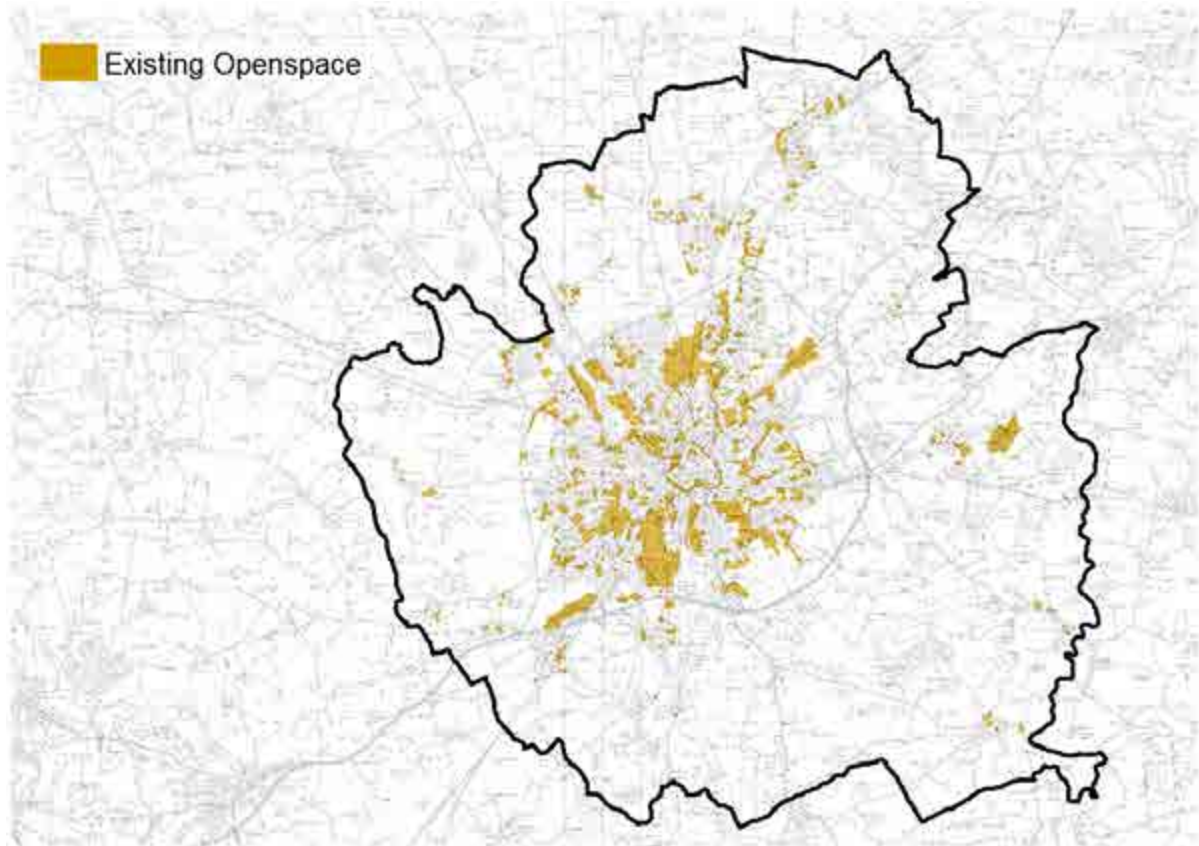
Figure A1.7 All Environmental Assets combined



A1.2.2 Criteria 2: Openspace Retention

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

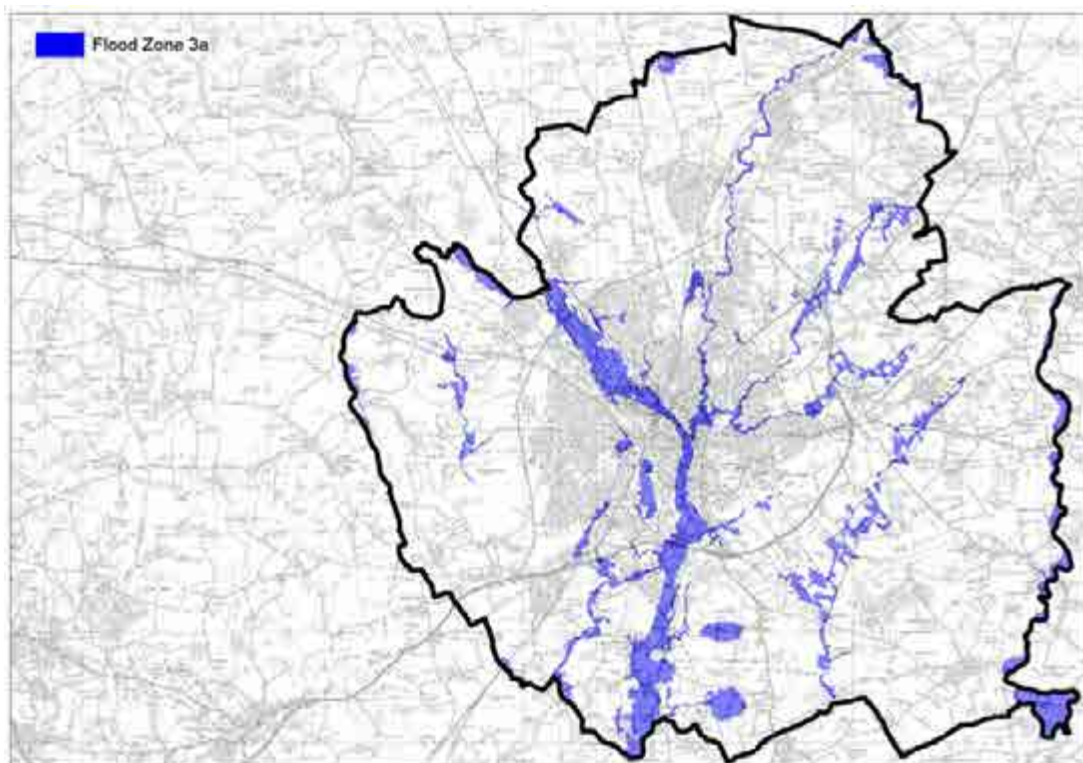
Figure A1.8: Open Space



A1.2.3 Criteria 3 - Greenfield Sites in Areas of High Flood Risk

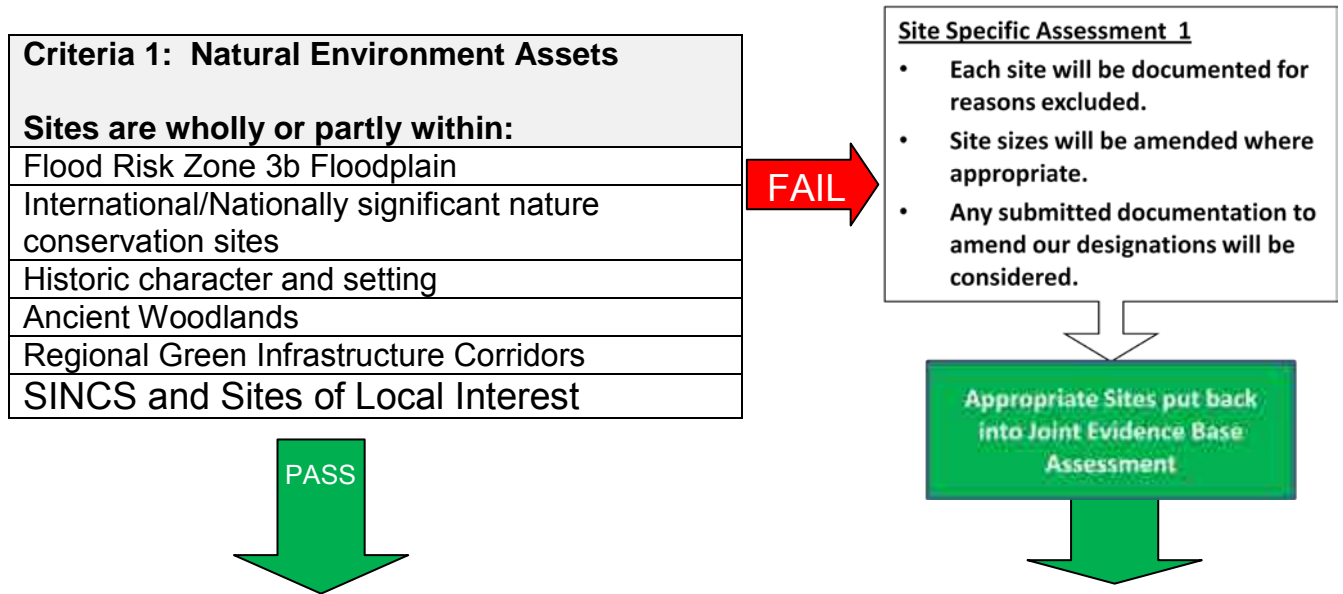
Source: Strategic Flood Risk Assessment and Site information

Figure A1.9: Flood Zone 3a



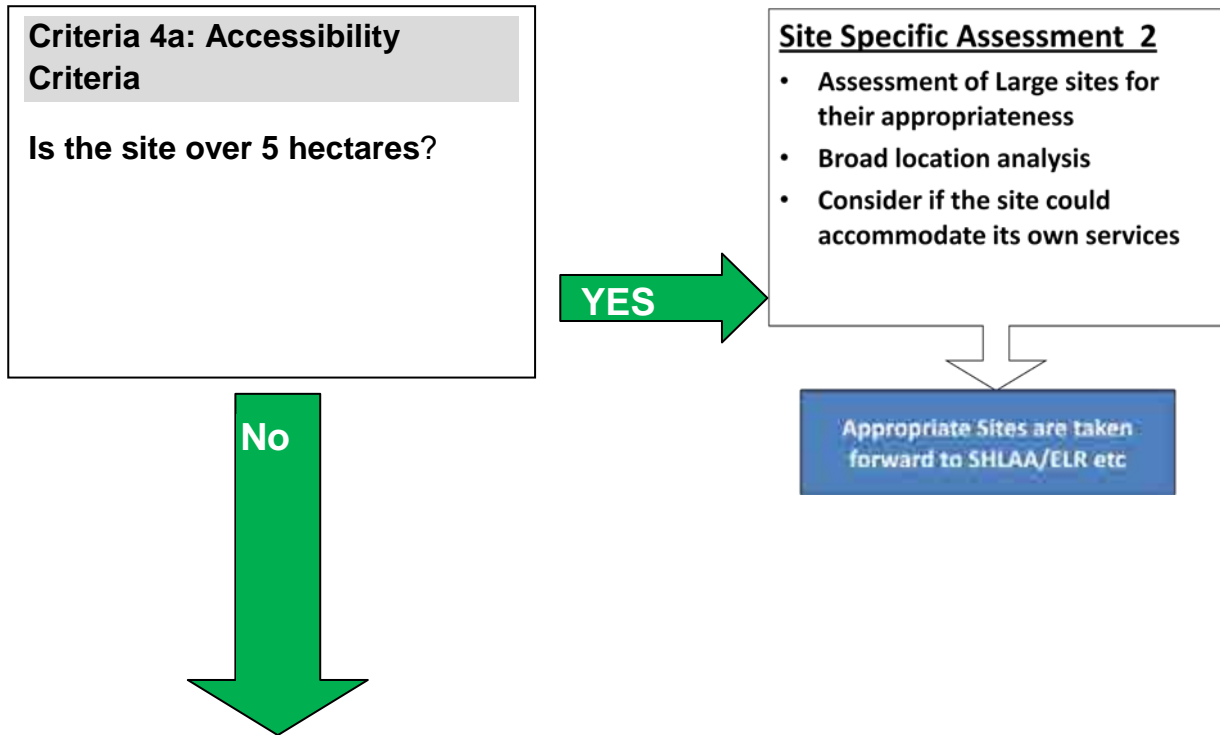
A1.3 Detailed flow diagram of Criteria 1-4 and Environmental Considerations

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

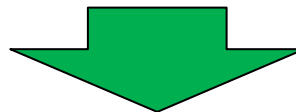




	Distance	Housing Score	Employment Score
Number of residential properties within	400m 800m		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Location of site	<ul style="list-style-type: none"> o City Centre o Edge of centre o Neighbourhood Parade o District Centre o Surburban o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

	800m with barriers	<input checked="" type="checkbox"/> 2	
	Over 800m	<input checked="" type="checkbox"/> 0	
Higher and Further education	400m No barriers	<input checked="" type="checkbox"/> 5	
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	
	800m partly no barriers / 400m with barriers	<input checked="" type="checkbox"/> 2	
	800m with barriers	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Neighbourhood Parade and type	400m No barriers	<input checked="" type="checkbox"/> 5	
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	
	800m partly no barriers / 400m with barriers	<input checked="" type="checkbox"/> 2	
	800m with barriers	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Supermarket / range of services within parade	400m	<input checked="" type="checkbox"/> 5	
	800m	<input checked="" type="checkbox"/> 3	
	Over 800m	<input checked="" type="checkbox"/> 0	
Doctors	400m No Barrier	<input checked="" type="checkbox"/> 5	
	400m partly No barrier	<input checked="" type="checkbox"/> 4	
	800m No Barrier	<input checked="" type="checkbox"/> 3	
	800m partly no barriers	<input checked="" type="checkbox"/> 2	
	No doctors	<input checked="" type="checkbox"/> 0	
Openspace and type (as PMP. To be revised)	Within/part within buffer:		
	5-8 Openspaces	<input checked="" type="checkbox"/> 5	
	2-4 Openspaces	<input checked="" type="checkbox"/> 4	
	1 Openspaces	<input checked="" type="checkbox"/> 2	
	0 Openspaces	<input checked="" type="checkbox"/> 0	
Transport Accessibility			
Non Frequent Bus routes	400m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	800m	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Frequent bus route (15 mins)	400m	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	800m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
P&R bus stop	400m no barriers	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	Partly 400m no barriers	<input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 4
	800m no barriers	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Partly 800m no barriers	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Railway Station within minutes walk (accession boundaries)	5 mins	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	10 mins	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	15 mins	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 15 mins	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Railway Station within minutes cycle	5 mins	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	10 mins	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	15 mins	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1

(accession boundaries)	Over 15 mins	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Direct access to adopted highway network	Yes (A, B, Minor or Local road)	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	No	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Cycle route	On or adjacent to site	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	50m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Within or partly within 530m	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 530	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Max Score		78	43



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					

A1.4 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:

STAGE 1	
<u>Minimum Residential ACCESS TO SERVICES Score Stage 1</u>	
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 ¹	
Total Minimum Score	13 points
<u>Minimum Residential TRANSPORT Score Stage 1</u>	
To include: Non-frequent bus route ² within 800m Access to an adopted highway Access to a cycle route ³	
Total Minimum Score	9 points
Total Minimum Residential Score (access to services + transport)	22 points
<u>Minimum Employment Score Stage 1</u>	
To include: Non-frequent bus route ⁴ within 800m Access to an adopted highway Access to a cycle route ⁵	
Total Minimum Score	9 points
Total Minimum Employment Score	9 points
STAGE 2	
<u>Residential Score Stage 2</u>	
Residential sites which scored 22 overall but achieved different results for access to services and/or transport, were taken forward for consideration.	

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

² Non frequent bus route is a bus route which runs at the most every 15 minutes

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

⁴ Non frequent bus route is a bus route which runs at the most every 15 minutes

⁵ 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 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.

A1.5 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.

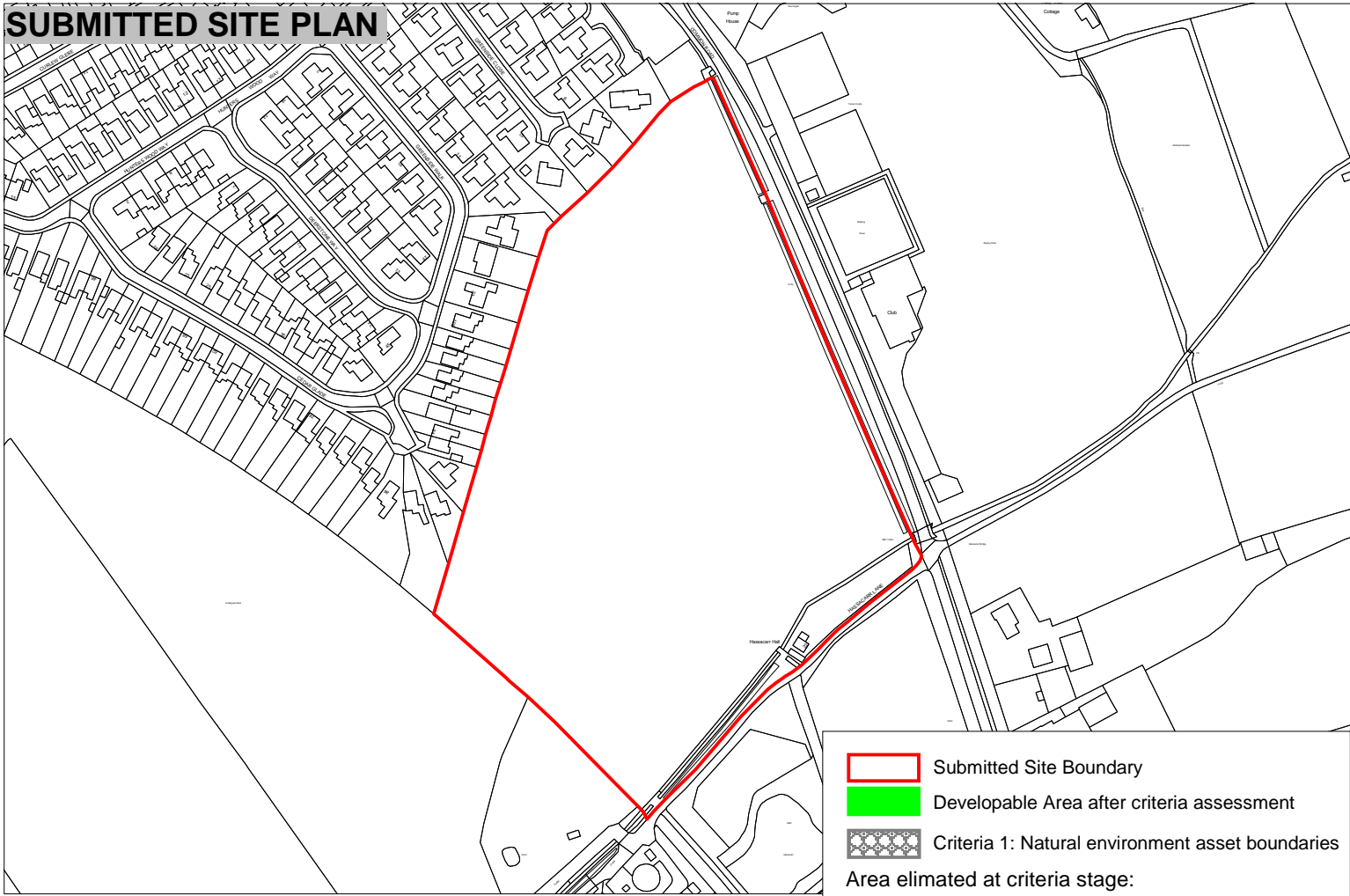
Site which were identified to have no/limited constraints in relation to these comments are considered to have potential for development.







Non-Strategic Site Addendum

ID Ref:	ID6160
New site ref:	
Original Site Ref Number:	9
Allocation Ref:	
Site Name:	Common Lane, Dunnington
Submitted for:	Housing
Agent:	DPP One Ltd
Response submitted by:	Jon Brier
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Received:	Object to rejection of housing allocation in FSC. Site was previously identified as an area of search for a gypsy and traveller site and therefore should be suitable as a housing allocation. Part of site is in flood zone 3 but development can be outside this and open space, gardens and ecological enhancement can be in flood zone 3a. FSC deletes the area of search for gypsy and travellers due to significant adverse impact on Dunnington village. No not agree that site would harm the character and setting of the village. Northwards from the A1079 the character and setting is industrial estate and therefore residential use would not affect the character. Southwards there is a backdrop of industrial buildings and landscaping would help to screen this and would not unacceptably harm the character and setting.
Flooding/Drainage:	No further evidence submitted. A major part of the site is located within flood zones 2 and 3a. There are major drainage and flood risk issues with the site. Any development would need to pass exceptions test and residential development would not be suitable within zone 3a. RED
Landscape Comments:	No further evidence submitted through FSC. Comments as per FSC. Development of this site would materially affect the character of the southern boundary of the village. The land prevents coalescence between the village and the industrial estate. AMBER
Ecology Comments:	The site is arable land other than by Hassacarr Pond. Would need to consider impact on Great Crested Newt meta population and pond. There has been Otter recorded immediately adjacent to the site, however this has limited impact other than to ensure retention of the green buffer on the ditch line to the south west. AMBER
Transport Comments:	No further comments to FSC as no further evidence submitted through FSC. Site is within range of local services/facilities (including employment and primary education) on foot and cycle, subject to new and upgraded highway infrastructure, particularly new and widened footways. This would be on the site frontage and extend further along Common Road, including potential adjustment of the highway at the beck crossing. A level of bus services are available within acceptable walk distance however a review of capacity and service frequency would be required and possible upgrades. Stop infrastructure/locations and facilities also required. AMBER
EDU comments:	N/A
Open Space Comments:	Playing Fields Association have show an interest in the site for several years. Parking for pitches not supported. There is a statistical shortage of playing fields in the village.

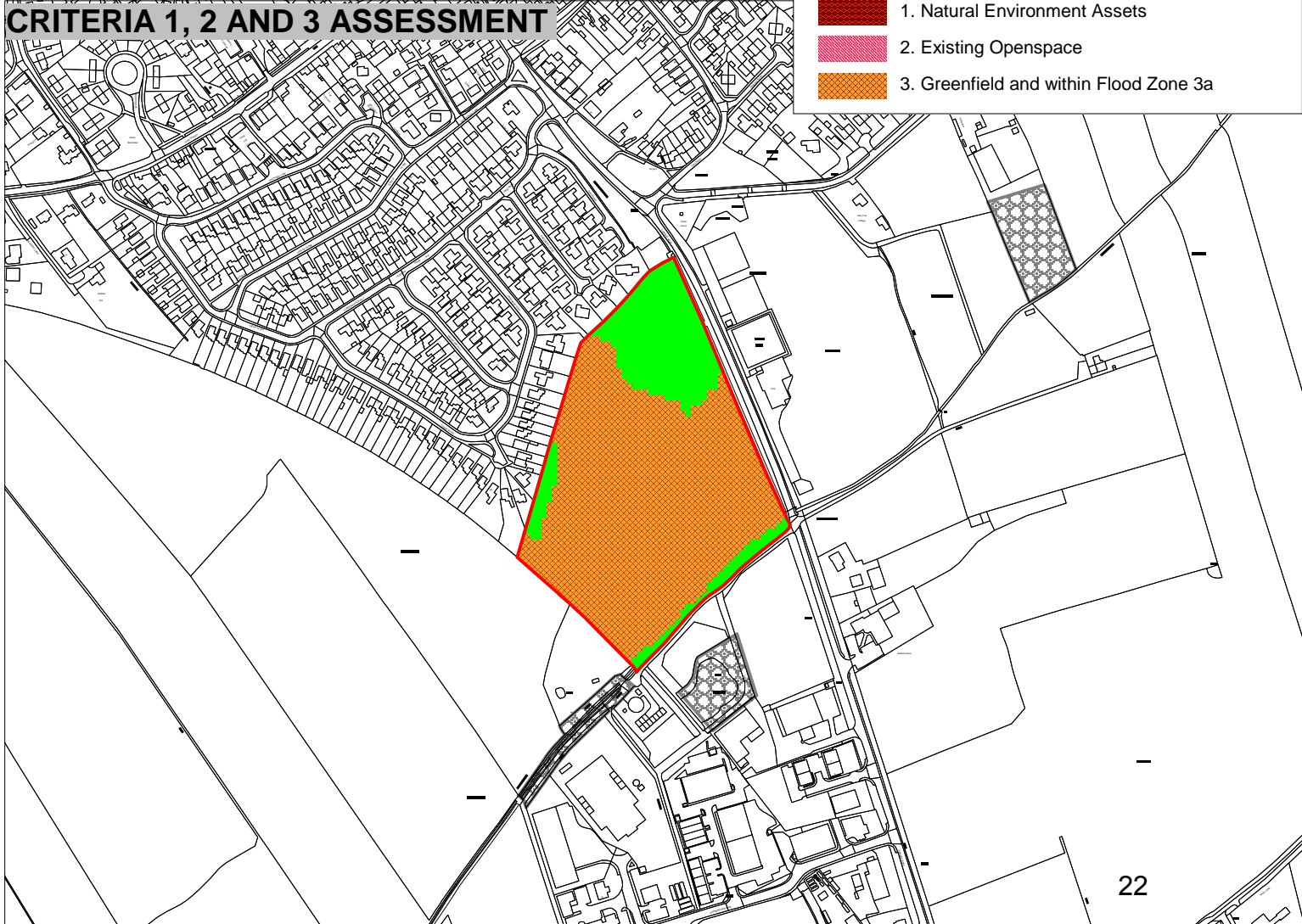
Archaeology Comments:	No further evidence submitted through FSC. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. AMBER
Retail Comments:	N/A
Proposals Map Action Required:	
Trajectory implications:	n/a
ID:	1
Officer Recommendation:	Site is not considered suitable as a housing allocation. A major part of the site is within flood zone 2 and 3a and there are major drainage and flood risk issues which remain a showstopper. The site was previously considered as an area of search for gypsy and travellers but this was on the basis that the areas of land within zone 3a would be used as grazing land for horses and not for residential use. The further work by consultants on the suitability, viability and deliverability of sites identified for gypsy, roma and travellers and travelling showpeople as consulted on in the FSC for this site considers that development in this location would have a significant adverse effect on the villages approach and setting and would be an obvious encroachment into open countryside. The significant screening and landscaping required to mitigate would also in itself impact on the character and setting of the area and is therefore not considered suitable. REJECT - NO CHANGE

SUBMITTED SITE PLAN



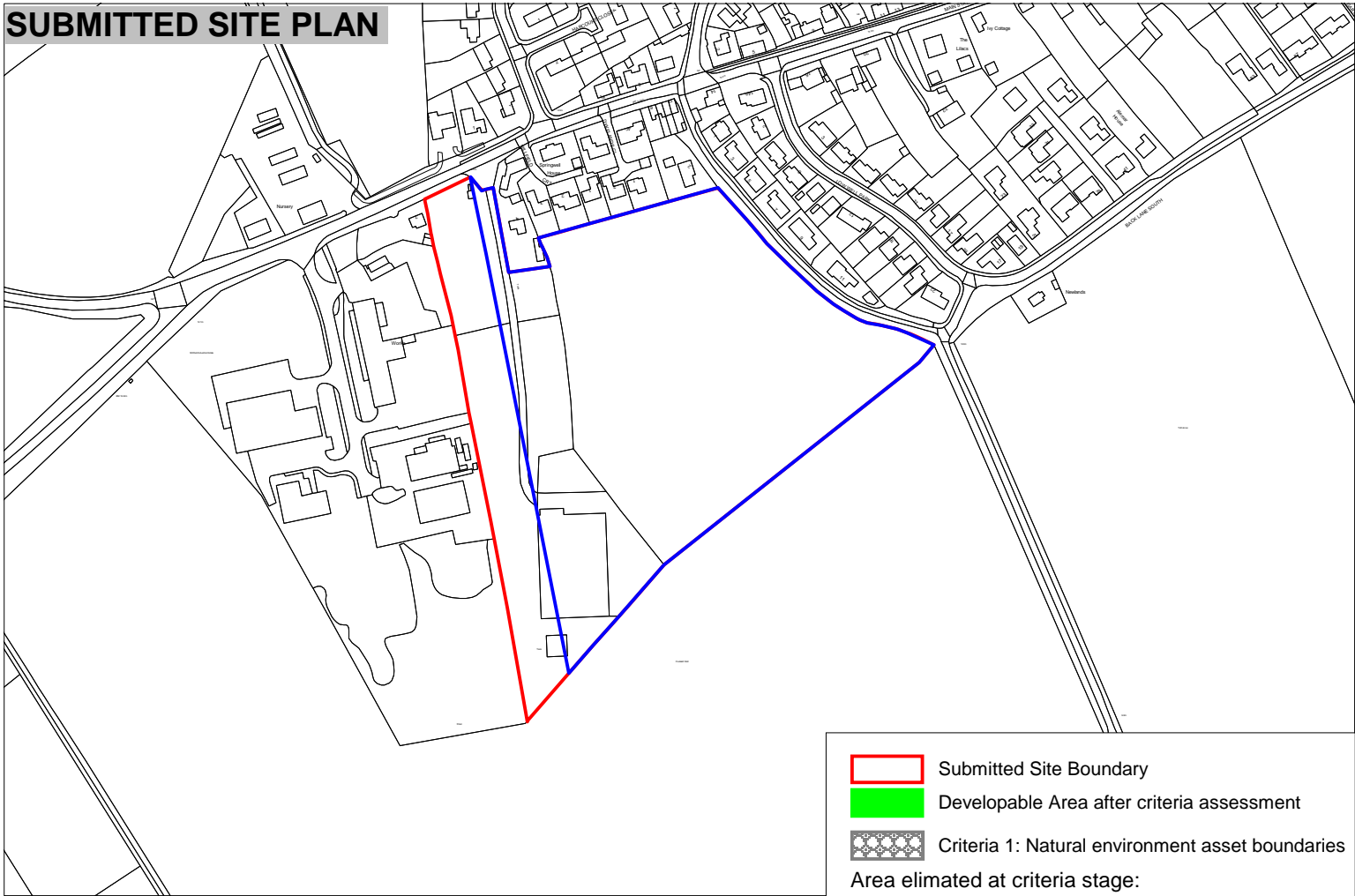
-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

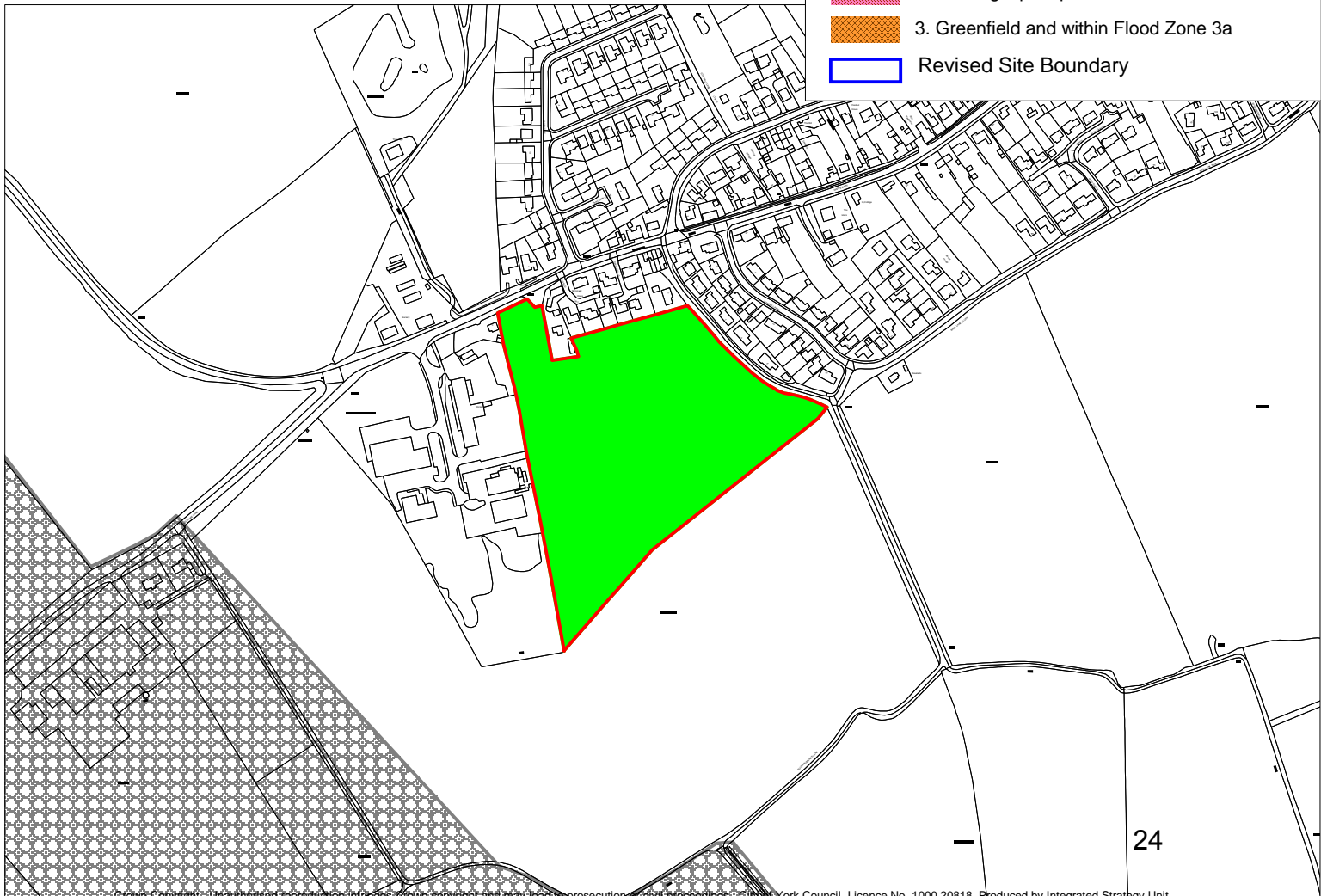


ID Ref:	ID10121
New site ref:	817
Original Site Ref Number:	13
Allocation Ref:	H49
Site Name:	Land at Station Yard, Wheldrake
Submitted for:	Housing
Agent:	Quod Planning
Response submitted by:	Hannah Smith
On behalf of:	Landowner
Additional Evidence Through FSC:	Analysis of criteria 4. Revised site map and masterplan
Summary of Response Received:	Object to rejection of site due to failing criteria 4. Meets greenbelt test. Logical extension to Wheldrake and would give defensible boundary to Wheldrakes southern settlement limit. Have amended boundary on western corner of site.
Flooding/Drainage:	Site is Greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Foul drainage runs through the site. GREEN
Landscape Comments:	No significant issues or constraints. GREEN
Ecology Comments:	Not aware of any significant issues or constraints. GREEN
Transport Comments:	No major concerns. Proximity to village facilities is acceptable. Cumulative transport implications with other allocations - need for assessment of public transport including the likely need to uplift bus services and the potential for achieving this uplift. AMBER
EDU comments:	N/A
Open Space Comments:	Open space assessment required. GREEN
Archaeology Comments:	This area forms part of the setting of the village particularly regarding access roads and is in close proximity to the conservation area. Newer built properties form the edge of the village to the east of this site. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. AMBER
Retail Comments:	N/A
Proposals Map Action Required:	Add to proposals map as housing allocation with amended site boundary
Trajectory implications:	Add to trajectory as new housing site
ID:	2
Officer Recommendation:	The site now passes criteria 4 (stage 2) after amended boundary submitted through FSC. Site is considered a suitable housing allocation. This site has previously been used as railway land, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use. Due to the proximity of the industrial estate a noise impact assessment will be required. Boundary change means site now passes criteria 4 and has passed technical officer comments. Site is considered suitable as a housing allocation

SUBMITTED SITE PLAN



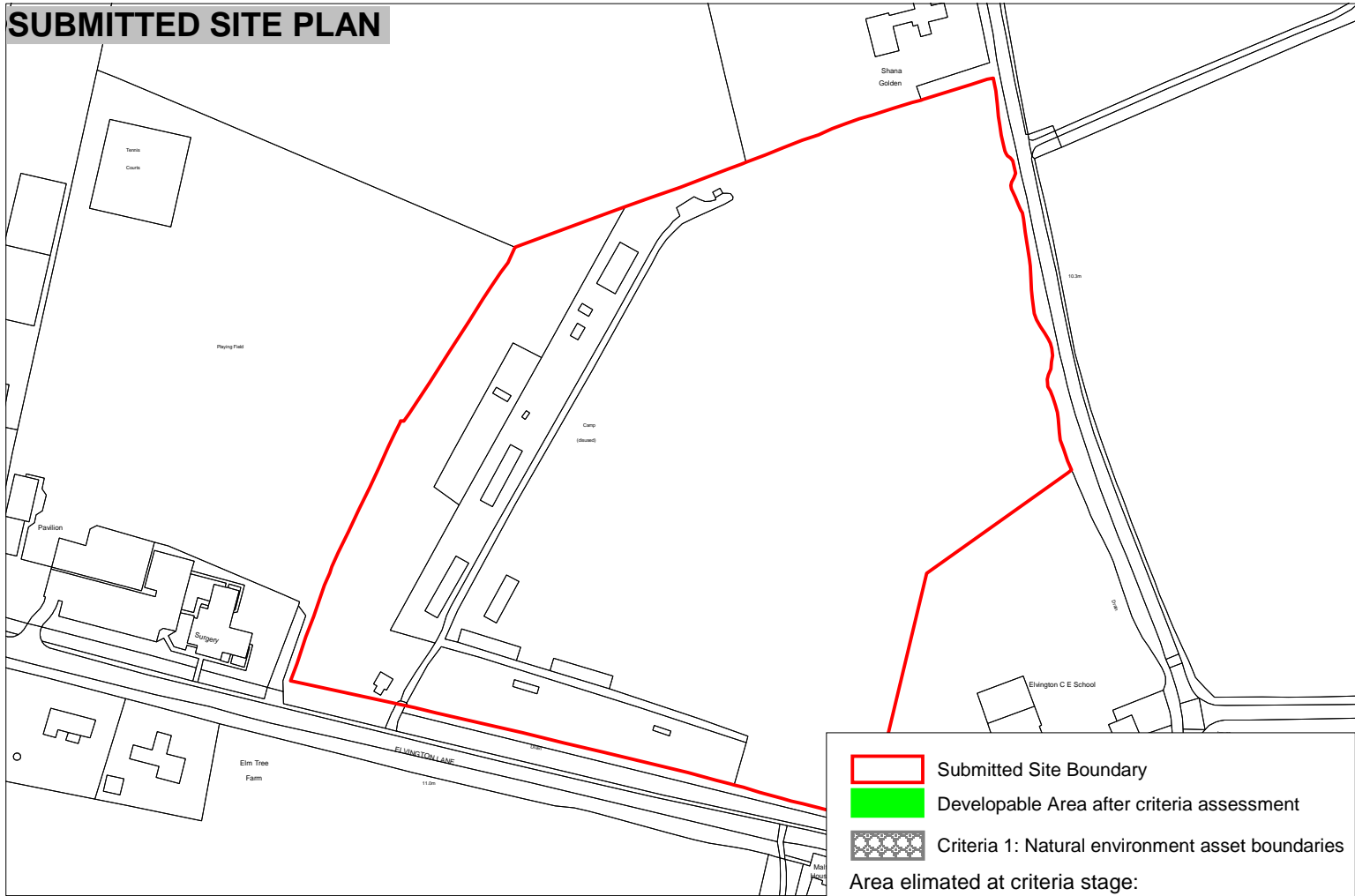
CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID9381
New site ref:	
Original Site Ref Number:	55
Allocation Ref:	H26
Site Name:	Land at Dauby Lane, Elvington
Submitted for:	Housing
Agent:	DPP
Response submitted by:	Mark Lane
On behalf of:	Linden Homes
Additional Evidence Through FSC:	Revised layout plan
Summary of Response Recieved:	Object to rejection of revised boundary in FSC. Exclude land to west of H26 put forward in LPPO. Land is designated SINC and subject to TPO's so is protected from development. Currently has limited value to community, better to create formal access into woodland with well designed footpath, willing to enter into ecological enhancement and management plan which could enhance SINC. New layout plan submitted which excludes development and demonstrates how inclusion will not harm ecological value of site
Flooding/Drainage:	No additional comment to FSC
Landscape Comments:	The parcel of land for development should continue to exclude the TPO and SINC site, and be treated as an independent quantity of land, rather than an opportunity to pass on open space requirements to beyond the development boundary. This is necessary to protect the integrity of the designations.
Ecology Comments:	The 'L' shaped woodland is recorded as Deciduous Woodland in the National BAP Priority Habitat inventory. Part of this woodland is designated as Elvington Camp Copse Site of Nature Conservation Interest (SINC), for semi-natural woodland and is particularly noted for the presence of bluebell, an indicator of antiquity. Ecological impacts from development are wider than direct loss of habitat or species. A buffer and excluding public access from the woodland is required as development of the site could have detrimental effects on the SINC through disturbance including; footfall (trampling of the ground flora), light pollution (impacting on nocturnal animals such as bats and disrupting roosting birds), noise (affecting woodland birds) and inappropriate management (e.g. tree surgery or felling along the woodland edge for safety reasons or subsidence prevention). Close proximity development also increases the risk of invasion by non-native plants (e.g. caused by people tipping garden waste over garden fences). Whilst multi-functional space is encouraged it should not be to the detriment of the primary interest/land use, in this case nature conservation. Marked out footpaths can only provide a limited amount of management to public access, which will feasibly be not only the residents of the development but the wider community as well. As the woodland is clearly visible from the road and proposed allocation it can still provide value to the community without being publicly accessible through providing a sense of place. The suggestion that the site condition may deteriorate in future because of neglect in management is not a reason to include the SINC in the allocation. Such deterioration can be reversed if management can be achieved. Conclusion: The

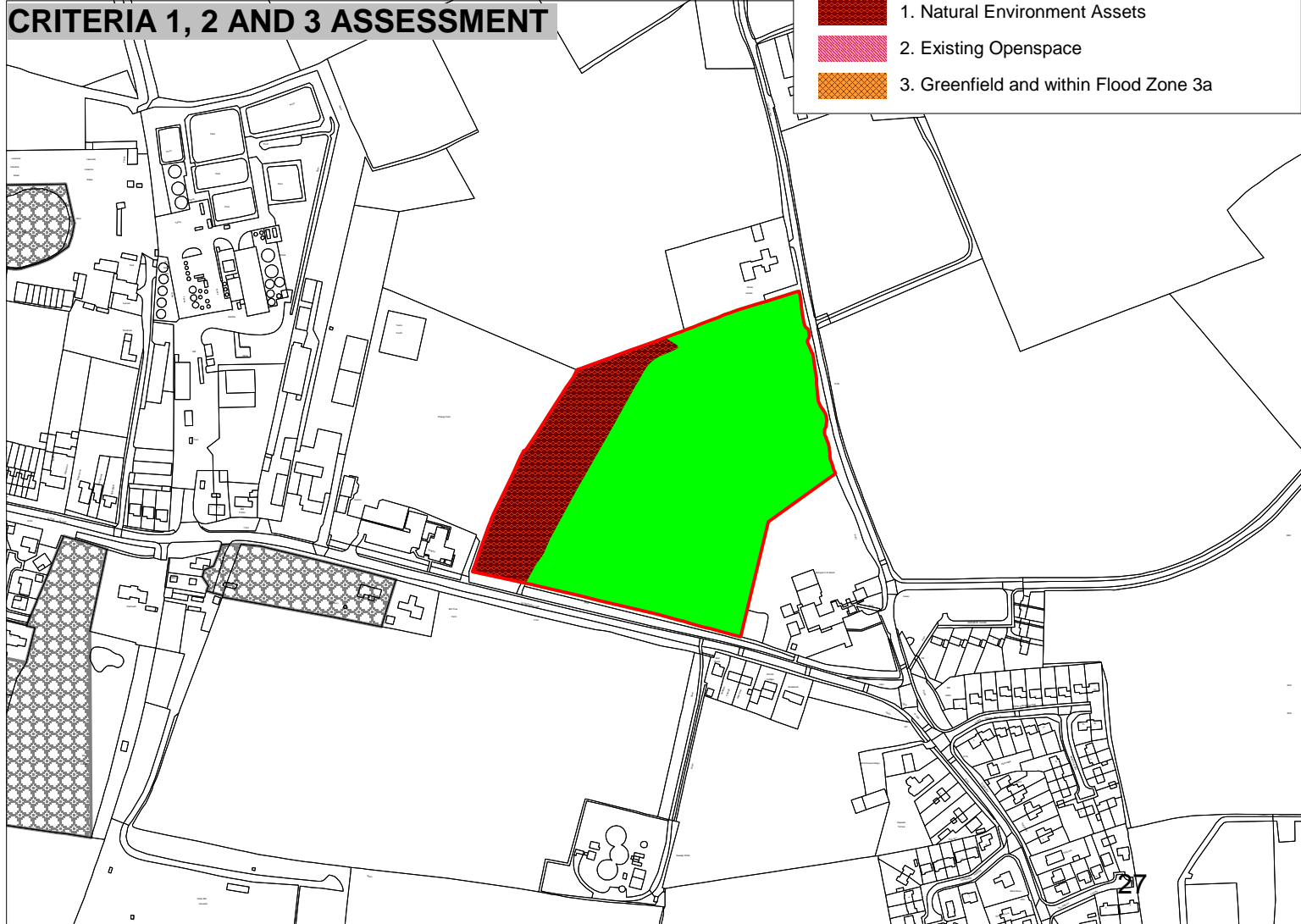
	boundary of the allocation should not be extended to include the SINC. Red
Transport Comments:	No additional comments to FSC
EDU comments:	n/a
Open Space Comments:	No additional comments to FSC
Archaeology Comments:	n/a
Retail Comments:	n/a
Proposals Map Action Required:	Retain boundary of H26 as per FSC
Trajectory implications:	N/A
ID:	3
Officer Recommendation:	The site boundary of H26 should not be enlarged to include the land designated as SINC and containing TPO's. and be treated as an independent quantity of land, rather than an opportunity to pass on open space requirements to beyond the development boundary. This is necessary to protect the integrity of the designations. REJECT - NO CHANGE

SUBMITTED SITE PLAN



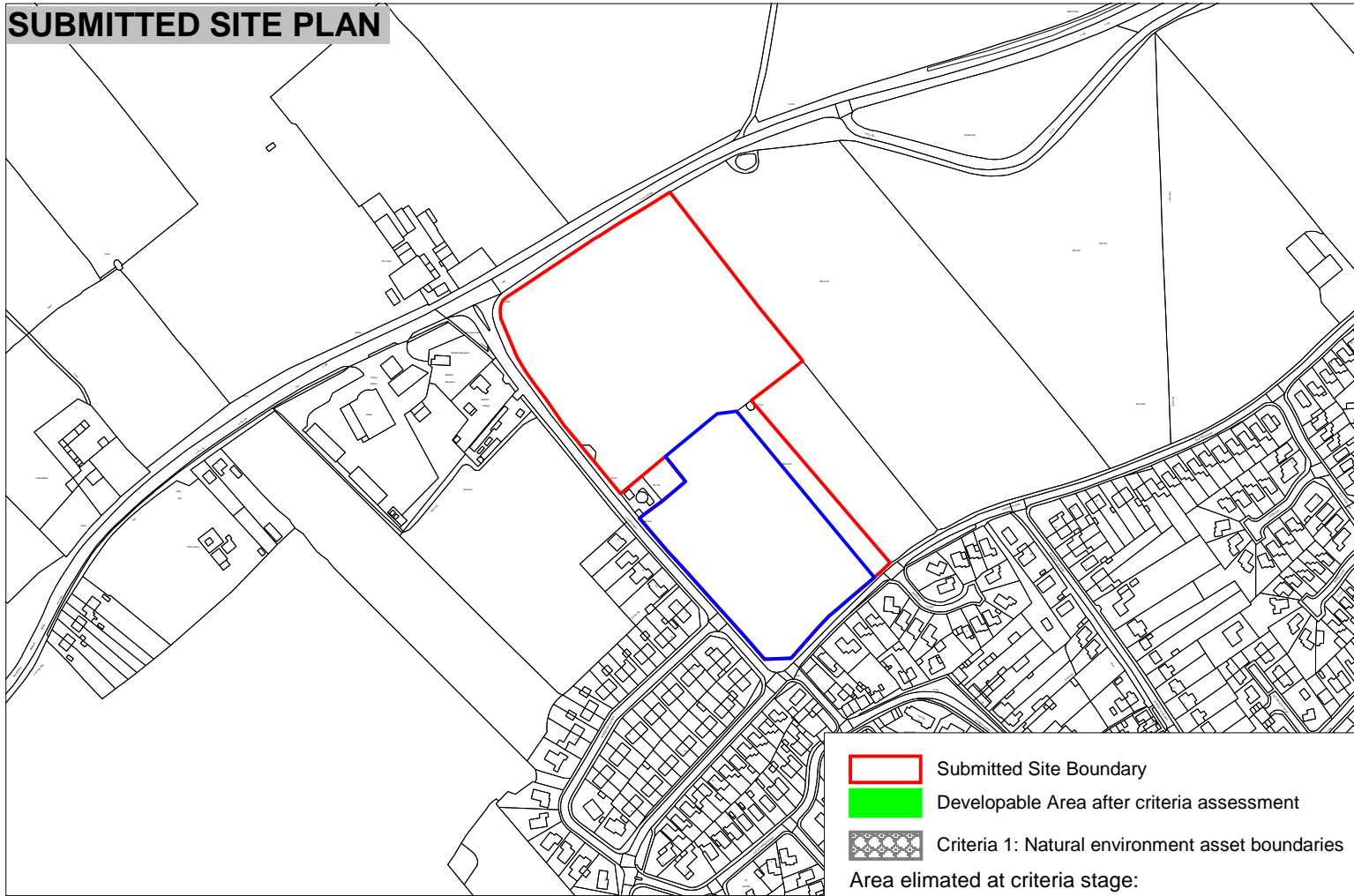
- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

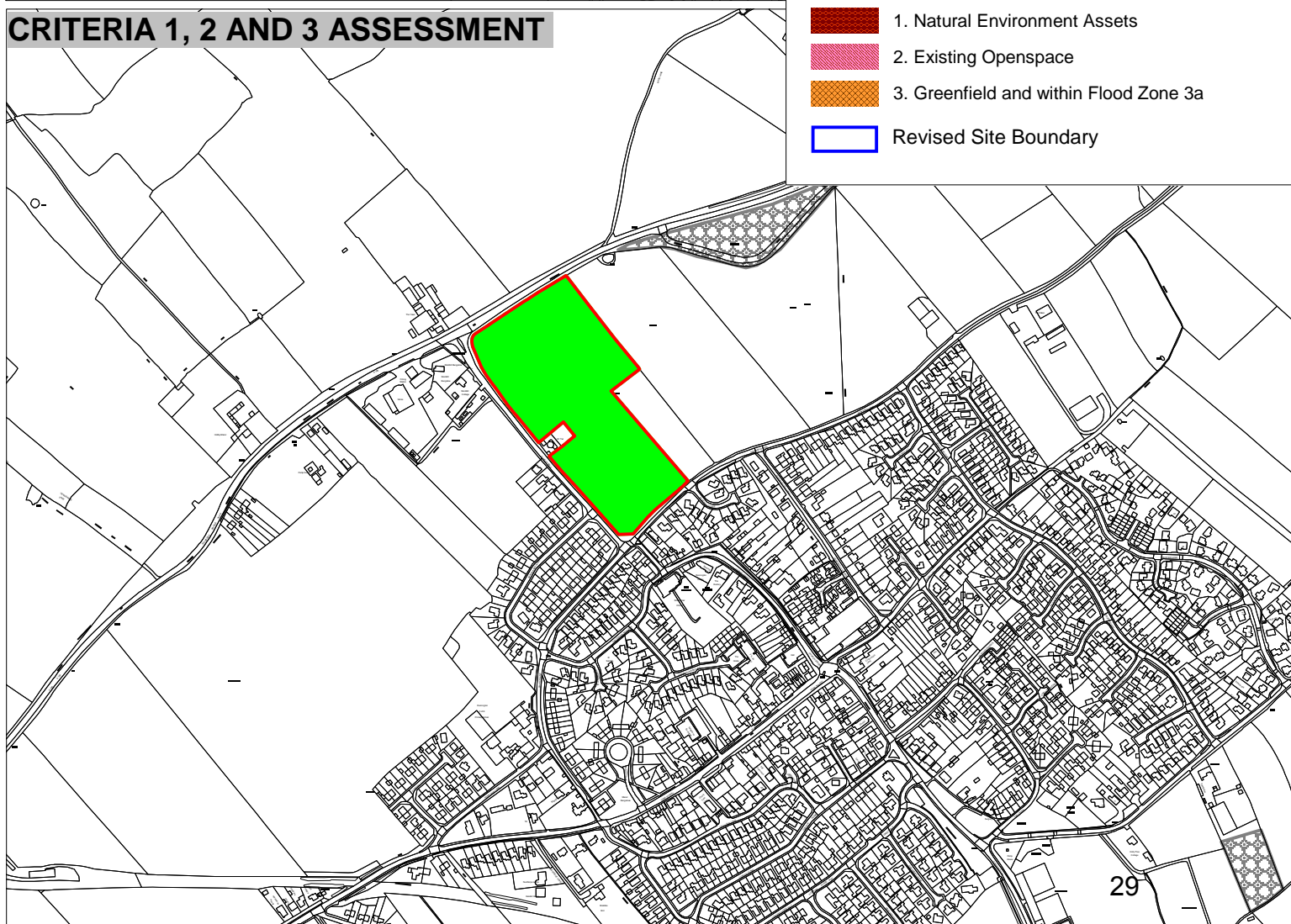


ID Ref:	ID9896
New site ref:	827
Original Site Ref Number:	72
Allocation Ref:	H33
Site Name:	Water Tower Lane, Dunnington
Submitted for:	Housing
Agent:	Arcus Consulting
Response submitted by:	Darren Hendley
On behalf of:	Cobalt Builders
Additional Evidence Through FSC:	None submitted
Summary of Response Received:	Seeks additional land for existing allocation which is currently rejected in FSC. Additional land could provide an additional 13 affordable dwellings. Sole ownership and agreement with Cobalt. FSC rejected extension to boundary at technical officer comments due to landscape impacts - need to retain separation to A166 and prevent encroachment. Rep sets out case that development could incorporate a separation to A166 by way of green buffer/POS. Could show as indicative greenspace as elsewhere. Would help to maintain character and setting of Dunnington and crate a clear settlement limit and defensible boundary
Flooding/Drainage:	N/A
Landscape Comments:	No change to previous comments. Need assessment of topography of site and visual assessment from Bridlington Road. Do not agree with representations made that inclusion of greenspace within development would maintain the character and setting of Dunnington village. Dunnington village needs to retain a distance from the main arterial road and extending the site beyond its current boundary would compromise the setting of the village. RED
Ecology Comments:	n/a
Transport Comments:	No further comments
EDU comments:	n/a
Open Space Comments:	n/a
Archaeology Comments:	No further comments
Retail Comments:	n/a
Proposals Map Action Required:	No further action. Site to remain as FSC (H33)
Trajectory implications:	No change
ID:	4
Officer Recommendation:	It is considered that the site boundary should remain as FSC (1.8ha) as per H33 allocation. It is considered that enlargement of the site boundary to extent=d up to A166 would adversely impact on the character and setting of Dunnington village. No further landscape and visual impact assessment has been submitted.REJECT - NO CHANGE

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

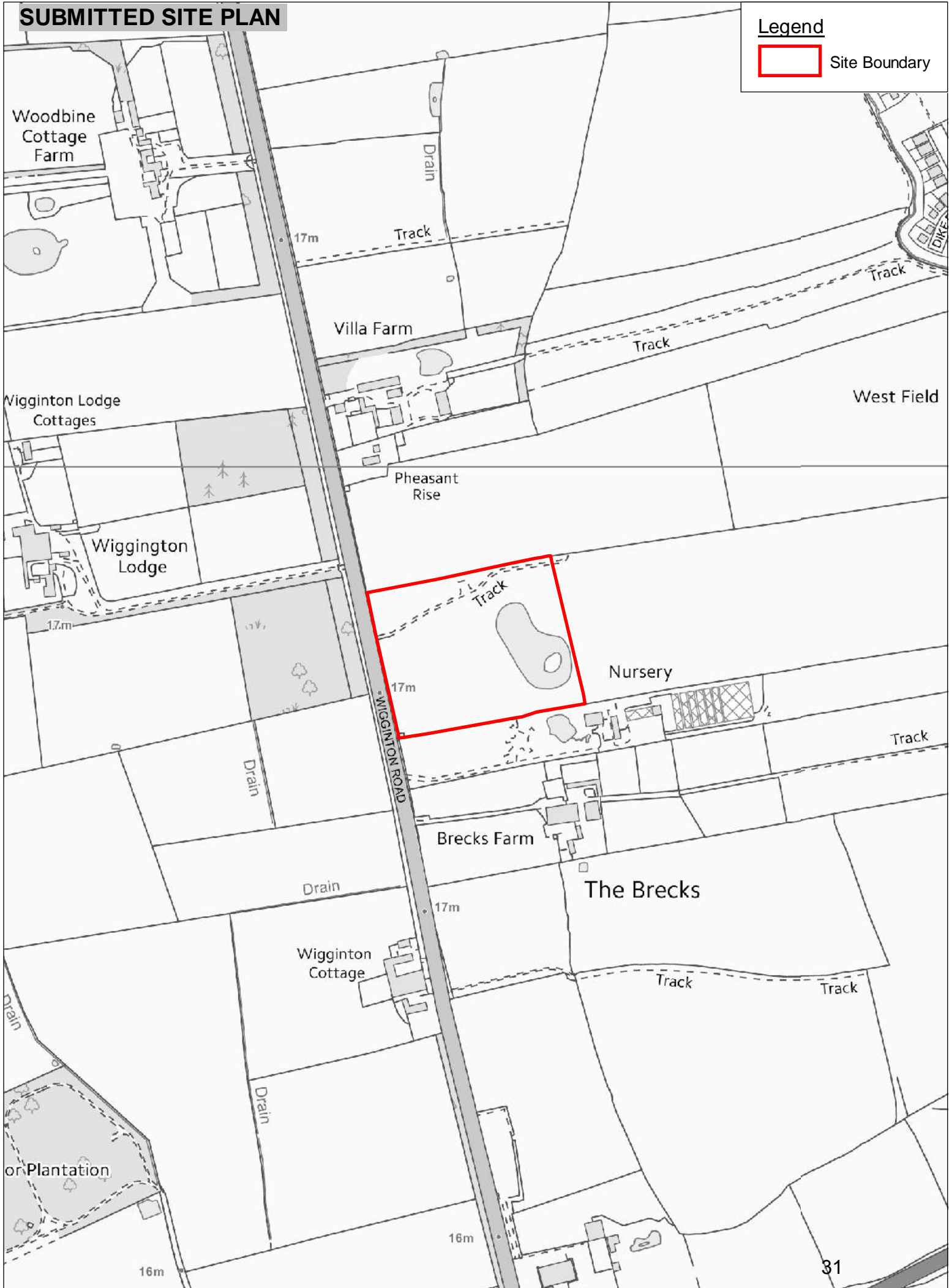


ID Ref:	ID550
New site ref:	
Original Site Ref Number:	88
Allocation Ref:	
Site Name:	Land at Villa Pond, Wiggington Road
Submitted for:	Housing/Leisure
Agent:	Peacock and Smith
Response submitted by:	Peter Wood
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Object to FSC rejection of site for tourism, sport and recreation for circa 22 eco cabins. Site fails criteria 1 (HC&S - green wedge and criteria 4). Para 81 of NPPF states that 'should enhance beneficial use of the green belt incl. opportunities for outdoor sport and recreation. No further evidence submitted.
Flooding/Drainage:	This site is located in flood zone 1.
Landscape Comments:	It is considered that development of this site would compromise the green wedge designation in this location
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	No action
Trajectory implications:	N/A
ID:	5
Officer Recommendation:	The site is within a green wedge designation (fails criteria 1) and also fails criteria 4 (access to services). Site is not considered suitable for allocation. Reject - no change

SUBMITTED SITE PLAN

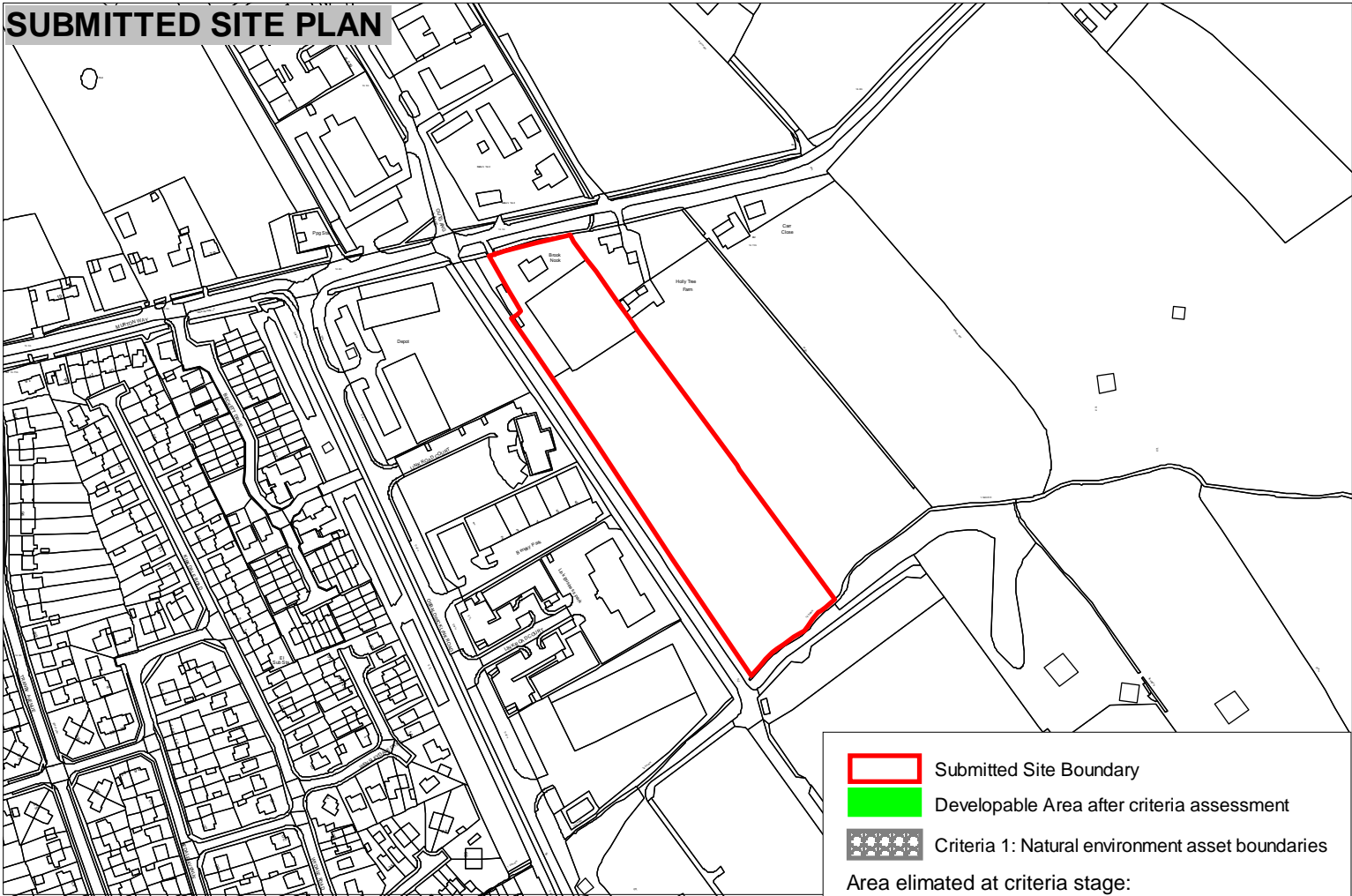
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 Site Boundary



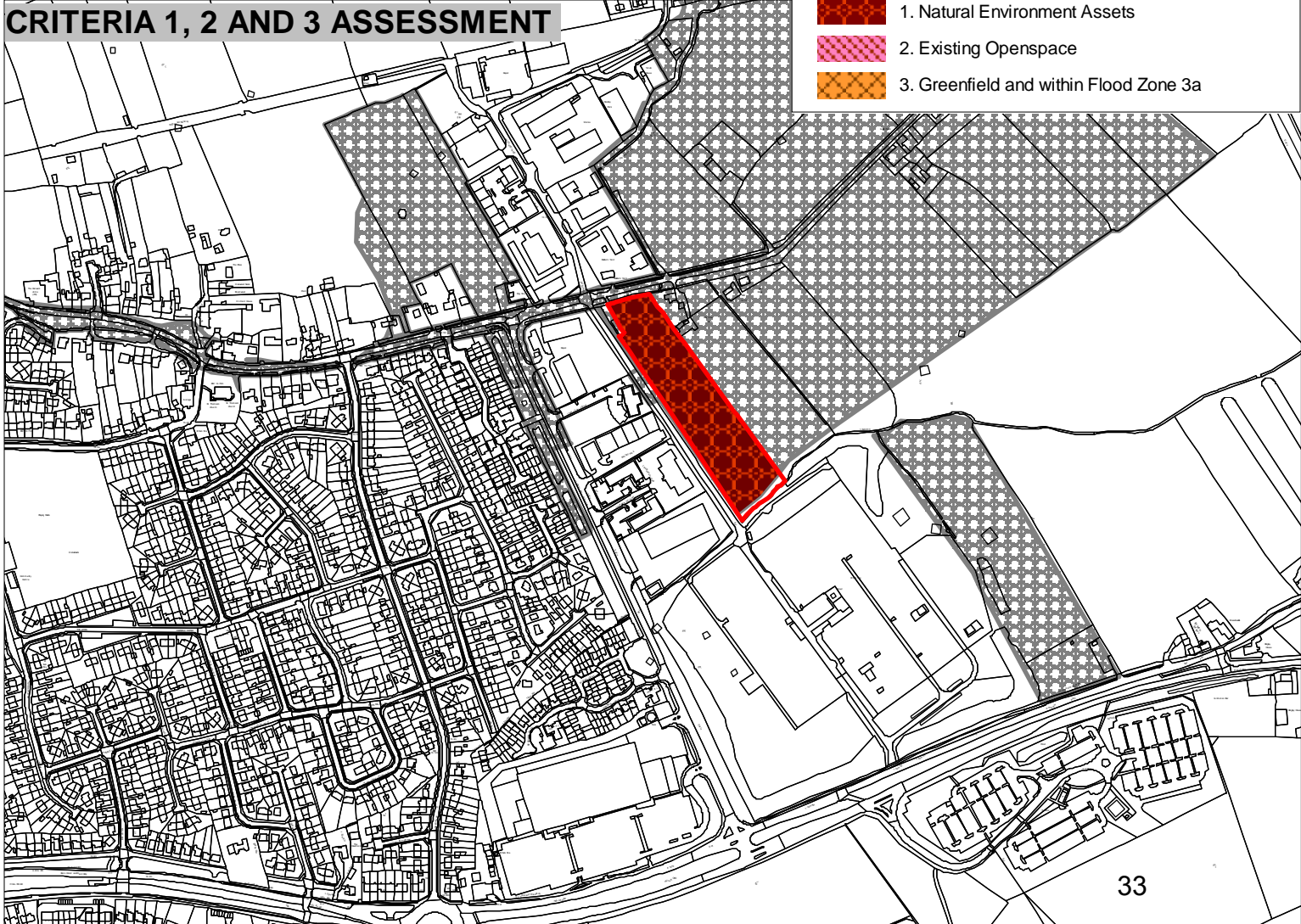
ID Ref:	ID1303
New site ref:	
Original Site Ref Number:	112
Allocation Ref:	
Site Name:	Brook Nook, Murton Way, Osbaldwick
Submitted for:	Housing
Agent:	
Response submitted by:	Landowner
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Rep refers to previous site submission at Preferred Options which asks for the site to be considered for housing and employment. Also refers to renewal of planning permission (03/00230/FUL) and building regs/inspections confirming development started Jan 2008. This is for approved caravan site. Also started work on approved access road. No further evidence submitted
Flooding/Drainage:	Part of site is within flood zone 3b
Landscape Comments:	Site fails Criteria 1 of the Site Selection methodology - land is within Historic Character and Setting (Area preventing coalescence). No new evidence submitted. RED
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	n/a
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	6
Officer Recommendation:	Site fails criteria 1 of Site Selection methodology as it is within an area preventing coalescence (Historic Character and Setting). No further evidence submitted.REJECT - NO CHANGE

SUBMITTED SITE PLAN



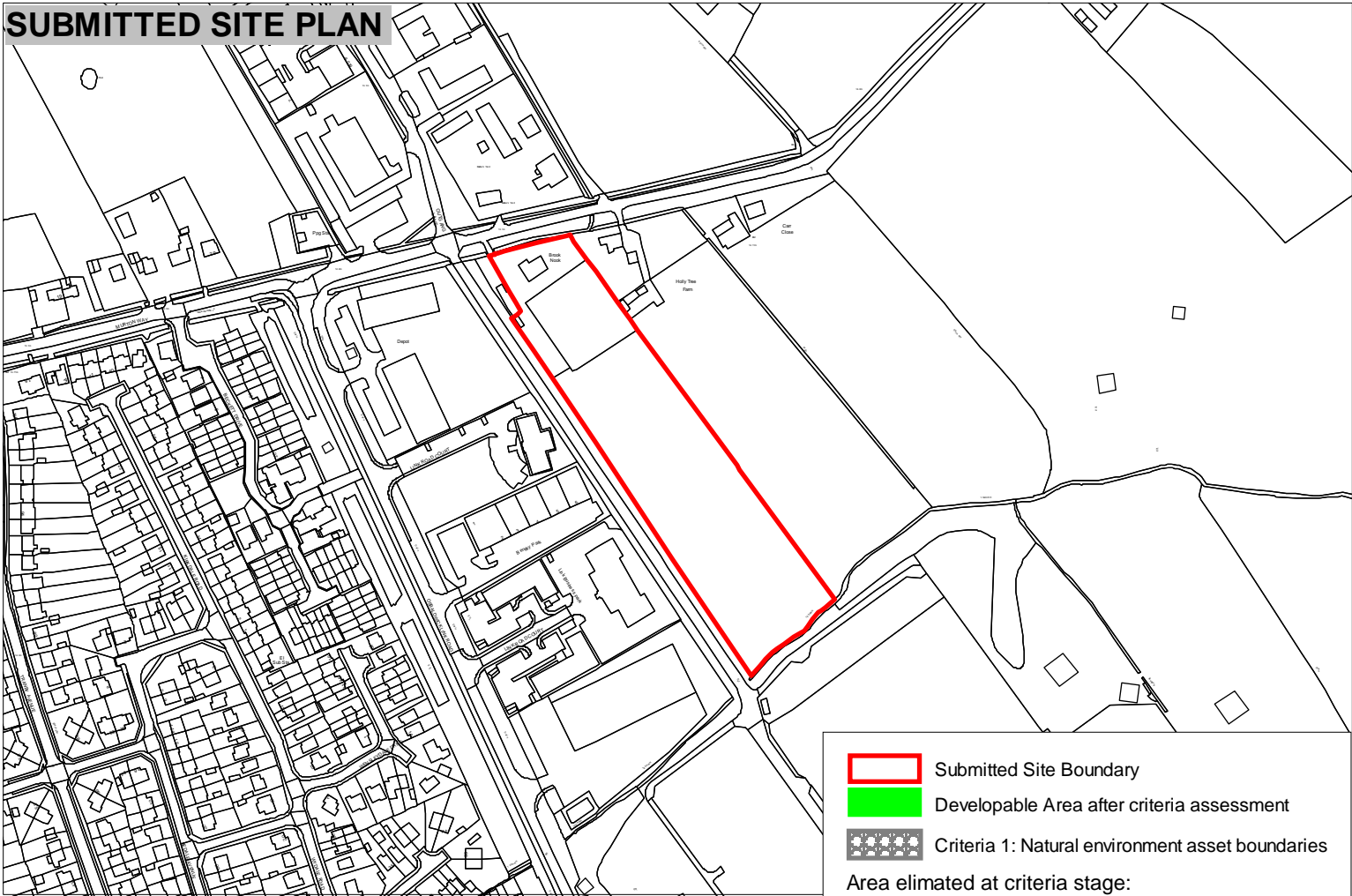
-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a







CRITERIA 1, 2 AND 3 ASSESSMENT



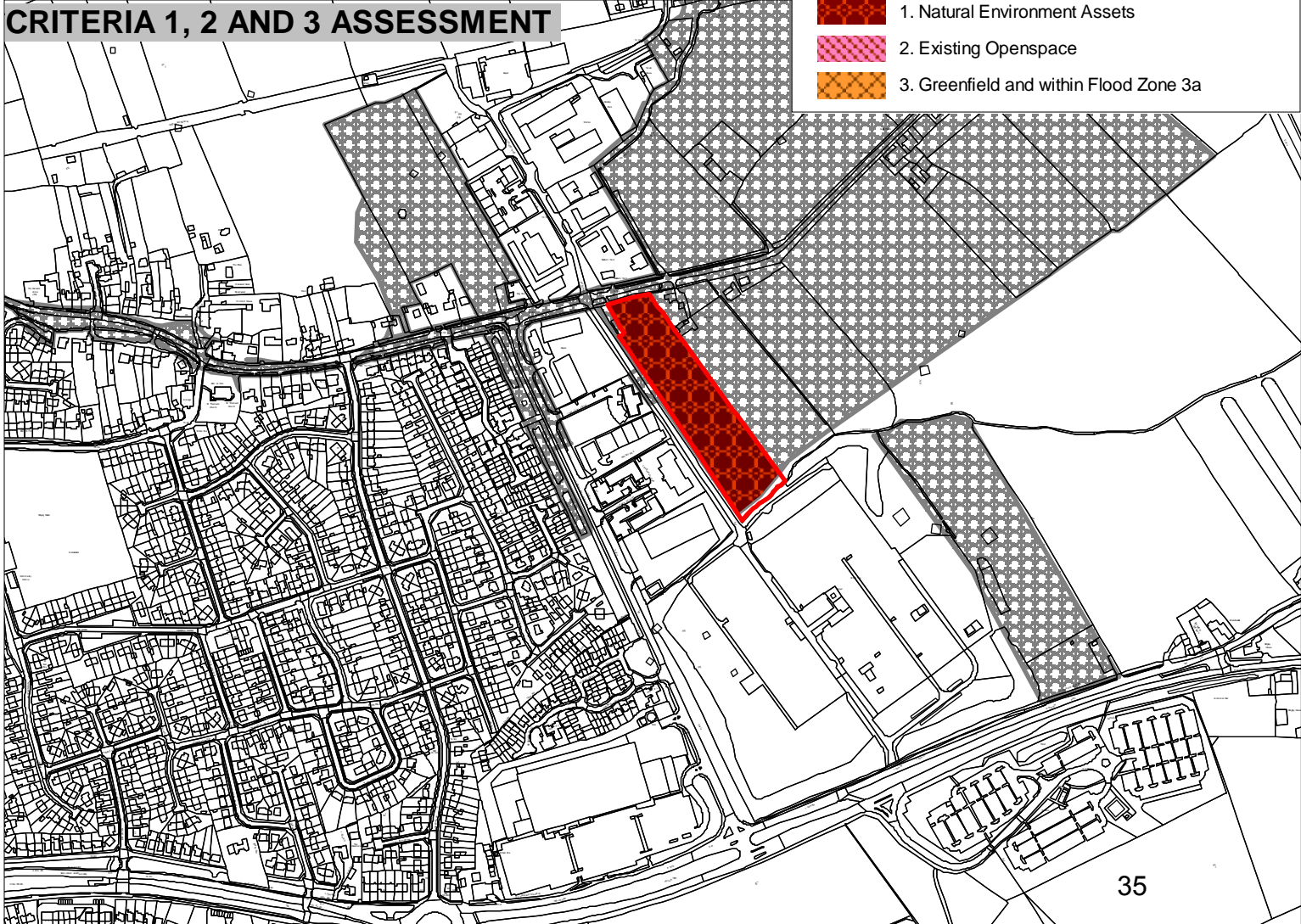
ID Ref:	1D1303
New site ref:	0
Original Site Ref Number:	112
Allocation Ref:	
Site Name:	Brook Nook, Murton Way, Osbaldwick
Submitted for:	Employment
Agent:	
Response submitted by:	Landowner
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Rep refers to previous site submission at Preferred Options which asks for the site to be considered for housing and employment. Also refers to renewal of planning permission (03/00230/FUL) and building regs/inspections confirming development started Jan 2008. This is for approved caravan site. Also started work on approved access road. No further evidence submitted
Flooding/Drainage:	Part of site is within flood zone 3b
Landscape Comments:	Site fails Criteria 1 of the Site Selection methodology - land is within Historic Character and Setting (Area preventing coalescence). No new evidence submitted. RED
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	7
Officer Recommendation:	Site fails criteria 1 of Site Selection methodology as it is within an area preventing coalescence (Historic Character and Setting). No further evidence submitted.REJECT - NO CHANGE

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID151
New site ref:	
Original Site Ref Number:	137
Allocation Ref:	SH1
Site Name:	Land at Heworth Croft
Submitted for:	Student Housing
Agent:	
Response submitted by:	O'Neill Associates
On behalf of:	York St John University
Additional Evidence Through FSC:	Sport England Representation; Sequential/Exceptions Test; Landscape Concept Plan; Phase 1 Habitat Survey
Summary of Response Received:	Site failed technical officer comments at FSC due to loss of pitches and qualitative issues regarding re-provision at Mille Crux. Representation received from Sport England through FSC which states they would have no objection to re-development of site and confirmed that Mille Crux will meet quantitative requirements and also will be better quality with improved management arrangements. The masterplan has been amended to restrict development to land in FZ 3a and sequential/exceptions test submitted. Development footprint of scheme reduced to set back from River Foss and create an increased buffer. Landscape Concept Plan submitted. Phase 1 habitat survey submitted.
Flooding/Drainage:	Subject to detailed design in line with the Initial FRA/Report - SGD/MS/2013 - 1060 dated 16th July 2014 by Dossor MCA the flood risk management issues can be addressed. Not considered a showstopper. AMBER
Landscape Comments:	The plan seems to respond to previous comments. Whilst development of the site has the potential to improve environmental aspects of the space, it still constitutes an overall loss of open space along the Foss corridor (regional GI) and the impact would largely depend on the detail of the final scheme. Amber
Ecology Comments:	As highlighted in the original officer comments this site is adjacent to the River Foss, within the River Foss Regional Green Infrastructure Corridor. The Extended Phase 1 Habitat Survey has provided information about the habitats on sites which were found to be of moderate interest, in particular the semi-improved grassland in the northern corner of the site which supports a colony of marbled white butterfly. The survey confirms that the River Foss is considered to be excellent commuting and foraging habitat for bats and suitable for otters, therefore the original comments are still valid with regard to providing a buffer which retains the existing trees and the design of any buildings and lighting on site. This would include any proposed bridge across the river. Further surveys would need to be undertaken to establish how bats are using the corridor (and site) in order to inform site design. Conclusion: The red line boundary site is assessed as Amber
Transport Comments:	No additional comments required over and above FSC
EDU comments:	N/A
Open Space Comments:	Following further consideration of the Sport England response it is considered that the replacement facilities at Mille Crux whilst not

accessible within a 20 minute walk time (960m) as per the aspirational target for Synthetic Outdoor Pitches will be accessible by public transport and will provide a quantitative replacement for the facilities to be lost through the development of the site for student accommodation.
AMBER

Archaeology Comments:

N/A

Retail Comments:

N/A

Proposals Map Action Required:

Allocate for student residential within York St John policy

Trajectory implications:

Although off campus the site will be managed by York St John so cannot count within trajectory.

ID:


8

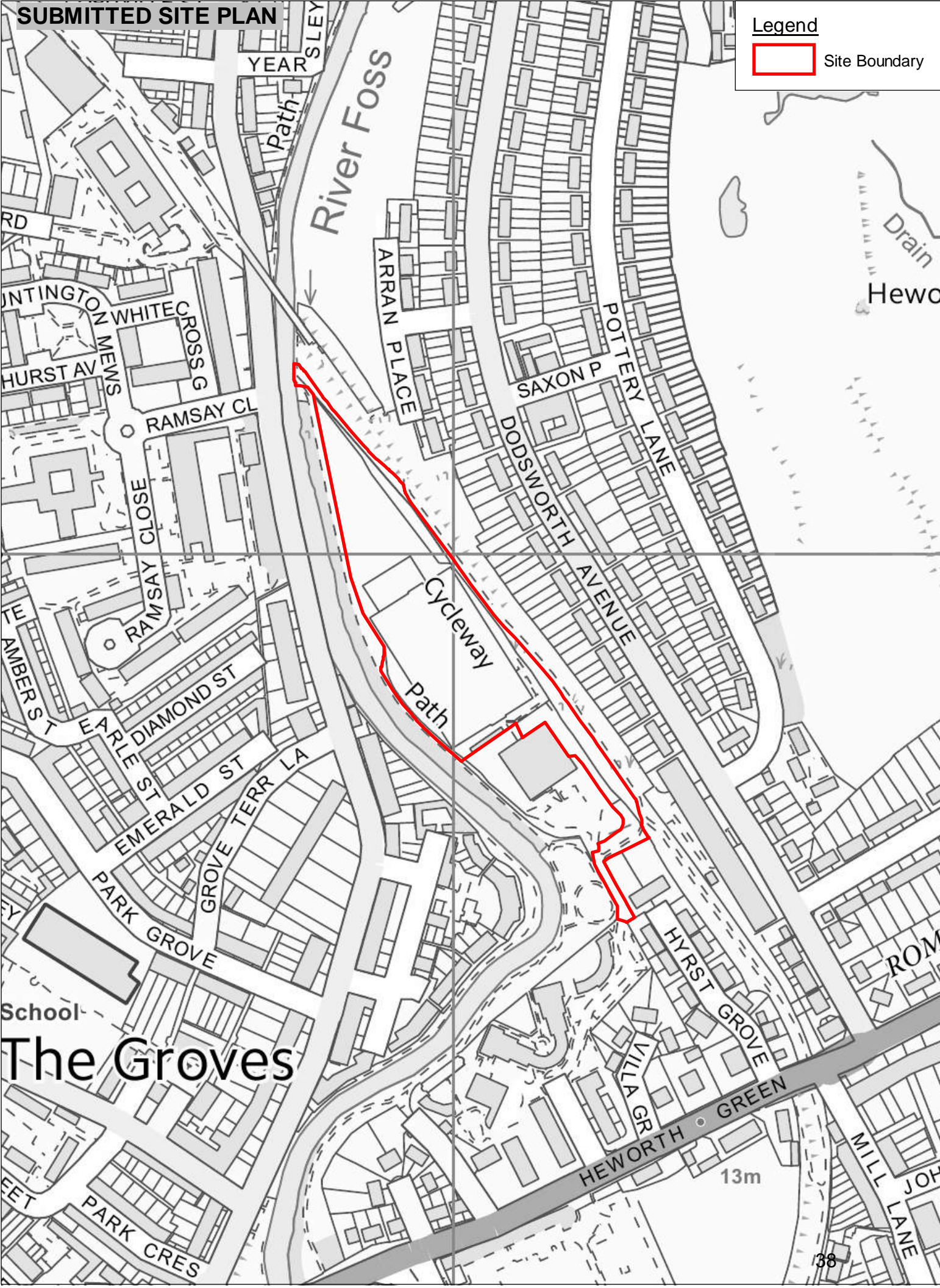
Officer Recommendation:

Following further consideration of the Sport England response it is considered that the replacement facilities at Mille Crux whilst not accessible within a 20 minute walk time (960m) as per the aspirational target for Synthetic Outdoor Pitches will be accessible by public transport and will provide a quantitative replacement for the facilities to be lost through the development of the site for student accommodation. Based on the new evidence submitted including a revised masterplan, Flood Risk Assessment and Phase 1 Habitat Survey it is considered that the site should be allocated in the Local Plan for student accommodation

SUBMITTED SITE PLAN

Legend

 Site Boundary



ID Ref:	ID151
New site ref:	
Original Site Ref Number:	138
Allocation Ref:	N/A
Site Name:	Land at Hull Road
Submitted for:	Housing
Agent:	
Response submitted by:	O'Neill Associates
On behalf of:	York St John University
Additional Evidence Through FSC:	Pitch usage assessment Sport England Rep Landscape principles Plan (TGP, July 2014) Transport Review (Aecom, July 2014)
Summary of Response Received:	Site considered in FSC for residential but failed technical officer comments on basis of loss of open space and likelihood of Sport England objection. Further rep received asking for further consideration for the site for either residential or for Science Park uses as an extension to the existing science park. Rep states that there are only York Uni teams playing at Hull Rd and that no users take advantage of community obligations related to S106 since 2011/12 and no requests from external teams (submitted pitch usage schedule). Confirms pitch use will cease in 2015 when Northfields, Haxby Rd completed. Hull Rd facilities will then become redundant and there is no budget to maintain redundant facilities. Sport England rep confirms that replacement facilities will meet quantitative requirements and also better quality and better management arrangements. Rep states no objection to re-development of site. Science Park to be provided over two areas - Area 1 (12,400m ²) and Area 2 (6,200m ²) to be accessed through existing Science Park.
Flooding/Drainage:	N/A
Landscape Comments:	The indicative masterplan gives very little information but only shows narrow green strips to the North and East of the site. The TPOs that are within these areas don't just need to be excluded from the developable area they need to be given some space and context as part of a wider woodland setting and should not be marginalised as part of a narrow tree belt. A more detailed masterplan is needed to take account of this which may result in a slightly different developable area but would not prevent the site from coming forward. AMBER
Ecology Comments:	No further comments. GREEN
Transport Comments:	The original assessment of this site requested that a full transport assessment was needed. A transport statement indicating that the site can be access for the proposed uses has been supplied and taken account of but no assessment of the existing traffic and potential impacts has been carried out.
EDU comments:	There is demonstrably strong current and forecast demand for Science Park facilities and the current space has very low vacancy rates with facilities including the Bio Centre at 100% occupancy. We would strongly support an expansion of the existing facilities on the adjacent land and therefore would prefer to see the land come forward for employment uses rather than residential given the adjacency of the Science Park
Open Space Comments:	Original comments made at FSC remain. The site is existing playing fields,

and the city is short of playing pitches. We know there are organisations in the city who would acquire this land for playing field. Do not support loss of playing pitches unless it can be demonstrated that they can be satisfactorily replaced in the local area of benefit and in terms of quality, quantity and access with an equal or improved standard than that proposed to be lost.

Archaeology Comments:

Area to west containing undisturbed ground proposed to be retained as public open space. An archaeological desk based assessment will be required to identify features and deposits

Retail Comments:

n/a

Proposals Map Action Required:

n/a

Trajectory implications:

N/A

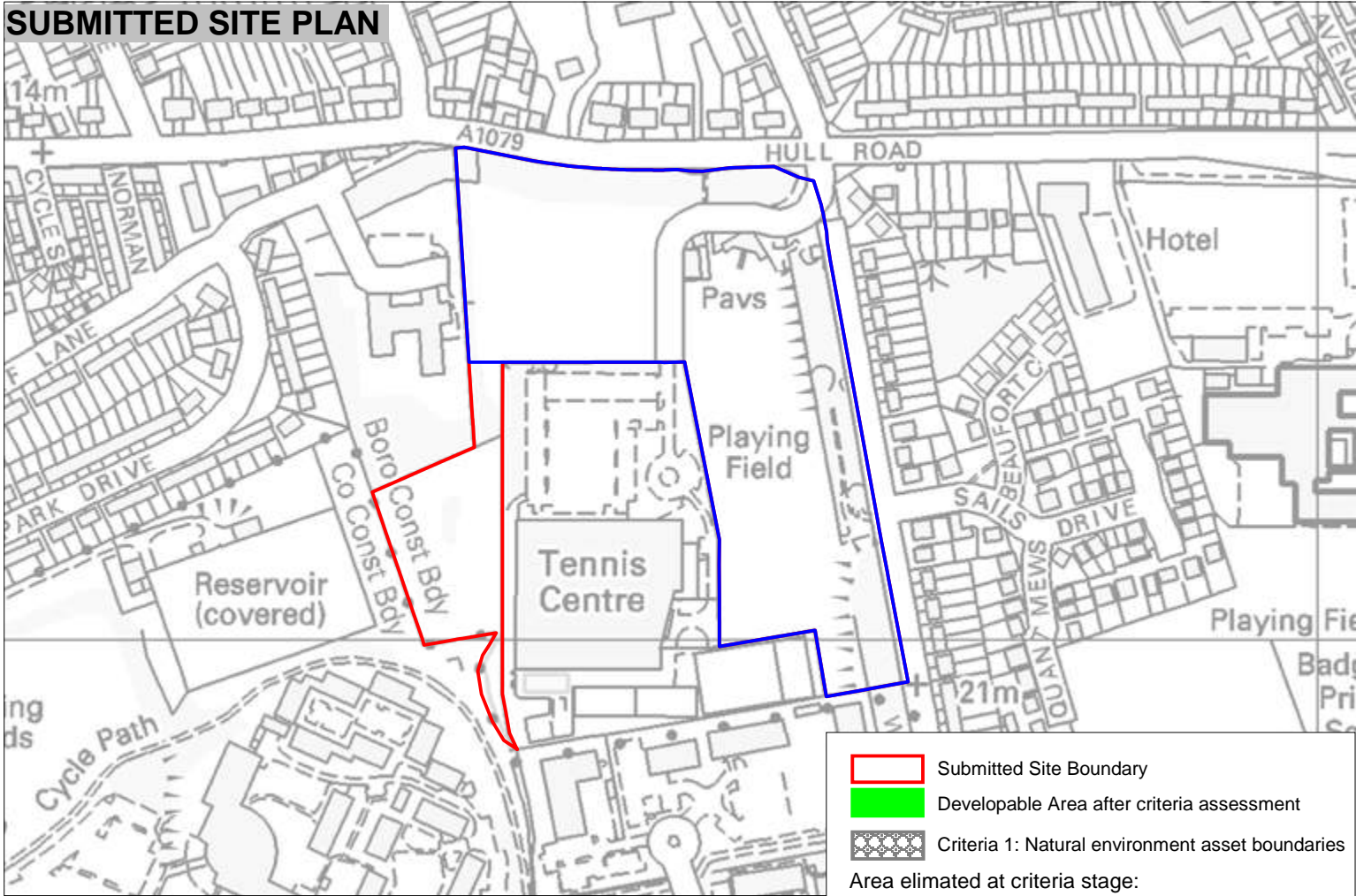
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Officer Recommendation:

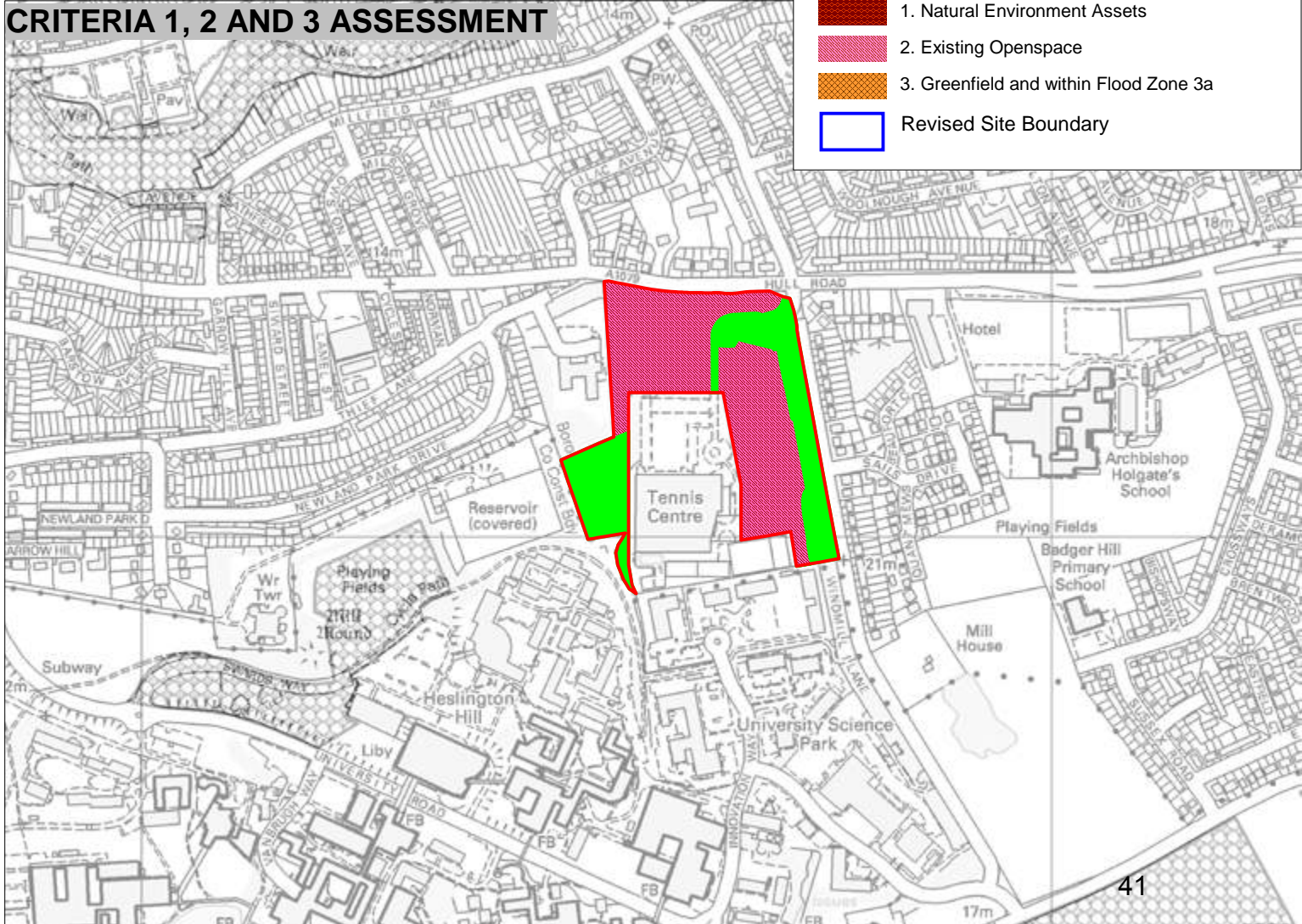
It is recognised that development of this site would result in the loss of playing pitches however it is considered that given there is demonstrably strong current and forecast demand for Science Park facilities and this site represents an unique opportunity to expand these facilities adjacent to the existing Science Park that the site should be allocated for employment uses (B1b/B1c).

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a
 - Revised Site Boundary

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID151
New site ref:	828
Original Site Ref Number:	138
Allocation Ref:	E15
Site Name:	Land at Hull Road
Submitted for:	Employment/ Science/Health Uses
Agent:	
Response submitted by:	O'Neill Associates
On behalf of:	York St John University
Additional Evidence Through FSC:	Pitch usage assessment Sport England Rep Landscape principles Plan (TGP, July 2014) Transport Review (Aecom, July 2014)
Summary of Response Received:	Site considered in FSC for residential but failed technical officer comments on basis of loss of open space and likelihood of Sport England objection. Further rep received asking for further consideration for the site for either residential or for Science Park uses as an extension to the existing science park. Rep states that there are only York Uni teams playing at Hull Rd and that no users take advantage of community obligations related to S106 since 2011/12 and no requests from external teams (submitted pitch usage schedule). Confirms pitch use will cease in 2015 when Northfields, Haxby Rd completed. Hull Rd facilities will then become redundant and there is no budget to maintain redundant facilities. Sport England rep confirms that replacement facilities will meet quantitative requirements and also better quality and better management arrangements. Rep states no objection to re-development of site. Science Park to be provided over two areas - Area 1 (12,400m ²) and Area 2 (6,200m ²) to be accessed through existing Science Park.
Flooding/Drainage:	N/A
Landscape Comments:	The indicative masterplan gives very little information but only shows narrow green strips to the North and East of the site. The TPOs that are within these areas don't just need to be excluded from the developable area they need to be given some space and context as part of a wider woodland setting and should not be marginalised as part of a narrow tree belt. A more detailed masterplan is needed to take account of this which may result in a slightly different developable area but would not prevent the site from coming forward. AMBER
Ecology Comments:	No further comments. GREEN
Transport Comments:	Further sites consultation suggested that a full transport assessment would be need to be able to fully assess the impact of this site. A transport statement has been provided but no assessment of the existing and future traffic implications this type of development would have. This is still necessary. Developing the site for employment/health uses would have some benefits in contrast to housing in offering a local source of employment within the area and therefore the potential to reduce existing trip generation.
EDU comments:	There is demonstrably strong current and forecast demand for Science Park facilities and the current space has very low vacancy rates with facilities including the Bio Centre at 100% occupancy. We would strongly support an expansion of the existing facilities on the adjacent land.
Open Space Comments:	Original comments made at FSC remain. The site is existing playing fields

Open space comments:

and the city is short of playing pitches. We know there are organisations in the city who would acquire this land for playing field. Do not support loss of playing pitches unless it can be demonstrated that they can be satisfactorily replaced in the local area of benefit and in terms of quality, quantity and access with an equal or improved standard than that proposed to be lost.

Archaeology Comments:

Area to west containing undisturbed ground proposed to be retained as public open space. An archaeological desk based assessment will be required to identify features and deposits

Retail Comments:

n/a

Proposals Map Action Required:

Allocate for employment uses related to existing Science Park (B1b/B1c) - E15

Trajectory implications:

n/a

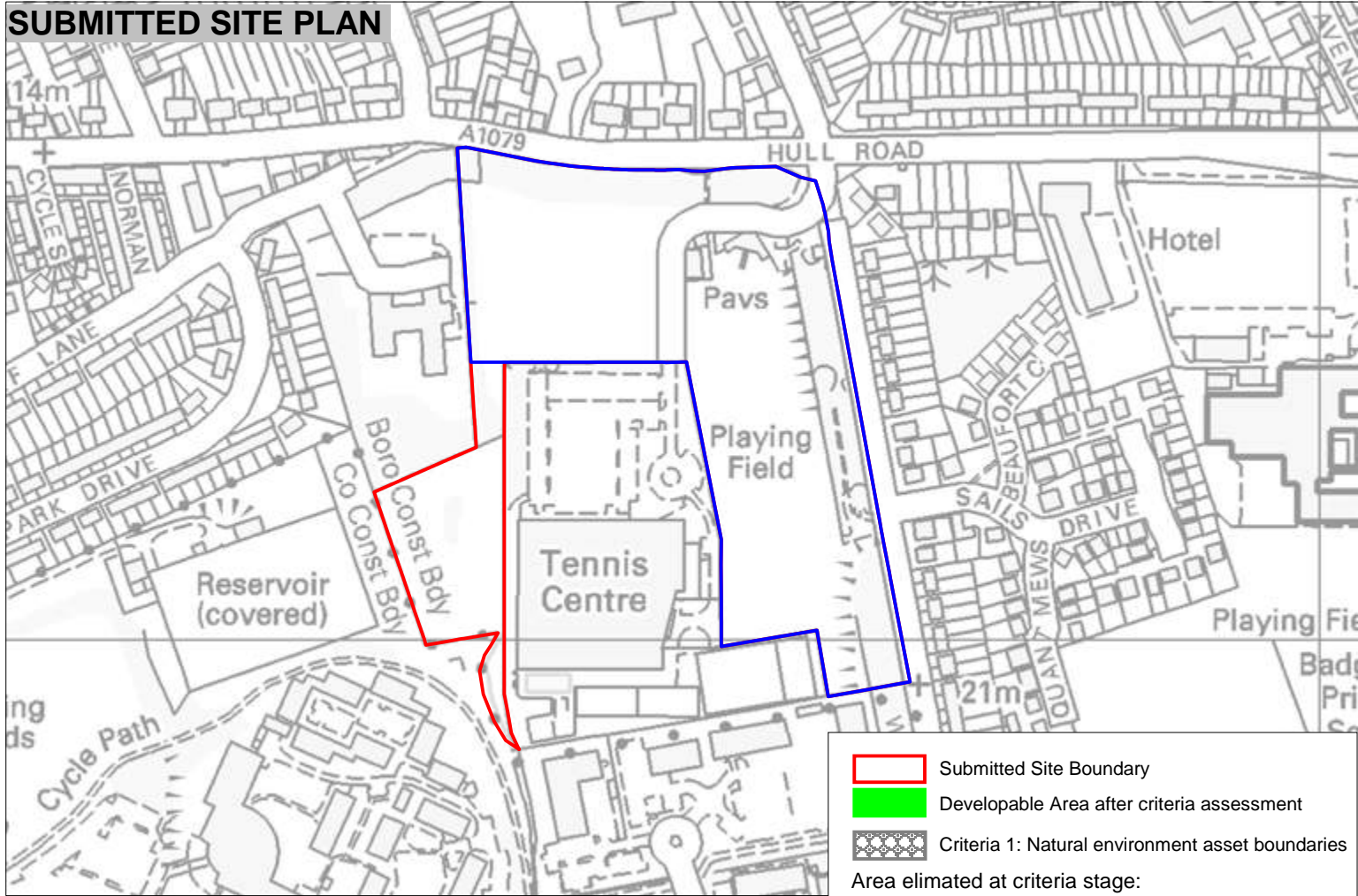
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
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Officer Recommendation:

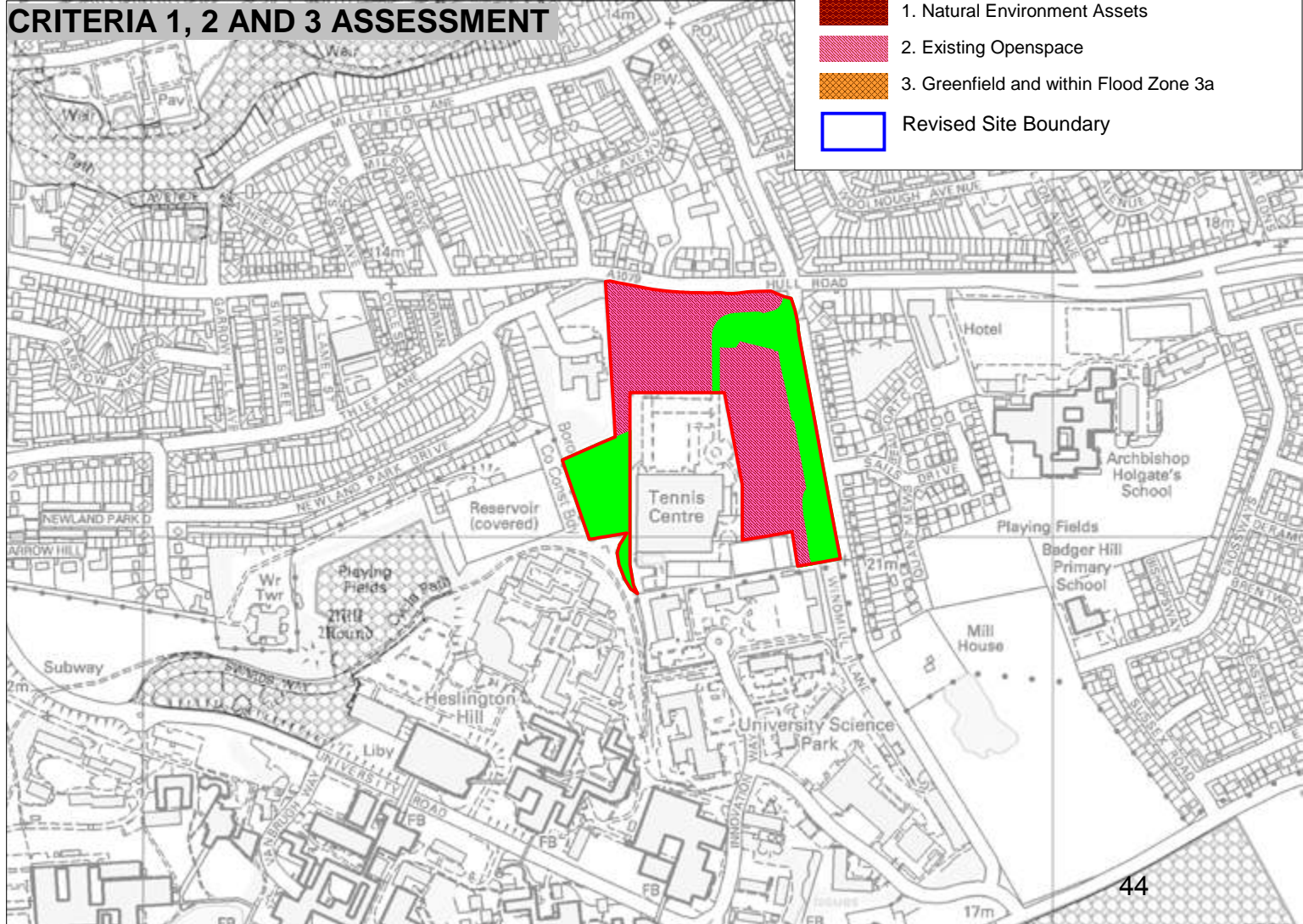
It is recognised that development of this site would result in the loss of playing pitches however it is considered that given there is demonstrably strong current and forecast demand for Science Park facilities and this site represents an unique opportunity to expand these facilities adjacent to the existing Science Park that the site should be allocated for employment uses (B1b/B1c)

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a
 -  Revised Site Boundary

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID659
New site ref:	
Original Site Ref Number:	170
Allocation Ref:	N/A
Site Name:	Pond Field, Heslington
Submitted for:	Housing
Agent:	Persimmon Homes
Response submitted by:	John Kirkham
On behalf of:	Persimmon Homes
Additional Evidence Through FSC:	No
Summary of Response Received:	Rep received which disputes the findings of the technical officer assessment in the FSC relating to impact on Character and Setting of the City - Coalescence. It is considered that the development of the Heslington East campus to the south has divorced Ponds Field from the countryside and created obvious man made bunds parallel to Field Lane and within the campus that serve to reduce further any limited views that remain of Heslington. Not reasonable to suggest that the development of Ponds Field will result in the coalescence of Badger Hill with Heslington. It will not result in development south of Field Lane because it is part of the Heslington East campus. It will not lead to development of greenspace east of the church and will not create pressure on greenspace west of the church. Propose that development will be set back from Field Lane leaving a clear vista of the church and allowing the hedgerow to stand as boundary to Field Lane
Flooding/Drainage:	No further comments in addition to FSC. GREEN
Landscape Comments:	No further Landscape Assessment submitted to substantiate comments made. It is considered this site is important for the setting of Heslington Village and provides separation from Badger Hill. Development of the site would compromise the landscape setting of Heslington and change and reduce the separation from Badger Hill.
Ecology Comments:	No further comments in addition to FSC. Great Crested Newt survey dates form 2008 so further survey required. Presence of Palmate Newt suggested in survey which are rarer in York than GCN. Site forms part of local corridor that would be significantly affected by its development. AMBER
Transport Comments:	No further comments in addition to FSC. GREEN
EDU comments:	n/a
Open Space Comments:	No additional comments to FSC. GREEN
Archaeology Comments:	No additional comments to FSC. An Archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The understanding of the area has changed due to campus 3 evacuations. Roman coffins were discovered and therefore there is likely to be further archaeological evidence on site. Disagree with evidence submitted. AMBER
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A

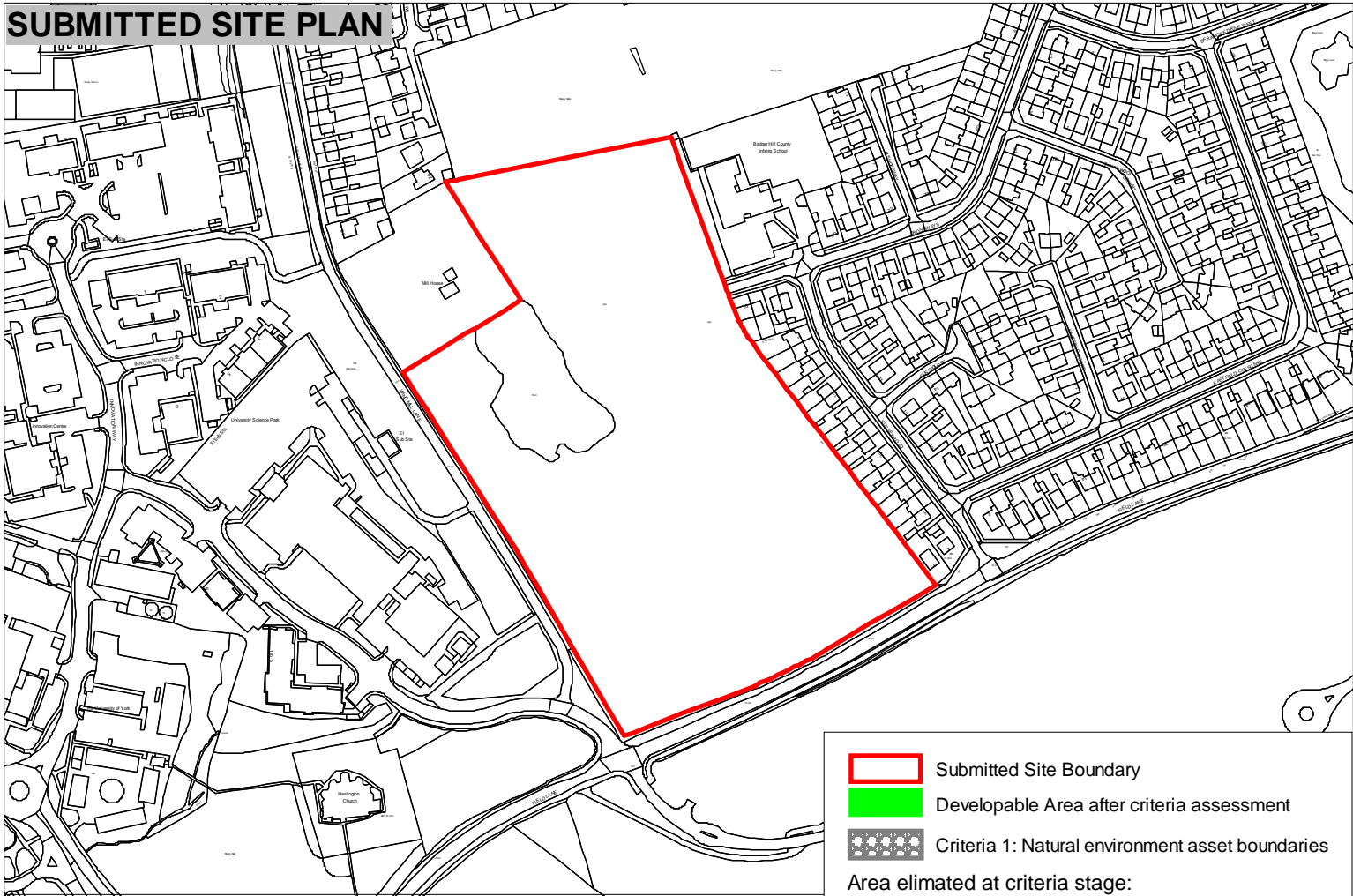
ID:

11

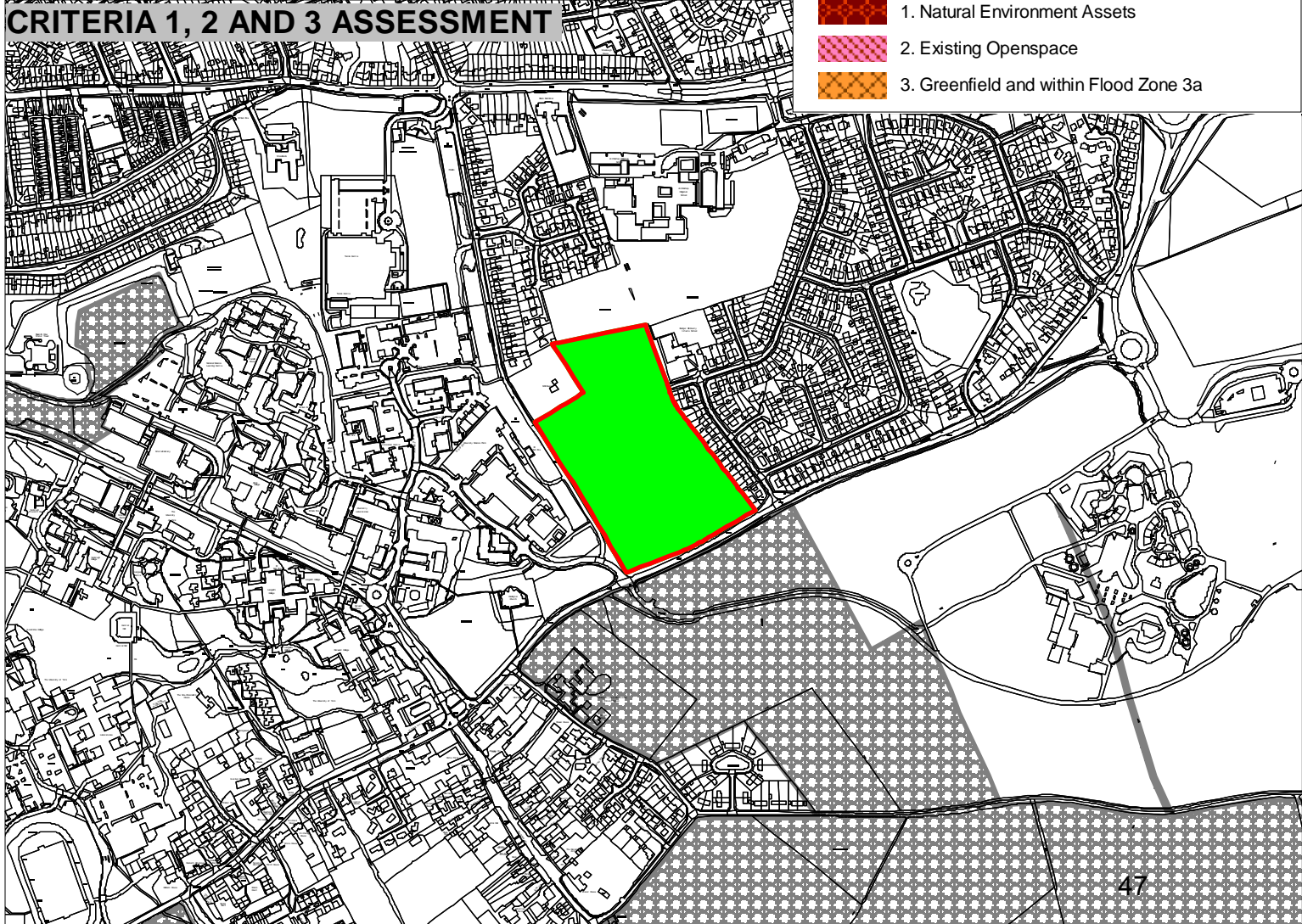
Officer Recommendation:

No further evidence submitted. It is considered that this site is important for the setting of Heslington village and should be retained. Development of the site would compromise the landscape setting of Heslington. It is recognised that mitigation measures have been put forward however these are not considered sufficient to prevent a change in the character and setting of the village. REJECT - NO CHANGE

SUBMITTED SITE PLAN



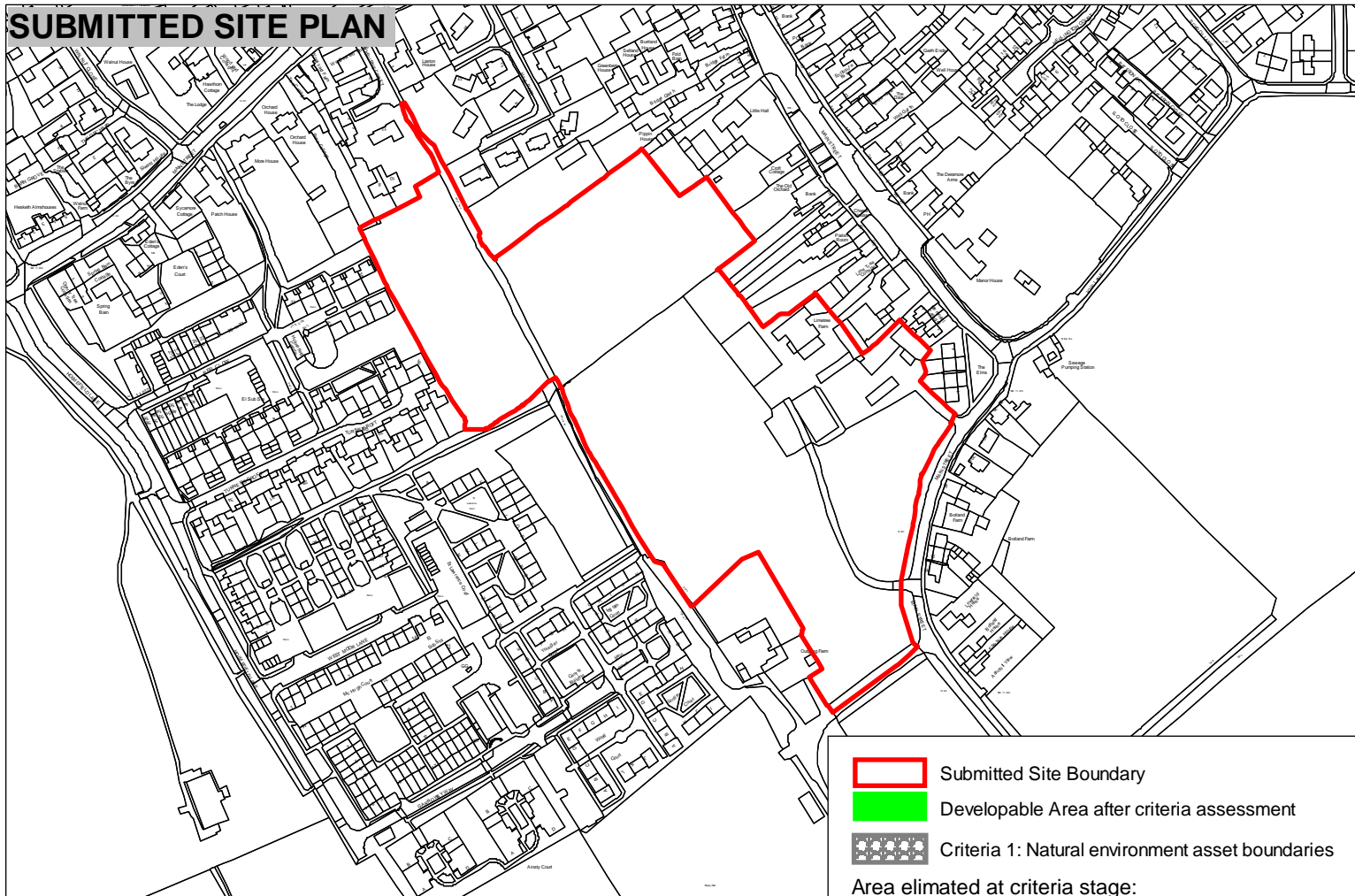
CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID659
New site ref:	
Original Site Ref Number:	171
Allocation Ref:	N/A
Site Name:	Lime Tree Farm, Heslington (I)
Submitted for:	Housing
Agent:	Persimmon Homes
Response submitted by:	John Kirkham
On behalf of:	Persimmon Homes
Additional Evidence Through FSC:	
Summary of Response Received:	Rep received which disputes the findings of the technical officer assessment in the FSC relating to impact on Character and Setting of the City - Coalescence.
Flooding/Drainage:	No additional comments to FSC. GREEN
Landscape Comments:	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 PROW. The site reinforces this identify by separating the village from more recent development to the West. Agricultural parts of the land have direct relationship with the open landscape setting.
Ecology Comments:	No additional comments to FSC. GREEN
Transport Comments:	No additional comments to FSC. No further evidence submitted. The earlier Transport Feasibility Study only covers 20 of the proposed 113 dwellings. The amount of dwellings will have a level of impact upon local highways including the main centre of Heslington village which will require further assessment and likely upgrading. AMBER
EDU comments:	n/a
Open Space Comments:	No additional comments to FSC. Concern about how open space would be provided. The plans show a play area but this is the existing parish play area. Facilities for play and sports in the village are good but limited and no scope to extend currently. The development would need to provide open space on site or acquire further land to extend the community playing fields. AMBER
Archaeology Comments:	No additional comments to FSC, no further evidence submitted. There is evidence of ridge and furrow on site and there appears to be evidence of earthworks which represent medieval agricultural activity on the site which needs further assessment. AMBER
Retail Comments:	n/a
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	12
Officer Recommendation:	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 Rights of Way. The site reinforces

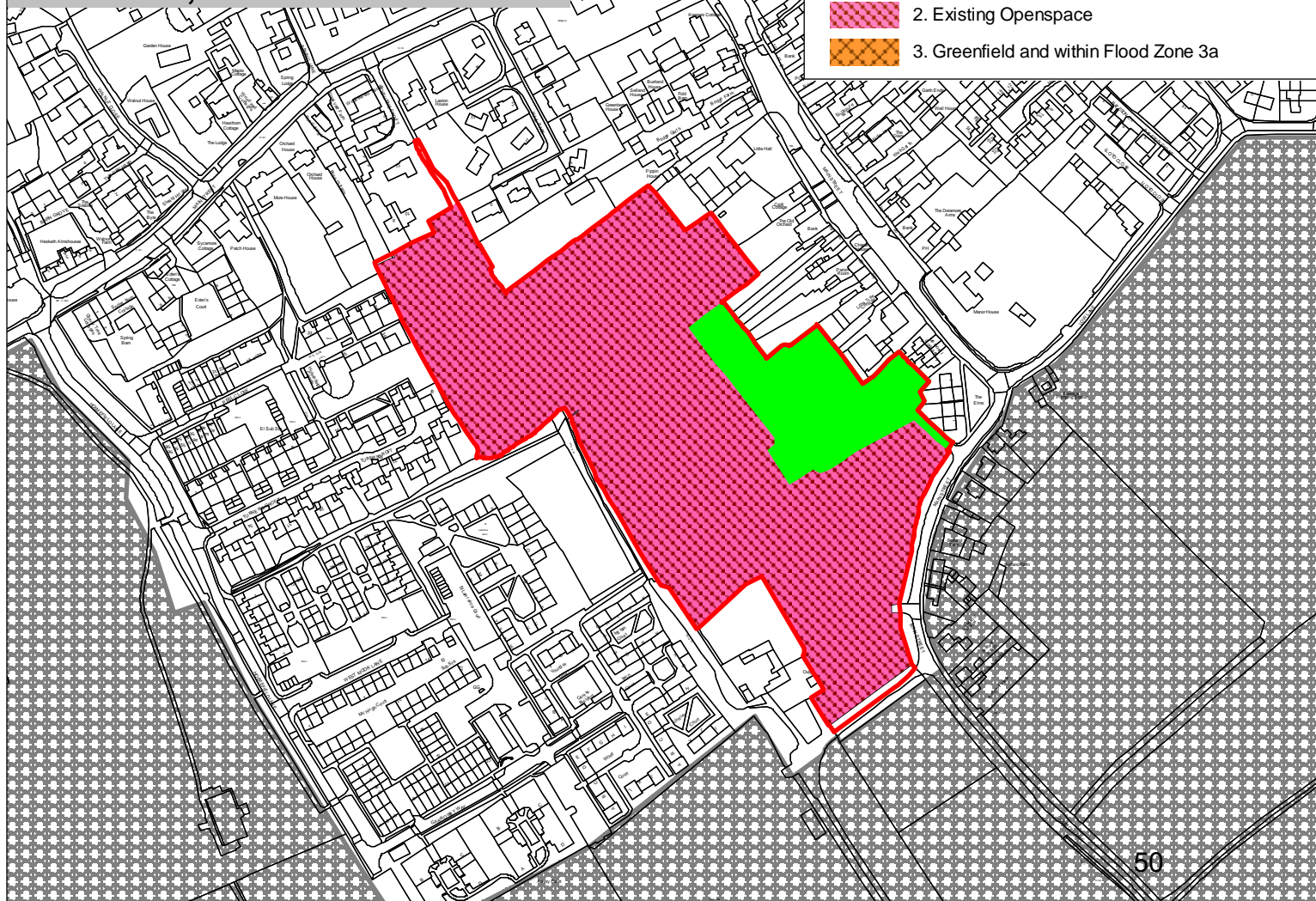
this identify by separating the village from more recent development to the West. Agricultural parts of the land have direct relationship with the open landscape setting. REJECT- NO CHANGE

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

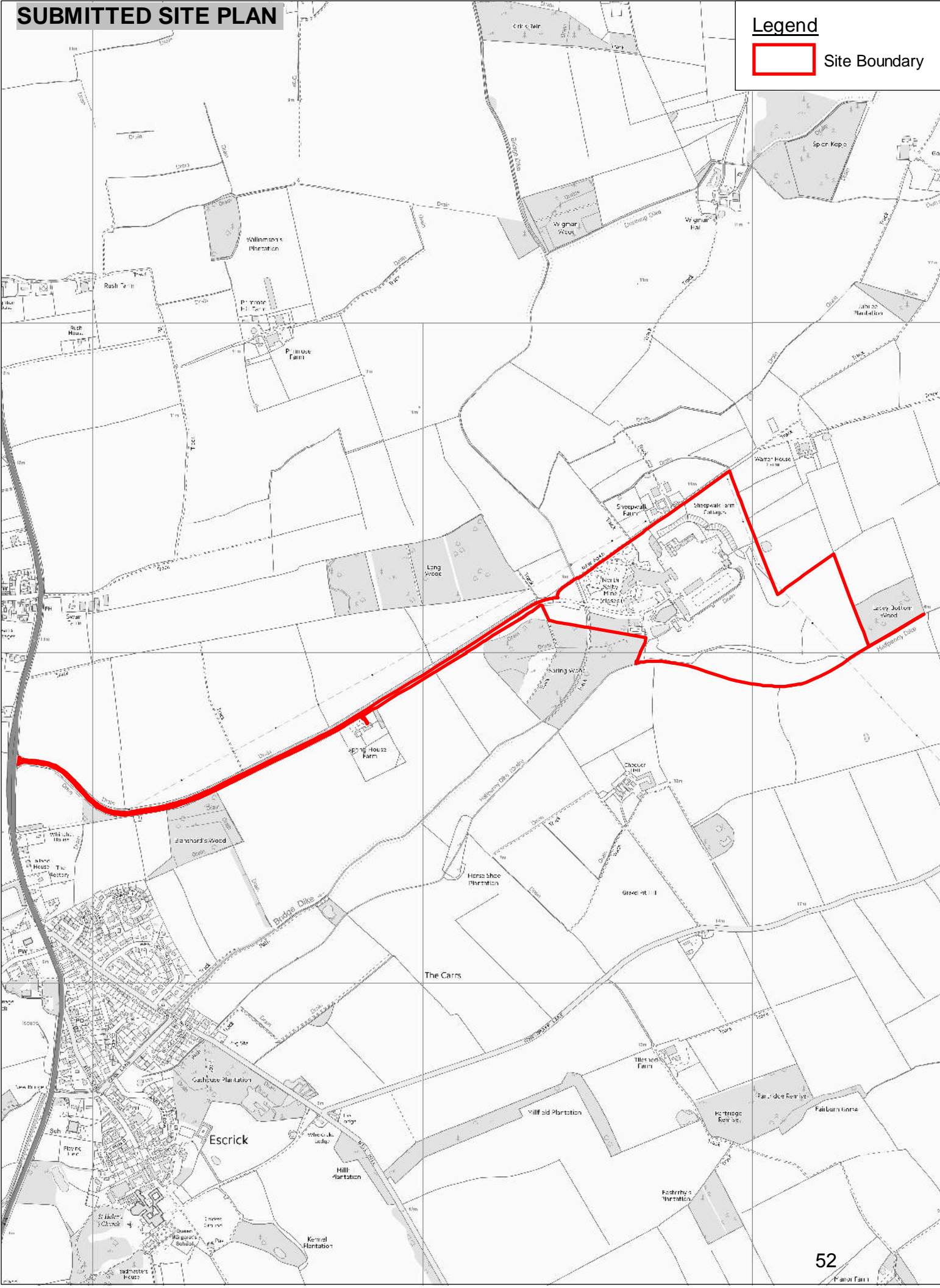


ID Ref:	ID4382
New site ref:	
Original Site Ref Number:	178
Allocation Ref:	
Site Name:	North Selby Mine
Submitted for:	
Agent:	Barton Willmore
Response submitted by:	Liam Tate
On behalf of:	Peel Environmental Management
Additional Evidence Through FSC:	
Summary of Response Received:	Object to FSC which recommends that the site could be accommodated within the general extent of the green belt and therefore specific allocation for RE generation as they requested was not necessary. Consider that the site doesn't fulfil the 5 purposes of greenbelt – its not in open countryside but forms a redundant mine with a clear sense of permanence and physical separation between site and urban edge of York. Its well separated from villages to prevent merging with defensible boundaries (Spring Wood, screening bunds and New Road), does not perform role and function of countryside given its brownfield nature (as agreed in the CYC committee report on application) and is existing development. Would not impact on HC&S of York and is PDL. Committee report also notes 'urbanised character of site. It is considered that the current designation as greenbelt would compromise the future operations of the site and place unnecessary restrictions on its future use
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	Show as site within general extent of green belt referenced to Sustainability and Climate Change chapter/policy
Trajectory implications:	N/A
ID:	14
Officer Recommendation:	No change to FSC proposal. It is considered that the uses as granted by the planning permission can be accommodated within the general extent of the greenbelt without compromising the future operation of the business.

SUBMITTED SITE PLAN

Legend

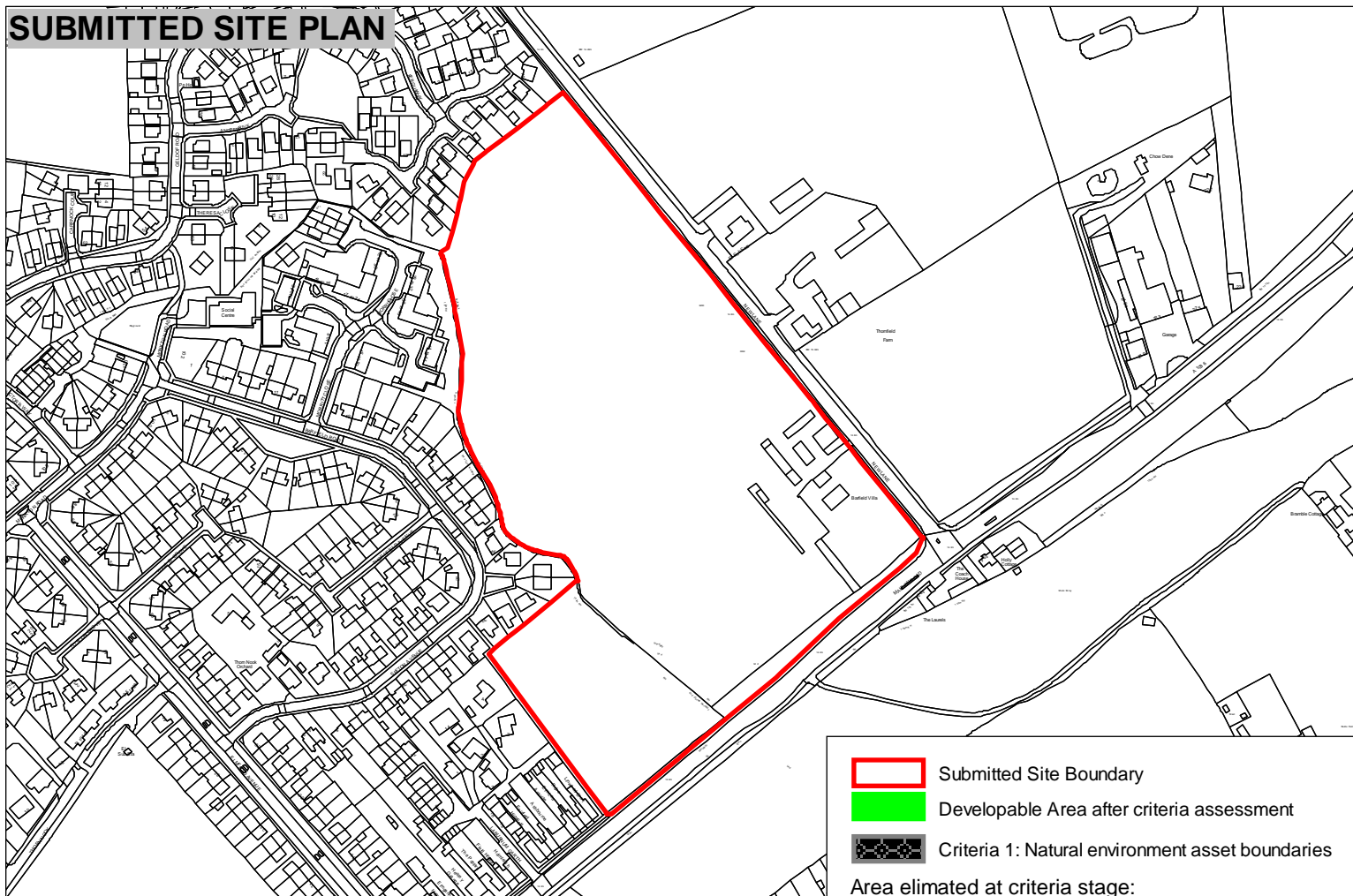
 Site Boundary



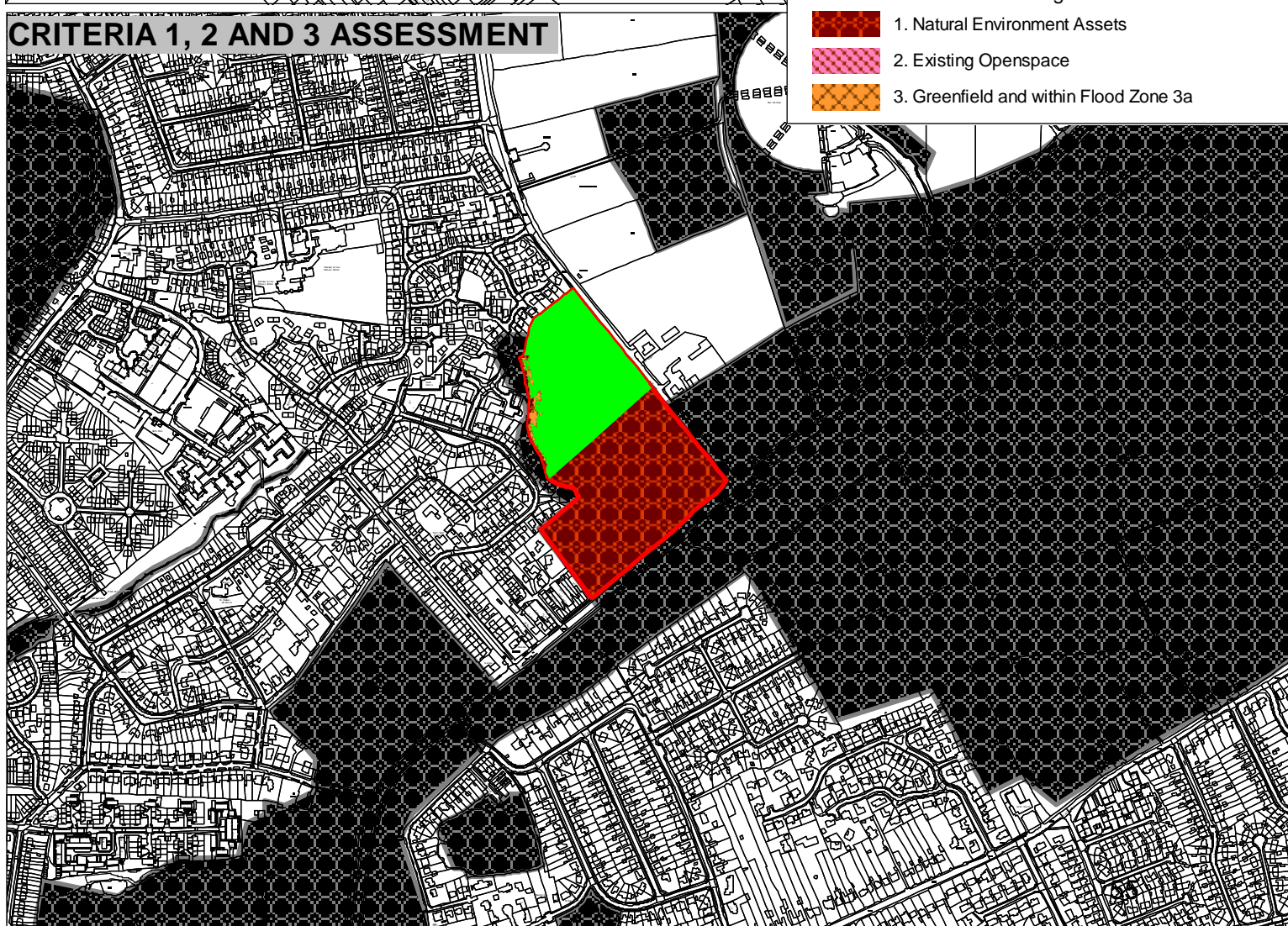
ID Ref:	ID305
New site ref:	
Original Site Ref Number:	180
Allocation Ref:	H50
Site Name:	Malton Road, York
Submitted for:	Housing
Agent:	Taylor Wimpey
Response submitted by:	Russell Hall
On behalf of:	Taylor Wimpy North Yorkshire
Additional Evidence Through FSC:	Yes - Landscape Appraisal (URS)
Summary of Response Recieved:	Part of the original site submission boundary is fails criteria 1 (primary constraints) of the Site Selection methodology as it falls within the HC&S (green wedge) However part of the site falls outside primary constraints and is shown as developable in the FSC so should be allocated. Submitted further landscape evidence URS. Reconsider allocating the part of the site which is outside primary constraints.
Flooding/Drainage:	No further comments in addition to FSC. The revised Lidar data submitted as part of the Preferred Options consultation has been accepted. Parts of the site are within flood zones 1,2,3a and 3b which would reduce the developable area. AMBER
Landscape Comments:	The green wedge at the southern edge of the site should be maintained as it is important to the context and setting of the City and provides connectivity to the adjacent farmland. Narrowing of the green wedge would have a negative effect in this location as it is intrinsic to York's urban form. Further evidence submitted at FSC has been reviewed and does not change the view with regards the southern part of the site that is within the HC&S (Green Wedge). However it is considered that development of the part of the site to the north which is outside of the HC&S does offer some potential and is not critical to the openness and setting of York. The site is therefore considered potentially suitable for development subject to approval of masterplan and appropriate landscaping scheme. AMBER
Ecology Comments:	No additional comments to FSC. AMBER
Transport Comments:	No further comments in addition to FSC. AMBER
EDU comments:	N/A
Open Space Comments:	No additional comments to FSC. GREEN
Archaeology Comments:	No additional comments to FSC. GREEN
Retail Comments:	N/A
Proposals Map Action Required:	Add to proposals map
Trajectory implications:	Add site to trajectory (H50)
ID:	15
Officer Recommendation:	Part of the site to the southern edge fails primary constraints (criteria 1) as it falls within a green wedge. This should be retained as it is important to the context and setting of the city and provides connectivity to the adjacent farmland. It is considered that narrowing of the green wedge in this location would have a negative impact. Further evidence submitted

at FSC has been reviewed and does not change the view with regards the southern part of the site that is within the HC&S (Green Wedge). However it is considered that development of the part of the site to the north which is outside of the HC&S does offer some potential and is not critical to the openness and setting of York. The site is therefore considered potentially suitable for development subject to approval of masterplan and appropriate landscaping scheme. It is considered that the part of the site that falls outside the primary constraints should be allocated for housing.

SUBMITTED SITE PLAN



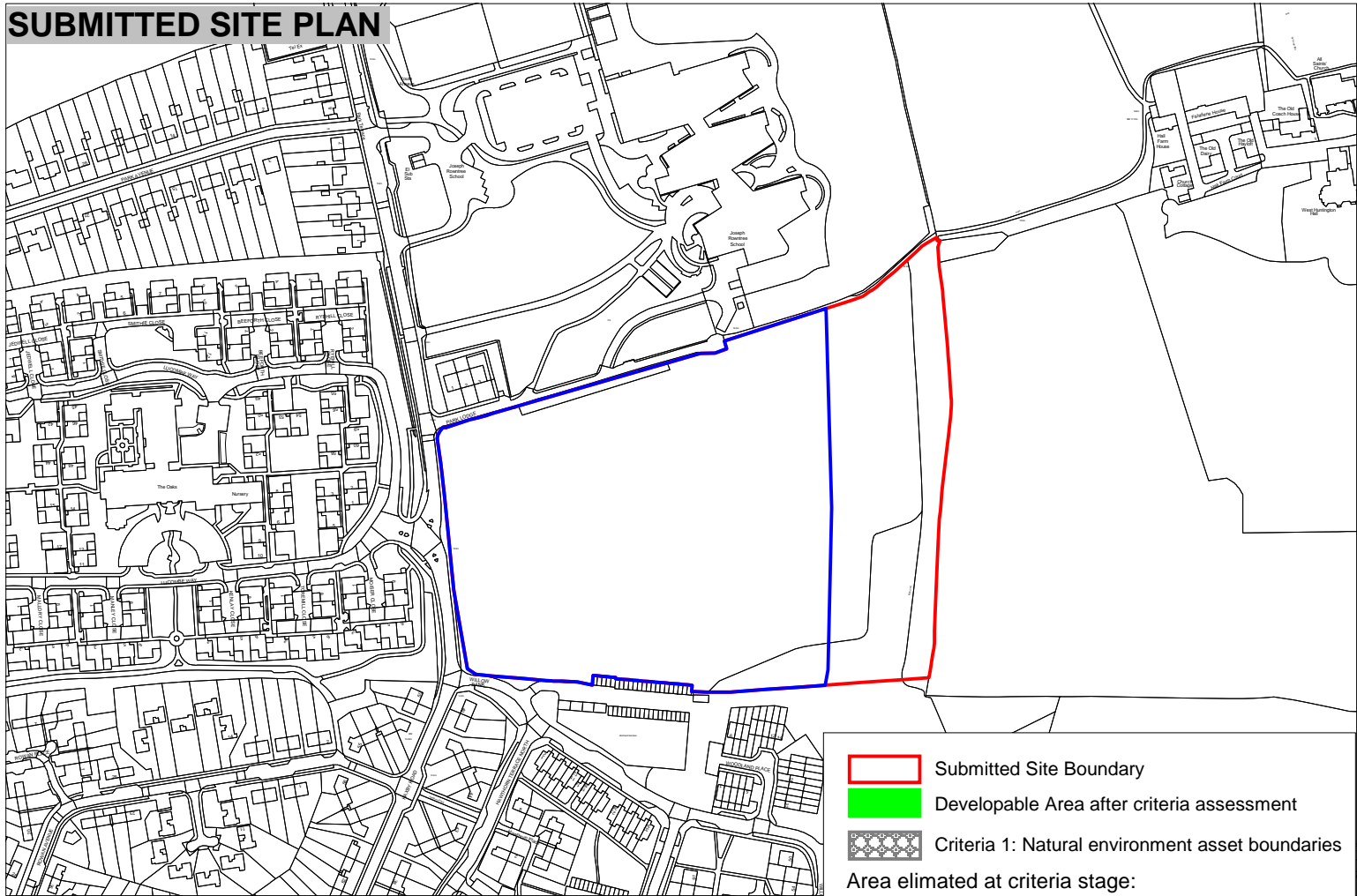
CRITERIA 1, 2 AND 3 ASSESSMENT



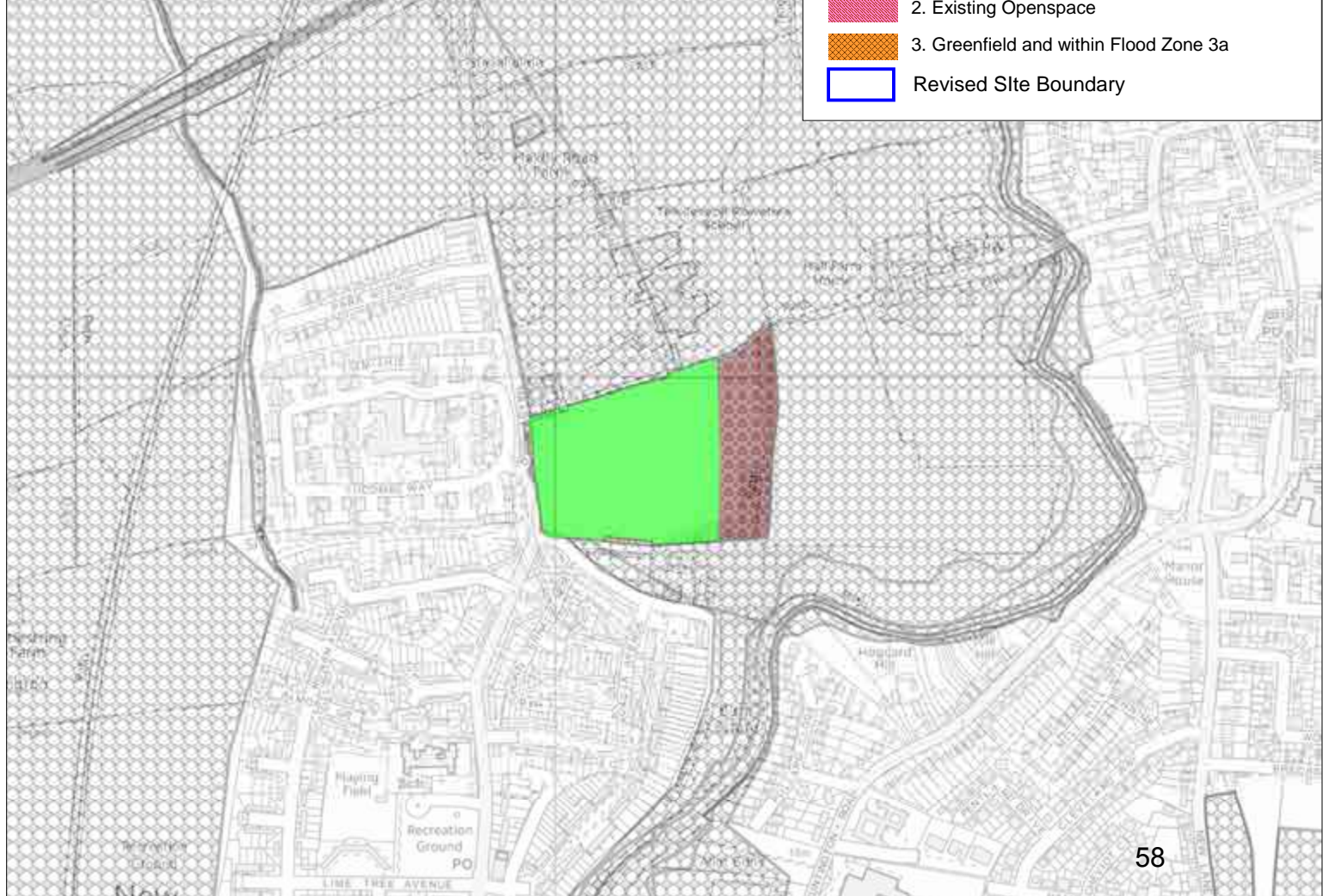
ID Ref:	ID6383
New site ref:	
Original Site Ref Number:	182
Allocation Ref:	H46
Site Name:	Old School Playing Field, New Earswick
Submitted for:	Housing
Agent:	Jenny Hubbard
Response submitted by:	Jenny Hubbard
On behalf of:	JRHT
Additional Evidence Through FSC:	
Summary of Response Recieved:	4.2ha proposed as allocation in FSC. Original submission through Preferred Options consultation was 5.7ha to include 1.5ha area to east which is extensive semi-mature tree belt and footpath linking Willow Bank to south with school and Huntington. Confirm support for allocation boundary proposed within FSC with balance of site retained as open space/amenity greenspace/nature conservation space and excluded from allocation boundary. Confirms site will be developed by JRHT for a wide mix of house types and tenures incl. specialist housing to complement existing community and will retain social housing. Proposed 15% private ownership, 11% shared ownership and 74% for rent as per present mix in New Earswick. Agree with 118 units as indicative quantum. Confirms development anticipated in years 4 &5 of plan as linked to Red Lodge renaissance project which will take place years 1-3 of Plan. Request name change to Land to North of Willow Bank and to East of Haxby Road, New Earswick
Flooding/Drainage:	No additional comments to FSC.
Landscape Comments:	Area remains as FSC. No additional comments as no further evidence has been submitted. The area has a value of general open space currently and has green infrastructure value by linking New Earswick and Huntington and along the River Foss corridor. It also provides a sense of openness on the approach to the roundabout on Haxby Road. Site area should remain as FSC to reflect the building line of Joseph Rowntree School and the existing settlement boundary. AMBER
Ecology Comments:	This site is designated as a Site of Local Interest 109 'Meadow at New Earswick by Joseph Rowntree School'. It was recorded as having remnants of species rich grassland in the central area, however as it was last surveyed in 2007 an updated survey would be required to check that this interest remains. The site also falls with The River Foss Regional Green Infrastructure Corridor. The woodland on the eastern boundary is listed on the national deciduous woodland Biodiversity Action Plan Priority Habitat inventory. This should be retained and a buffer provided. Open space on the site should include species rich grassland. Boundary should remain as FSC Conclusion: The red line boundary site is assessed as Amber.
Transport Comments:	No additional comments required over and above FSC.
EDU comments:	N/A
Open Space Comments:	No further comments in addition to FSC. Site is currently used recreationally so any development would need to incorporate open








	space. AMBER
Archaeology Comments:	No additional comments. An archaeological evaluation has been carried out on the site and found no issues. There is low quality ridge and furrow on the site but this would not need to be maintained. GREEN
Retail Comments:	N/A
Proposals Map Action Required:	Allocate as housing site (H46) - Land to North of Willow Bank and to East of Haxby Road, New Earswick
Trajectory implications:	Confirmation of estimated yield for site. Delivery anticipated years 4-5 of Plan. Request name change to site
ID:	17
Officer Recommendation:	Site allocation to be retained as per boundary consulted on in FSC. Name change to Land to North of Willow Bank and to East of Haxby Road, New Earswick

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

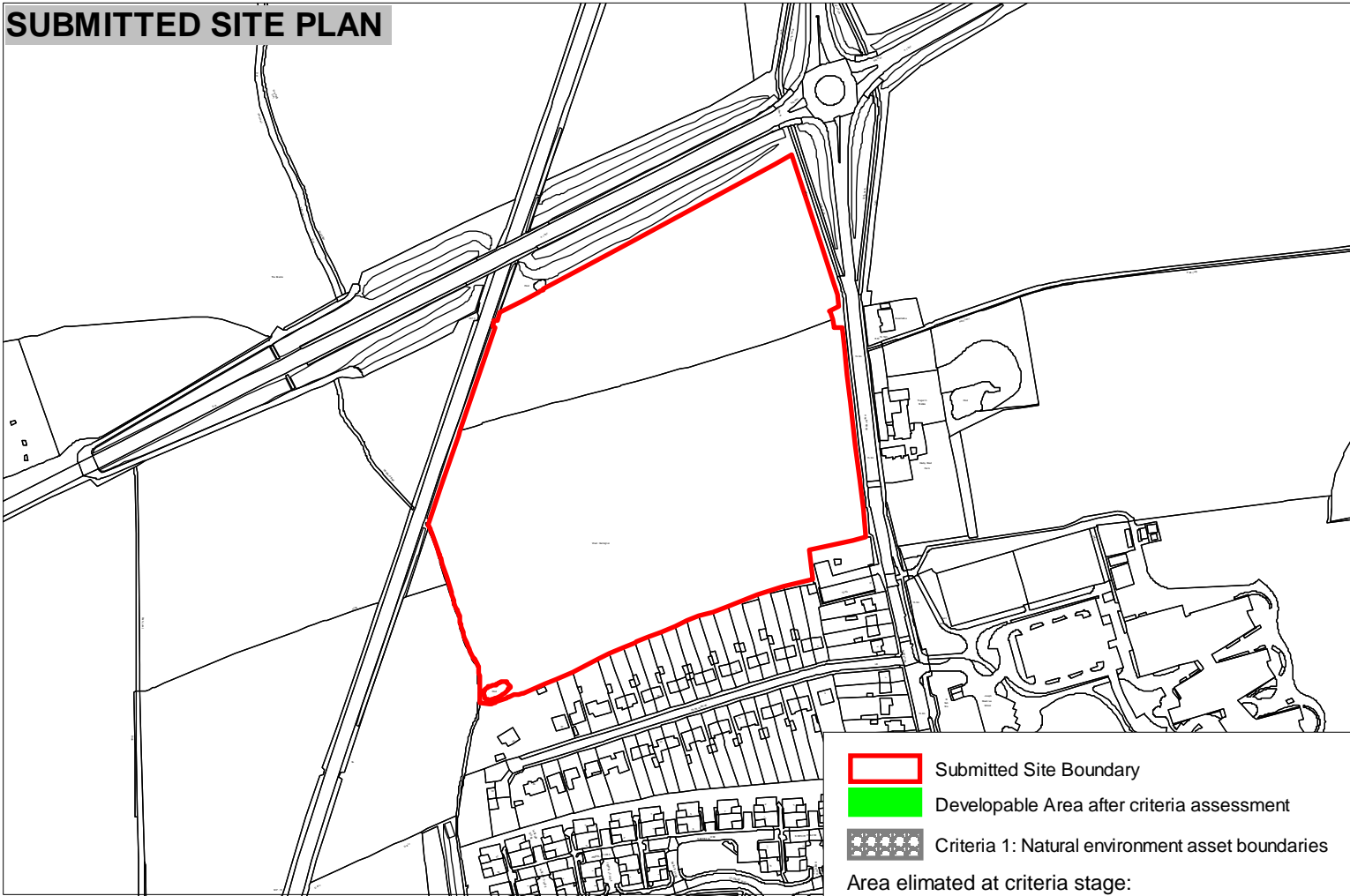








-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a
-  Revised Site Boundary

ID Ref:	ID146
New site ref:	
Original Site Ref Number:	184
Allocation Ref:	N/A
Site Name:	Land to the South of A1237
Submitted for:	Housing
Agent:	Directions planning
Response submitted by:	Directions planning
On behalf of:	JRHT
Additional Evidence Through FSC:	Yes - Landscape Appraisal
Summary of Response Received:	Site failed criteria 1 in SSP and FSC as within area of coalescence. Reconsider for housing (50%affordable) or consider for safeguarding. Submitted further evidence - greenbelt appraisal. Consider that not all the land required to prevent coalescence between new earswick and haxby. Don't consider the site is required because sufficient gap would still be maintained between the two settlement to ensure separation and development of the site would not inhibit the openness of the wider area.
Flooding/Drainage:	N/A
Landscape Comments:	Landscape evidence submitted through FSC has been considered. It is felt there are some gaps in the analysis submitted including those of assessing key views from the west. It is still considered despite the further evidence that the remaining open land between New Earswick, the A1237 and Haxby is critical in preventing coalescence and for the setting of the city with regards to the physical separation from the A1237. The introduction of a built form in this location, whilst acknowledging this could be partly mitigated through landscaping, would introduce solidity in a currently fluid landscape through the introduction of building road and lighting. This is considered unacceptable and remains a showstopper to development.RED
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	18
Officer Recommendation:	Site fails criteria 1 of Site Selection Methodology as it is within an area preventing coalescence (Historic Character and Setting). Further greenbelt appraisal evidence was submitted through FSC which has been considered. It is still considered that the remaining open land between New Earswick, the A1237 and Haxby is critical in preventing coalescence and for the setting of the city with regards to the physical separation from the A1237. The introduction of a built form in this location, whilst

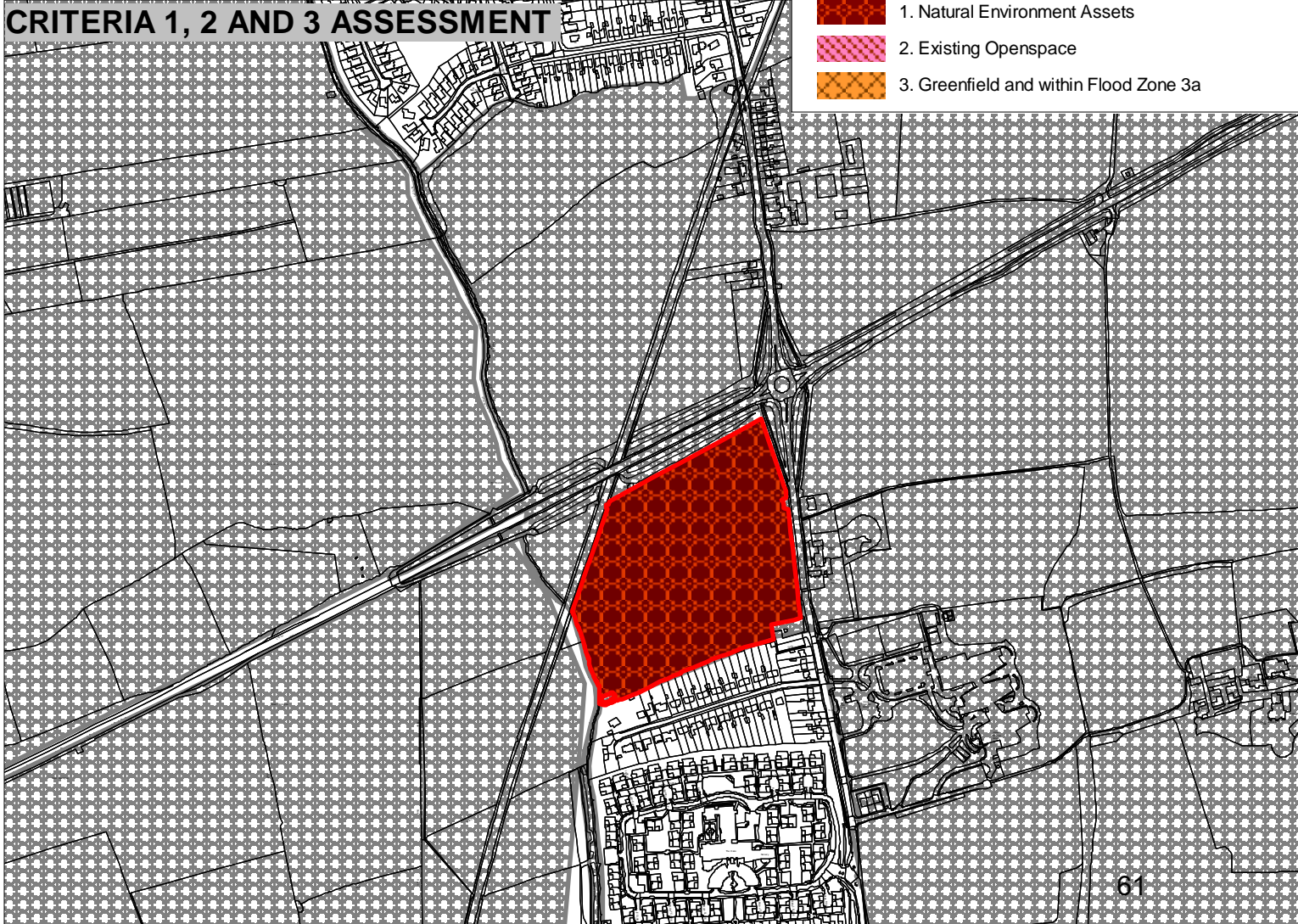
acknowledging this could be partly mitigated through landscaping, would introduce solidity in a currently fluid landscape through the introduction of building road and lighting. This is considered unacceptable and remains a showstopper to development whether allocation of safeguarded landREJECT - NO CHANGE

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

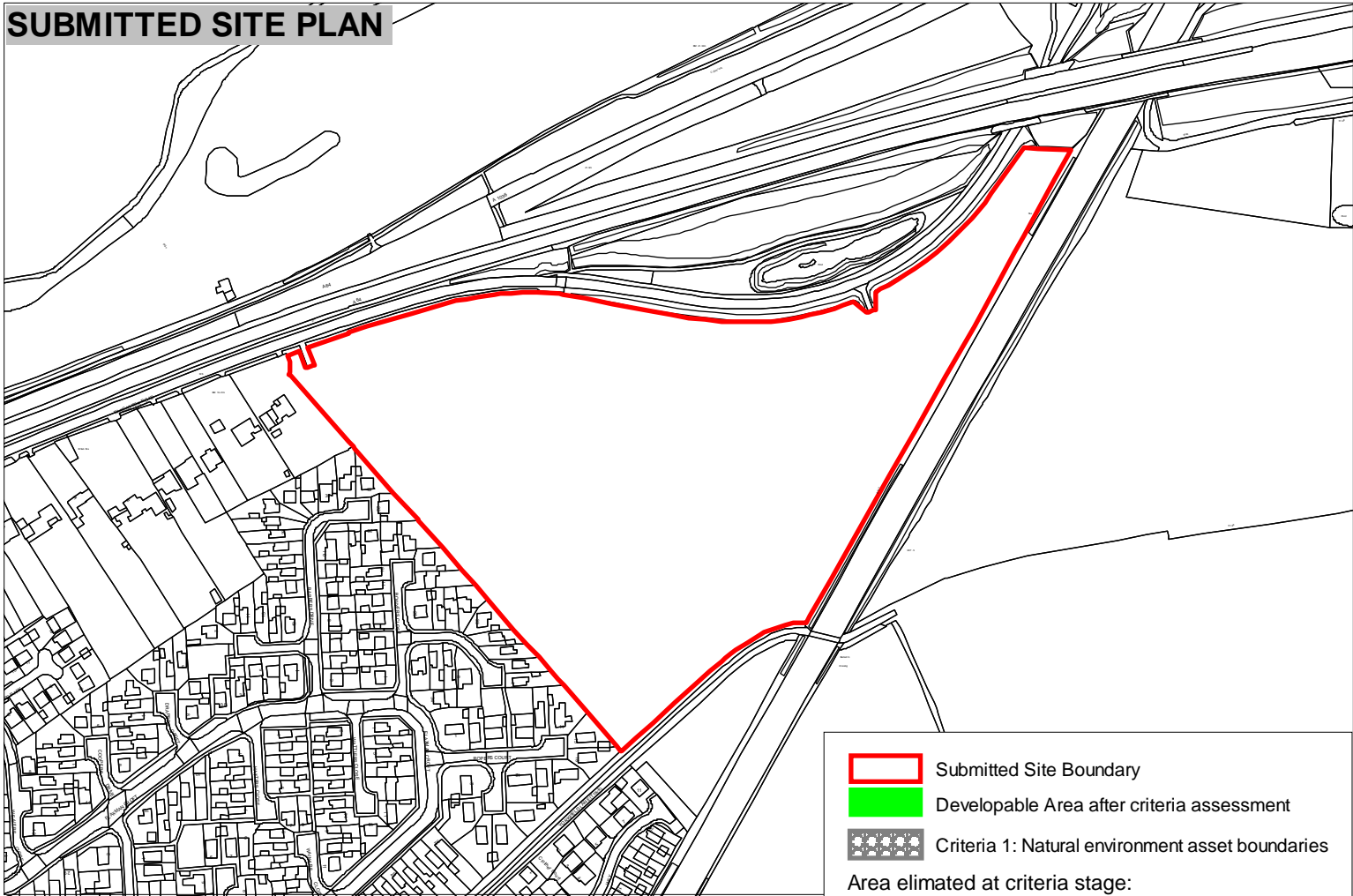
CRITERIA 1, 2 AND 3 ASSESSMENT









ID Ref:	ID1705
New site ref:	
Original Site Ref Number:	185
Allocation Ref:	
Site Name:	Land South of Tadcaster Road, Copmanthorpe
Submitted for:	Housing
Agent:	Gladman Development
Response submitted by:	Craig Barnes
On behalf of:	Gladman Development
Additional Evidence Through FSC:	Yes - Greenbelt Settlement Study
Summary of Response Received:	Object to failure of site in FSC. Fails criteria 1 (HC&S) area preventing coalescence and criteria 4 (access to services). Dispute coalescence argument as existing gap between Copmanthorpe, York and Bishopthorpe will remain open in event of the sites development and it is protected by Askham Bog to north and flood zone to east. Site boundaries are well defined. Copmanthorpe Neighbourhood Plan promoting inclusion of site. Site is within walking distance to new Askham Bar Park and Ride and has access to Number 13 bus route and Coastliner. Submit greenbelt settlement study
Flooding/Drainage:	Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. GREEN
Landscape Comments:	The land provides valuable separation between urban edge and ring road thereby retaining the characteristic setting of the city. This site prevents coalescence between Copmanthorpe and Dringhouses. The further evidence submitted has been reviewed but does not change the value of this land in preventing coalescence. RED
Ecology Comments:	The site is arable land, of limited interest. Verges of the Copmanthorpe Road form an interesting enhanced grassland and wetland site on the ring road corridor and enhancement of this would need to be considered as part of any development. GREEN
Transport Comments:	Original comments at FSC were that the location of the site means that access on foot to local services is at or beyond the maximum acceptable/attractive/likely; distance to bus services on Tadcaster Road and Flaxman will exceed for most of the site; assessment of potential for new stops to Tadcaster Rd frontage (and service improvements based upon cumulative village impacts) required; viability and attractiveness of non motor access via Yorkfield Lane needs evidence; again distances to local services would be likely to score low; lack of other sustainable connections to village; allocation likely to be car dependant. These comments still stand as robust detail of access by sustainable modes to local facilities has not been provided. It is stated in the response that "...its located at the 'edge' of the local service centre..." however for many of these, they exceed reasonable walking distances and dependency on local private car journeys is the anticipated outcome. AMBER
EDU comments:	N/A
Open Space Comments:	There is a need to address the potential for specific health related issues on site, including railway line and road safe and healthy access to

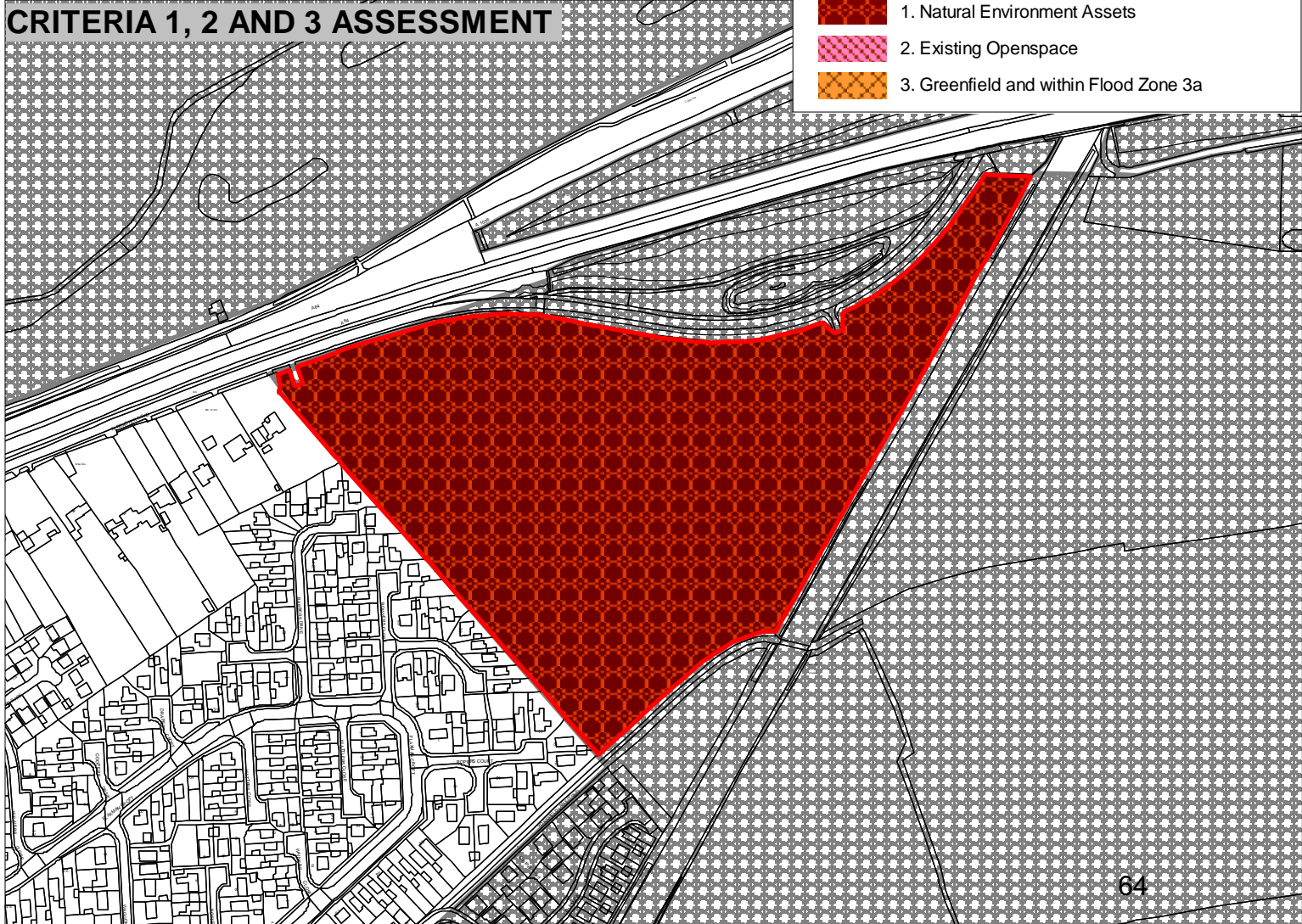
	services, and access to open space. AMBER
Archaeology Comments:	An archaeological desk based assessment will be required to identify features and deposits. AMBER
Retail Comments:	n/a
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	19
Officer Recommendation:	The site fails criteria 1 of the Site Selection methodology as it falls within an area preventing coalescence (Historic Character and Setting). The submitted evidence does not change this and it is considered that the site provides valuable separation between urban edge and ring road thereby retaining the characteristic setting of the city. This site prevents coalescence between Copmanthorpe and Dringhouses. The site also fails criteria 4 (access to residential services) and despite the relocation of the Park and Ride the A64 still severs the access. The location of the site means that access on foot to local services is at or beyond the maximum acceptable/attractive/likely distance to bus services on Tadcaster Road and Flaxman Road will exceed for most of the site. Assessment of the potential for new stops to Tadcaster Rd frontage (and service improvements based upon cumulative village impacts) would be required. The viability and attractiveness of non motor access via Yorkfield Lane needs evidence and again distances to local services would be likely to score low. There is lack of other sustainable connections to village and the site is likely to be car dependant. The further submission does not provide robust detail of access by sustainable modes to local facilities. REJECT - NO CHANGE

SUBMITTED SITE PLAN



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



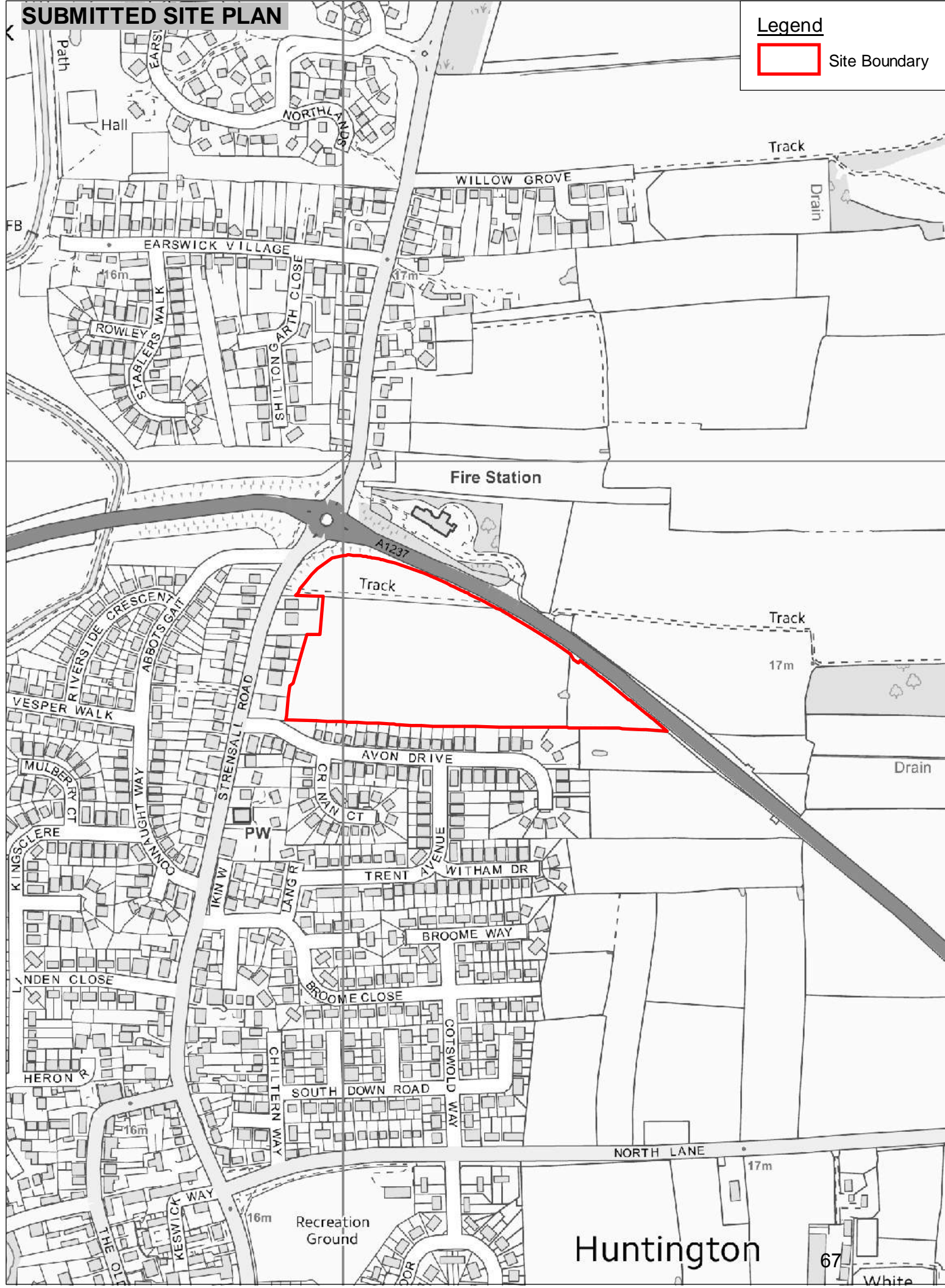
ID Ref:	ID1289
New site ref:	
Original Site Ref Number:	191
Allocation Ref:	
Site Name:	Land at Avon Drive, Huntington
Submitted for:	Housing
Agent:	Signet Planning
Response submitted by:	Jim Ramsay
On behalf of:	Pilcher Homes
Additional Evidence Through FSC:	Yes - revised masterplan and transport drawings
Summary of Response Received:	Site rejected in FSC due to transport comments - land required for dualling and grade separation which would undermine viability of site. Further technical drawings submitted which show that sufficient land remains available to provide an appropriate landscaped buffer. Submit revised illustrative masterplan and transport drawings
Flooding/Drainage:	
Landscape Comments:	It is considered that development will affect the openness as viewed from the Ring Road and bring development right up to the ring road. The site is not large enough to provide the buffer that would be required to retain the open setting and to prevent coalescence. If further land is required as shown in the submitted drawings then this further reduces the site area and the land available to create the required landscape buffer. RED
Ecology Comments:	Development may impact on the land to the east and to the SINC site. May also be issues with ecological linkages. Habitat survey and Great Crested Newts survey required. AMBER
Transport Comments:	Original comments at FSC - As significant land is required for the dualling and grade separation of the ring road, and the widening of the roundabout, a significant part of the land may need to be taken which would undermine the viability of the remaining site area. In addition further land would be required to buffer the revised road layout which would compromise the site further. There may be constraints regarding the Yorkshire Water pipeline and large pipe implications. The additional submission does not provide substantive detail on the extent of the site which would be effected by upgrades to the A1237 it would however appear that such works will not entirely preclude a reduce number of units being achieved, with access from Avon Drive. AMBER
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	No further comments to FSC
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	20
Officer Recommendation:	The additional submission does not provide substantive detail on the extent of the site which would be effected by upgrades to the A1237 it

would however appear that such works will not entirely preclude a reduce number of units being achieved, with access from Avon Drive. It is considered that development will affect the open setting as viewed from the Ring Road and bring development right up to the ring road. The site is not large enough to provide the buffer that would be required to retain the open setting and to prevent coalescence. If further land is required as shown in the submitted drawings then this further reduces the site area and the land available to create the required landscape buffer. On balance whilst recognising that technically there may be some opportunity for development despite the area of land that would be required for the future dualling of the northern ring road it is still considered that the remaining land would not be large enough to create the significant landscape buffer that would be required to address concerns regarding landscape setting and coalescence. REJECT - NO CHANGE

SUBMITTED SITE PLAN

Legend

 Site Boundary



Huntington

67

ID Ref:	ID3235
New site ref:	
Original Site Ref Number:	220
Allocation Ref:	N/A
Site Name:	Land at Wetherby Rd, Knapton
Submitted for:	
Agent:	Yew Tree Associates
Response submitted by:	SM Newby
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Previous Area of search for travelling showpeople. Land withdrawn at Preferred Options and submitted for housing. Considered in FSC but rejected as fails criteria 4. Submission puts forward argument that site previously proposed for travelling showpeople so 'principle of development' accepted. Questions housing target, should be 2060 p.a. not 1090. Also questions deliverability of ST15. Proposes 250 dwellings of which 40% affordable. Access via B1244 and Lowfield Lane. No new evidence submitted
Flooding/Drainage:	
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	
Open Space Comments:	
Archaeology Comments:	N/A
Retail Comments:	
Proposals Map Action Required:	n/a
Trajectory implications:	N/A
ID:	21
Officer Recommendation:	No further action required. Site fails criteria 4 and no additional evidence has been submitted.

SUBMITTED SITE PLAN

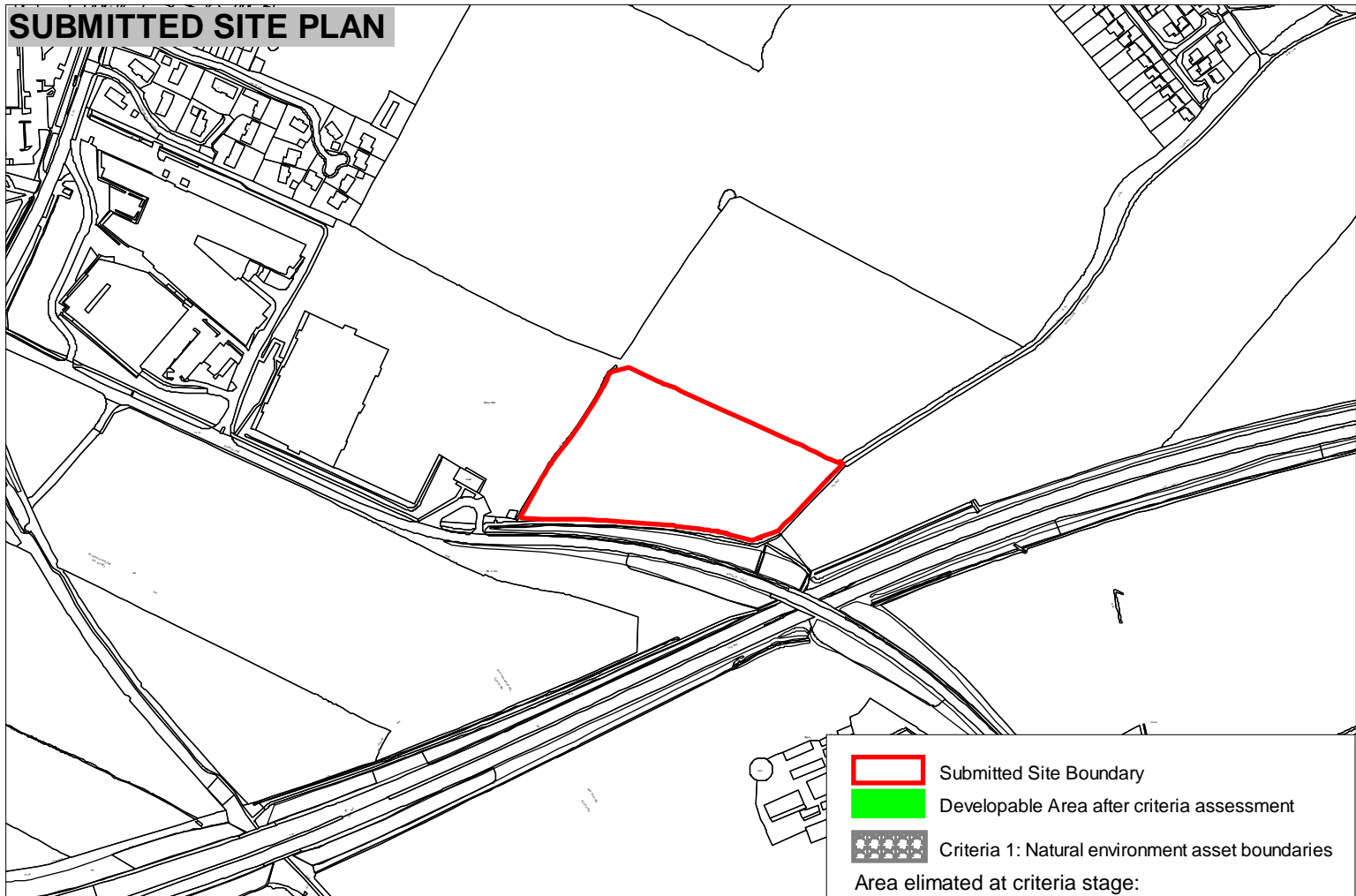
Legend







Site Boundary



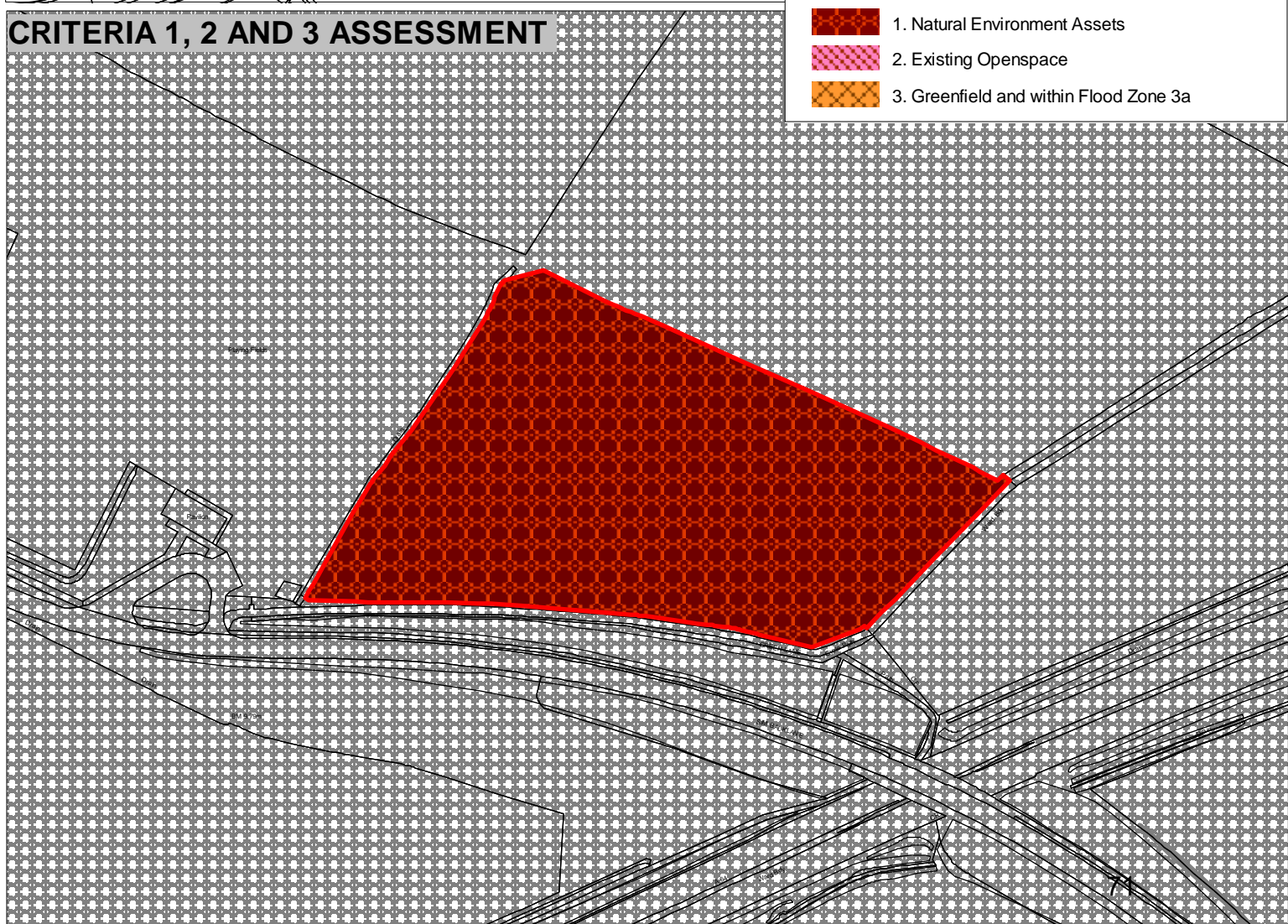
ID Ref:	ID6327
New site ref:	
Original Site Ref Number:	221
Allocation Ref:	
Site Name:	Land at Simbalk Lane
Submitted for:	employment
Agent:	Stephenson and son
Response submitted by:	Bill Smith
On behalf of:	Landowner
Additional Evidence Through FSC:	no
Summary of Response Recieved:	Object to the rejection of site - no further evidence submitted.
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	n/a
Trajectory implications:	n/a
ID:	22
Officer Recommendation:	Site fails criteria 1 and no further evidence submitted through FSC. Site rejected - no change

SUBMITTED SITE PLAN



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
 -  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

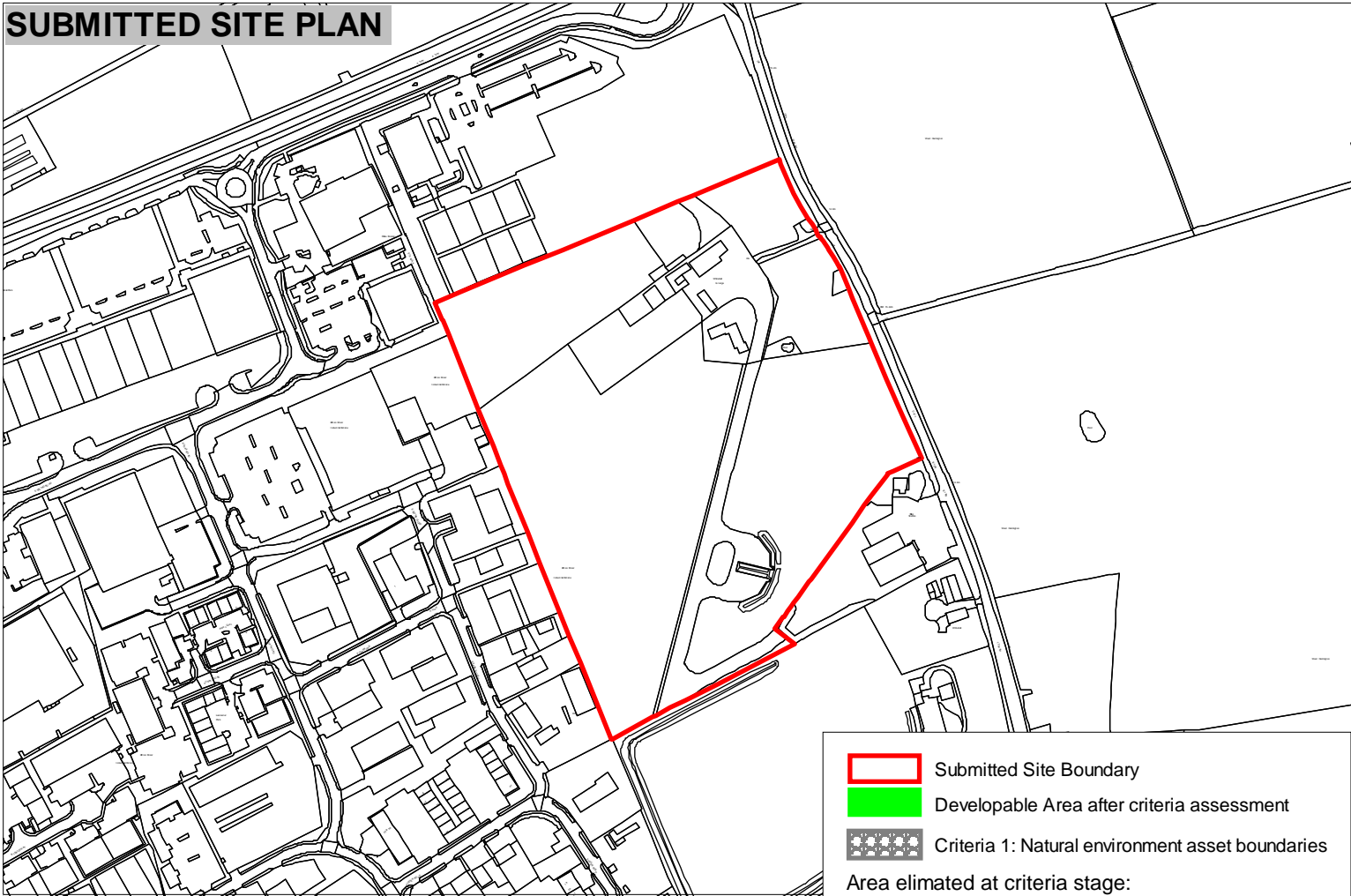
CRITERIA 1, 2 AND 3 ASSESSMENT



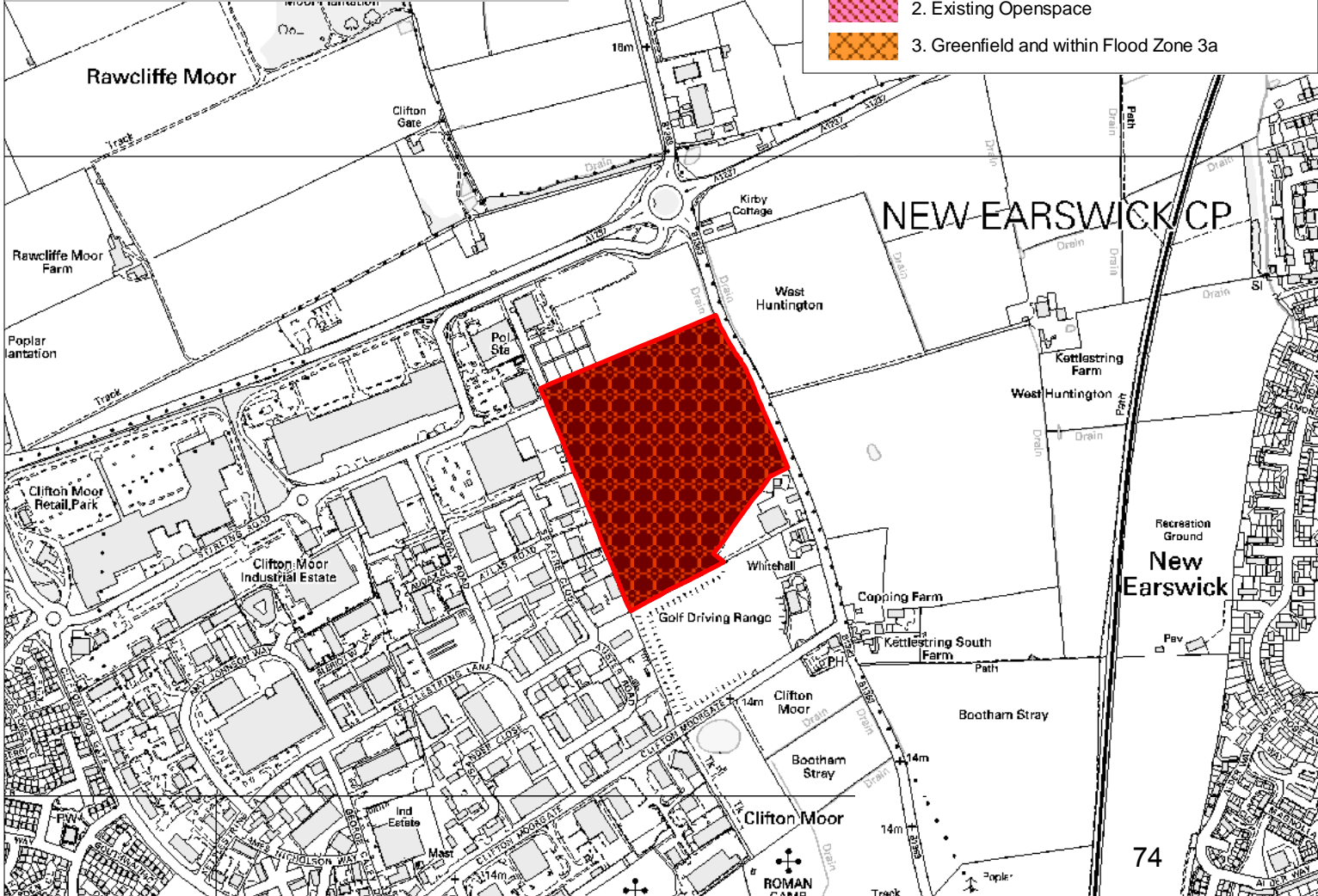
ID Ref:	ID6326
New site ref:	
Original Site Ref Number:	246
Allocation Ref:	
Site Name:	Whitehall Grange
Submitted for:	Employment
Agent:	Keogh Planning
Response submitted by:	Eamonn Keogh
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Received:	Object to failure of site at FSC due to compromising the historic character and setting of York. Autohorn Limited have a requirement for a strategic site for car storage. Further justification submitted as to why it would not compromise HC&S. Refer to park and ride decision and the officer analysis on landscape issues.
Flooding/Drainage:	No additional comments to FSC. This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. GREEN
Landscape Comments:	This site is located within the Green Wedge as designated in the historic Character and Setting Assessment. Development in this location would erode the green wedge and is not considered suitable for development. No further evidence submitted and original comments remain unchanged.
Ecology Comments:	No known significant ecological issues. GREEN
Transport Comments:	No additional comments to FSC. A transport assessment is required to look at sustainable transport modes including walking, cycling and public transport. AMBER
EDU comments:	The Economic Development Unit are broadly supportive of the proposals as we know that they have been searching for a suitable site for 2 years, and this is the best option they have been able to identify. It is considered that the jobs and GVA of the company that we would lose to the city should be acknowledged and also the further potential that the site offers the company in terms of expansion again builds a strong case for enabling the company to grow and create local jobs.
Open Space Comments:	N/A
Archaeology Comments:	An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. GREEN
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	23
Officer Recommendation:	Development of the site would compromise the green wedge and it is not considered suitable for allocation for employment uses. The comments given by Economic Development Unit are recognised and the need to support expansion of existing businesses but on balance it is considered that the site is not suitable for allocation in the Local Plan in 72

this sensitive location.REJECT - NO CHANGE

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

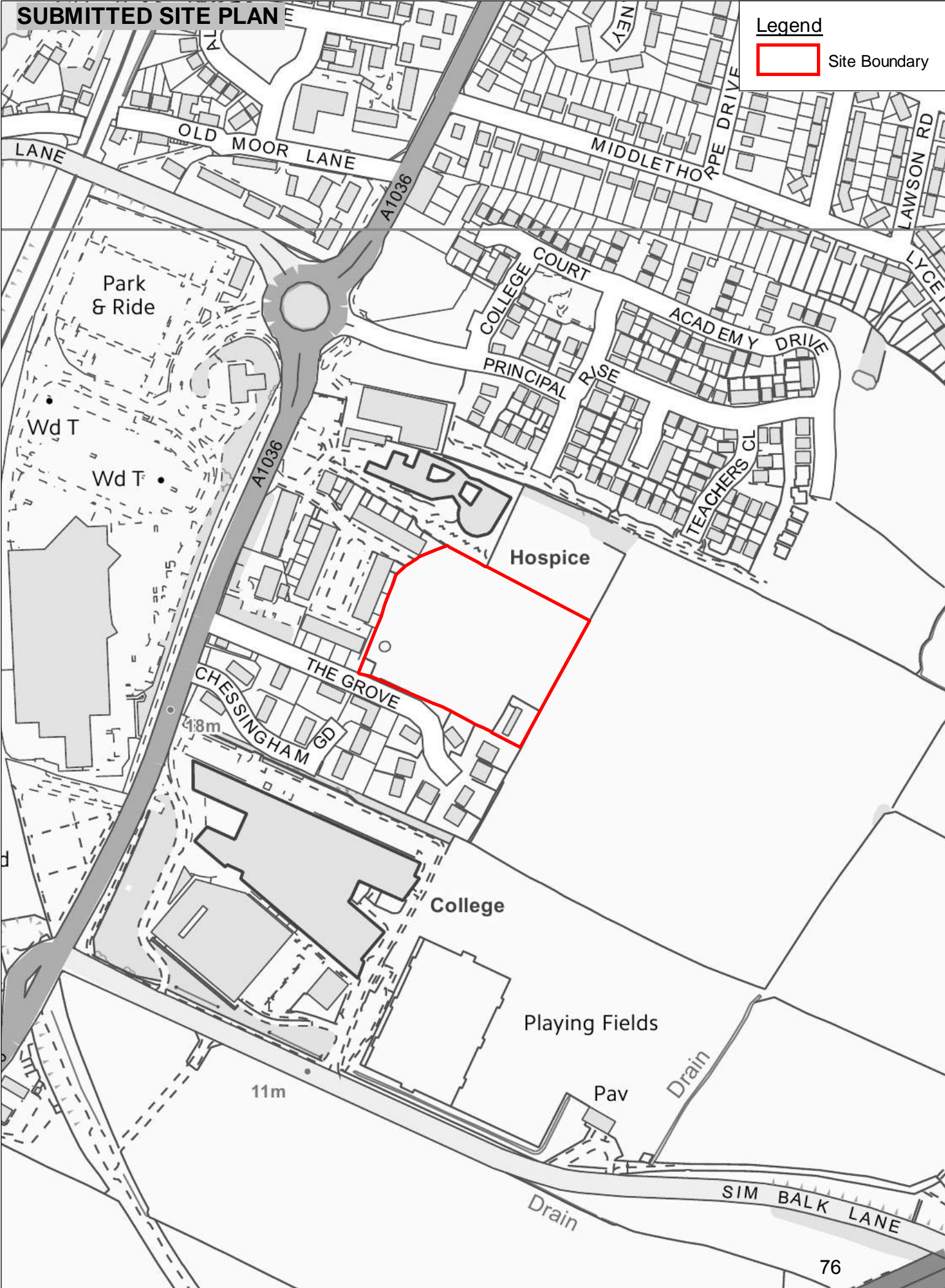


ID Ref:	ID1400
New site ref:	832
Original Site Ref Number:	247
Allocation Ref:	H6
Site Name:	Land at the Square, Tadcaster Road
Submitted for:	Housing
Agent:	Lambert Smith Hampton
Response submitted by:	Dan Bolton
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Received:	Object to amendment to site boundary of H6 in FSC due to loss of views to Hospice. This could be addressed through DM process once detailed proposals put forward. Could form part of on site POS. Reducing the site area will lead to illogical gap in urban area. Preserving to protect the view is not a planning consideration as it is not within an area of special landscape. Object to removal of land
Flooding/Drainage:	N/A
Landscape Comments:	No further comments
Ecology Comments:	No further comments
Transport Comments:	No further comments
EDU comments:	No further comments
Open Space Comments:	No further comments
Archaeology Comments:	
Retail Comments:	No further comments
Proposals Map Action Required:	No Change to FSC boundary
Trajectory implications:	No change. Allocate as per FSC
ID:	24
Officer Recommendation:	It is considered that the boundary of the site should remain as FSC and that the land behind the hospice should be excluded from the allocation boundary to safeguard the views and amenity of hospice residents.

SUBMITTED SITE PLAN

Legend

 Site Boundary



ID Ref:	ID6142
New site ref:	
Original Site Ref Number:	247
Allocation Ref:	H6
Site Name:	Land at the Square, Tadcaster Road
Submitted for:	Healthcare
Agent:	Keogh Planning
Response submitted by:	Eamonn Keogh
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Support the reduction in the FSC for site H6 to leave open the area adjacent St Leonards Hospice for hospice residents amenity. Feels there is a strong case to allocate H6 for healthcare facilities for the future expansion of the hospice as there is likely to be an increased need over the plan period for hospice/community based care. There is no capacity to expand on the current hospice site and this would be a logical location to expand. Puts forward three options: one to allocate all or part of H6 for healthcare; two to delete housing allocation at H6 and safeguard land; three - if H6 is retained as a housing site then amend further to remove land to east and south of hospice
Flooding/Drainage:	N/A
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	
Trajectory implications:	No Change. Keep to FSC boundary. Slight change to 49 dwellings due to density amendment
ID:	25
Officer Recommendation:	It is not considered possible to allocate the full site for healthcare use as there is no willing landowner for this use currently - the site has been submitted by the landowner for housing. It is considered that the proposed boundary amendment consulted on at FSC to reduce the site boundary to exclude the land adjacent to St Leonards Hospice to protect patient views should remain in the Publication Draft Local Plan as allocation H6Retain H6 boundary as FSC

SUBMITTED SITE PLAN

Legend

 Site Boundary



ID Ref:	ID1741
New site ref:	
Original Site Ref Number:	250
Allocation Ref:	
Site Name:	Land at Northfield
Submitted for:	Housing
Agent:	DLP Planning
Response submitted by:	Roland Bolton
On behalf of:	Landowner
Additional Evidence Through FSC:	Yes - OAHN; Landscape Appraisal; Transport Strategy Report; Revised Masterplan
Summary of Response Received:	Object to rejection of site 250 in FSC due to failing criteria 1 (Historic Character and Setting). Further evidence submitted including Objective Assessment of Housing Need; Landscape Appraisal; Transport Strategy Report; masterplan. Consider that site would not compromise historic character and setting of York. There would be strong landscape buffering to protect the openness and setting of Knapton. The location of the built form would be at the north of site away from Knapton and adjacent to existing properties on Sherwood Grove. Would retain agricultural land to the south and give a strong boundary treatment to A1237. Propose single vehicular access through new roundabout to A1237/Northfield Lane
Flooding/Drainage:	Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Yorkshire Water rising main runs through the site. GREEN
Landscape Comments:	The whole of this site is important to the Greenbelt and the setting of the city and falls within historic character and setting - area retaining rural setting. This land creates a physical and visual separation between North Minster business park and the main urban area, and between Knapton and Beckfield Lane. Further evidence has been reviewed and whilst it is acknowledged that landscaping could provide some mitigation the introduction of a solid form in this location would compromise what is currently an open and fluid landscape and the views of this afforded from the A1237. RED
Ecology Comments:	Site is all arable land. There is some wildlife on site occasional skylarks recorded. Any development would need to consider retaining the green linkages through to British Sugar Site to maximise ecological links. GREEN
Transport Comments:	The local highway authority would resist in principle any new roundabout/junction/access on the A1237 due to the inevitable impacts which would arise to the operation/performance of this Principal Traffic Route. The allocation seeks to create two forms of access to A1237 and as such cannot be supported. Therefore any evaluation of direct access to A1237 would carry substantial risk, be subject to comprehensive analysis, including a series of junctions along the A1237. Such assessment would be in a microsimulation format and in parallel have to be considered on a cumulative basis, through the Councils Strategic Transport Model. Accessibility by public transport, walking and cycling is considered to be inadequate for a site of this size. Access to current public transport is not within acceptable walking distances. It is highly unlikely that a direct bus service connection could be facilitated to

penetrate the site, as indicated in the masterplan and text. No detailed assessment of Norman Drive and Sherwood Grove has been submitted demonstrating the suitability of these routes. In addition the attractiveness of such to bus operators is unknown. Furthermore the P&R is almost 1km away and highly unlikely to be an attractive option, given this distance and crossing of roads involved. The walking distances to many local facilities is above the 'acceptable' threshold, including two schools; noting none are within the desirable 500m range. These distances for a substantial proportion of the land, together with factors of directness, safety and attractiveness will be likely to discourage travel by these modes, resulting in a development heavily reliant on the private car. For the above reasons this site cannot be supported from a transport and highways perspective. RED

EDU comments:

N/A

Open Space Comments:

Archaeology Comments:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Archaeological events have been recorded on this site (crop marks), which would need substantial work/investigations to be done to understand more. No further evidence has been submitted. AMBER

Retail Comments:

N/A

Proposals Map Action Required:

Trajectory implications:

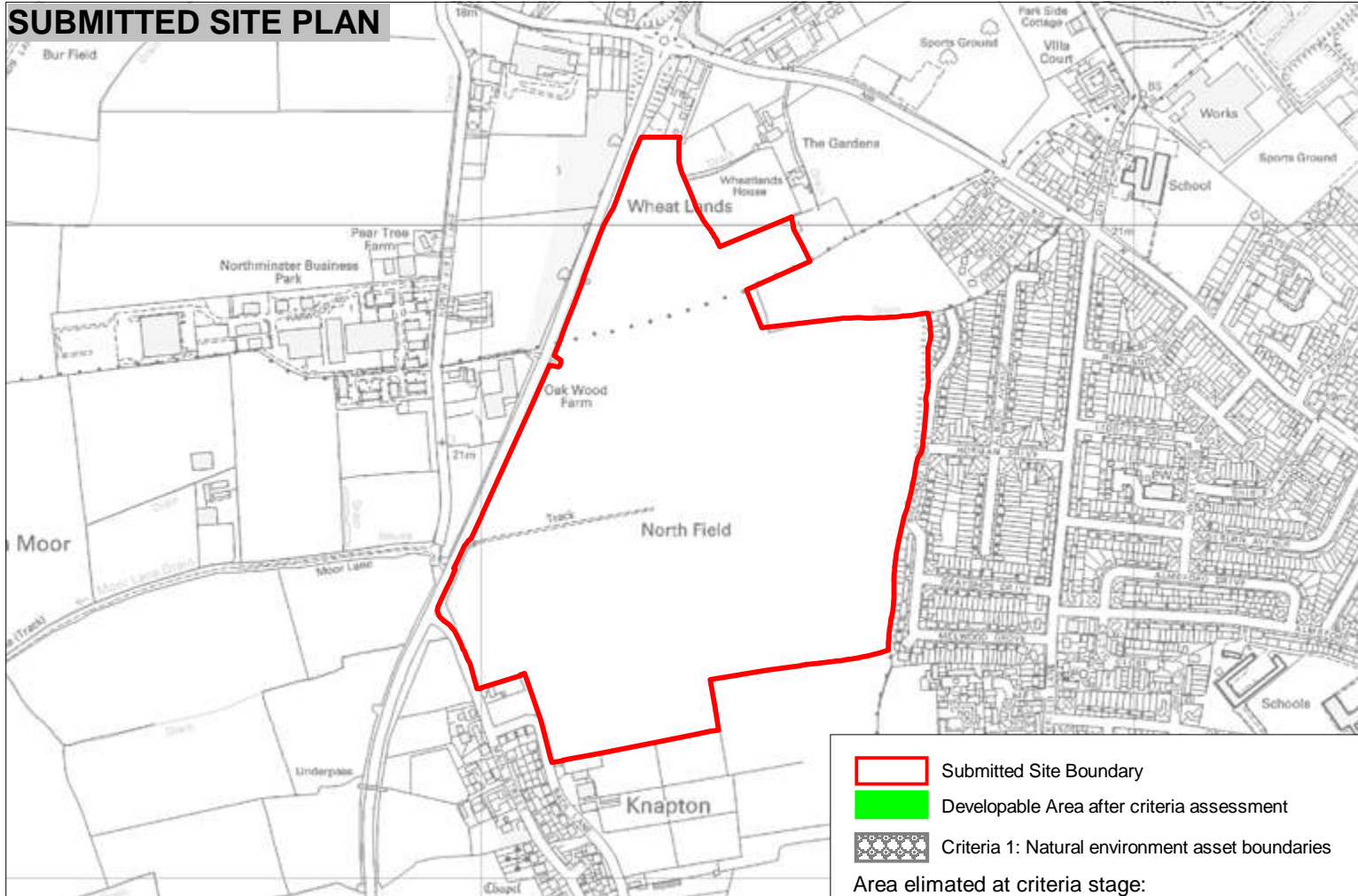
ID:

26

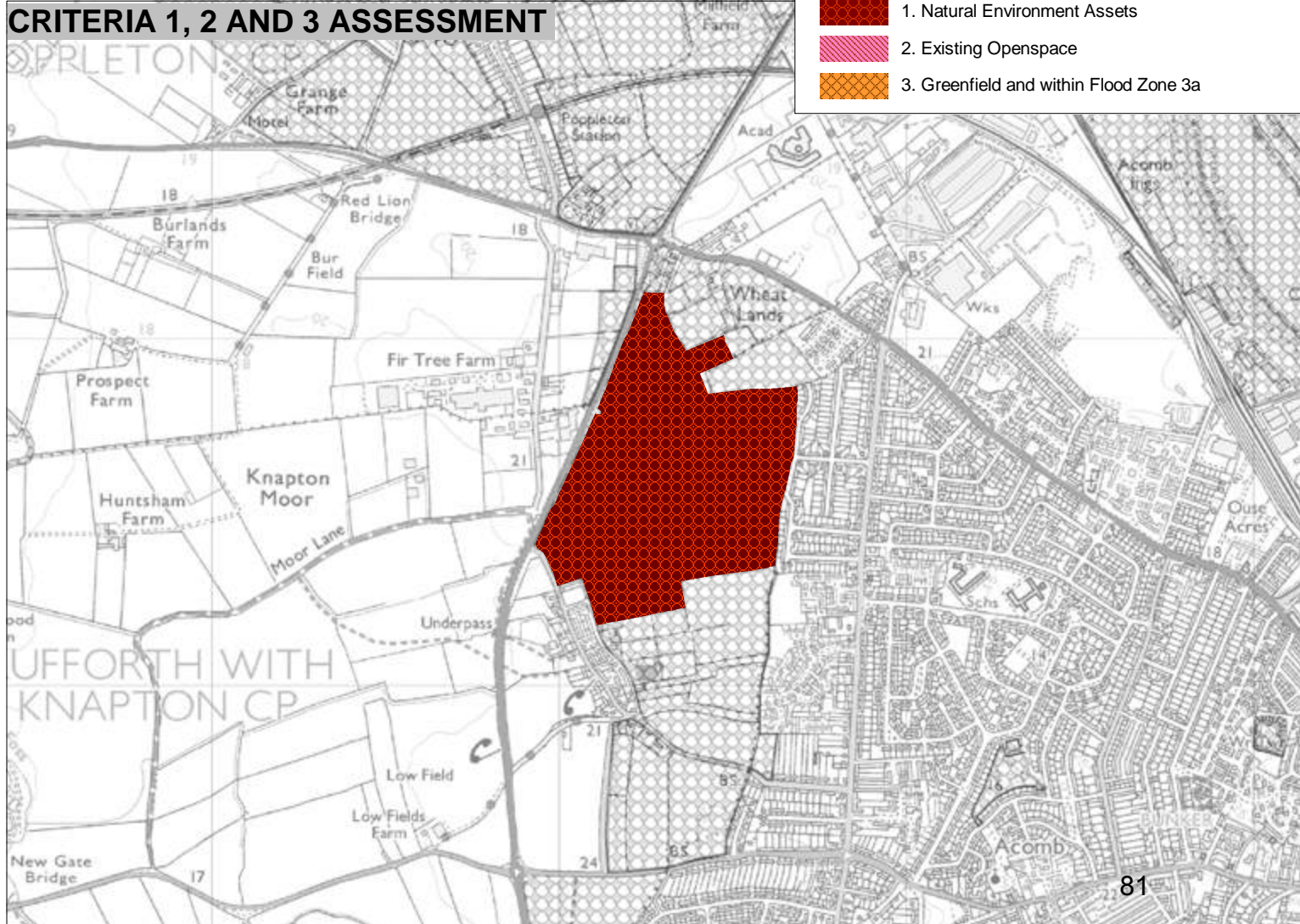
Officer Recommendation:

The whole of this site is important to the Greenbelt and the setting of the city and falls within historic character and setting - area retaining rural setting. This land creates a physical and visual separation between North Minster business park and the main urban area, and between Knapton and Beckfield Lane. Further evidence has been reviewed and whilst it is acknowledged that landscaping could provide some mitigation the introduction of a solid form in this location would compromise what is currently an open and fluid landscape and the views of this afforded from the A1237. The local highway authority would resist in principle any new roundabout/junction/access on the A1237 due to the inevitable impacts which would arise to the operation/performance of this Principal Traffic Route. The allocation seeks to create two forms of access to A1237 and as such cannot be supported. Therefore any evaluation of direct access to A1237 would carry substantial risk, be subject to comprehensive analysis, including a series of junctions along the A1237. Such assessment would be in a microsimulation format and in parallel have to be considered on a cumulative basis, through the Councils Strategic Transport Model. REJECT - NO CHANGE

SUBMITTED SITE PLAN

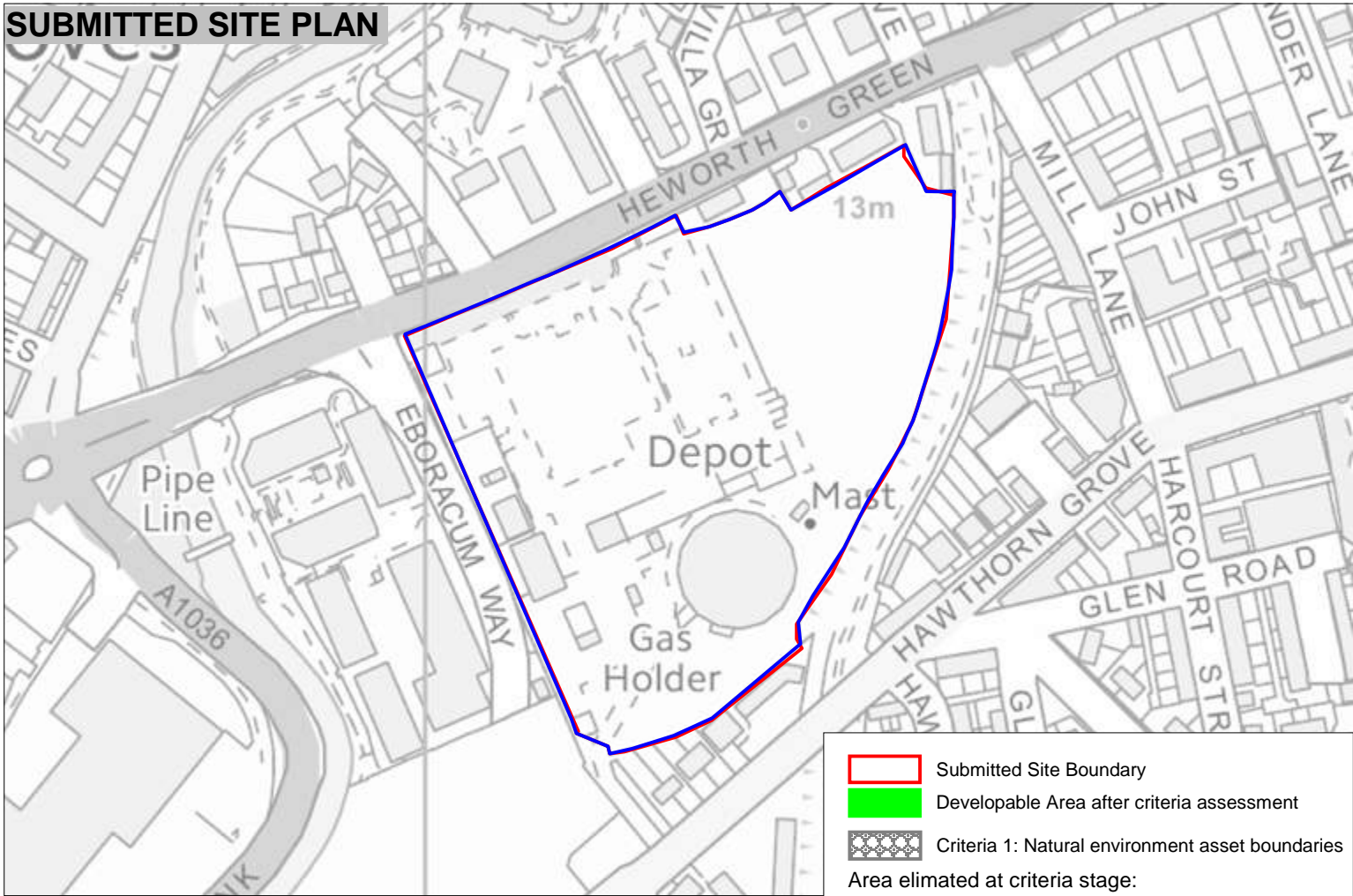









CRITERIA 1, 2 AND 3 ASSESSMENT



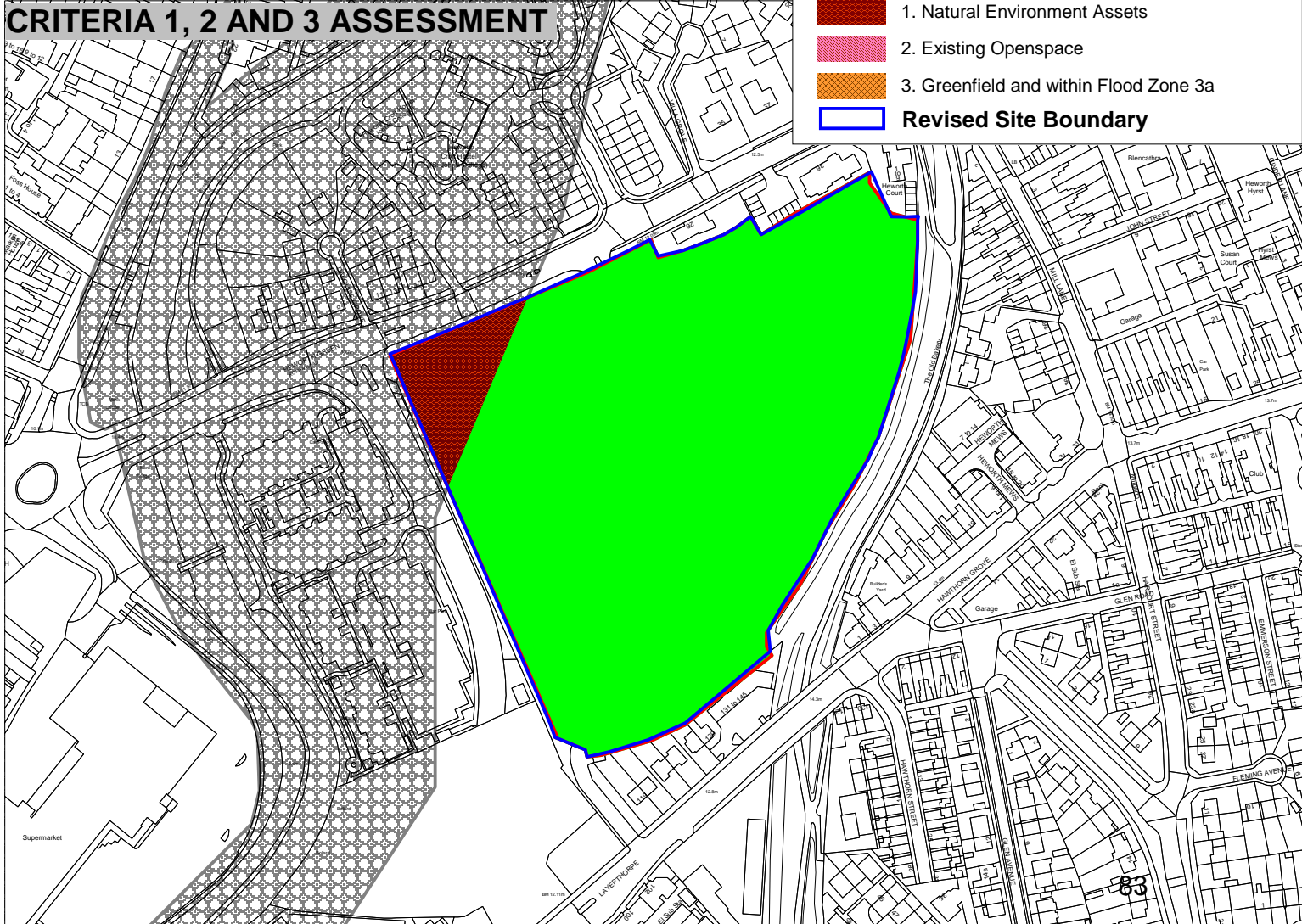
ID Ref:	ID UNKNOWN
New site ref:	
Original Site Ref Number:	472
Allocation Ref:	H1
Site Name:	Heworth Gas Works
Submitted for:	Housing
Agent:	Indigo planning
Response submitted by:	Richard Frudd
On behalf of:	National Grid Property
Additional Evidence Through FSC:	Delivery statement
Summary of Response Recieved:	Wish to include the entire submitted boundary as potential developable area (so include the corner of the site previously excluded as for being part of the regional green corridor) and for the site delivery to be moved forward to start in year two of the plan building out 66 dwellings per year for three years and 40 in the 6 to 10 year bracket. Confirm two landowners (National Grid Property and Northern Gas Networks). Confirmation of physical engineering solution to rationalise the operational equipment to remove the development impediment and facilitate site remediation. Landowners are currently agreeing disposal of the site to enable site to be brought to market. Anticipate construction would start 2016.
Flooding/Drainage:	N/A
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	Amend proposals map boundary.
Trajectory implications:	
ID:	31
Officer Recommendation:	It is considered that the site offers a key development opportunity on a brownfield site in the centre of the city. The representation submitted demonstrates why the allocation should relate to the 'short term' (years 1-5) phasing of housing delivery for the city, and why confirmation of this allocation will assist delivery during this period. The formal agreement being entered into by the joint owners will deliver the site to a residential developer by summer 2015, and there is no impediment to the first phase of construction commencing during 2016. Site should be included within the plan as residential allocation for years 1-5

SUBMITTED SITE PLAN



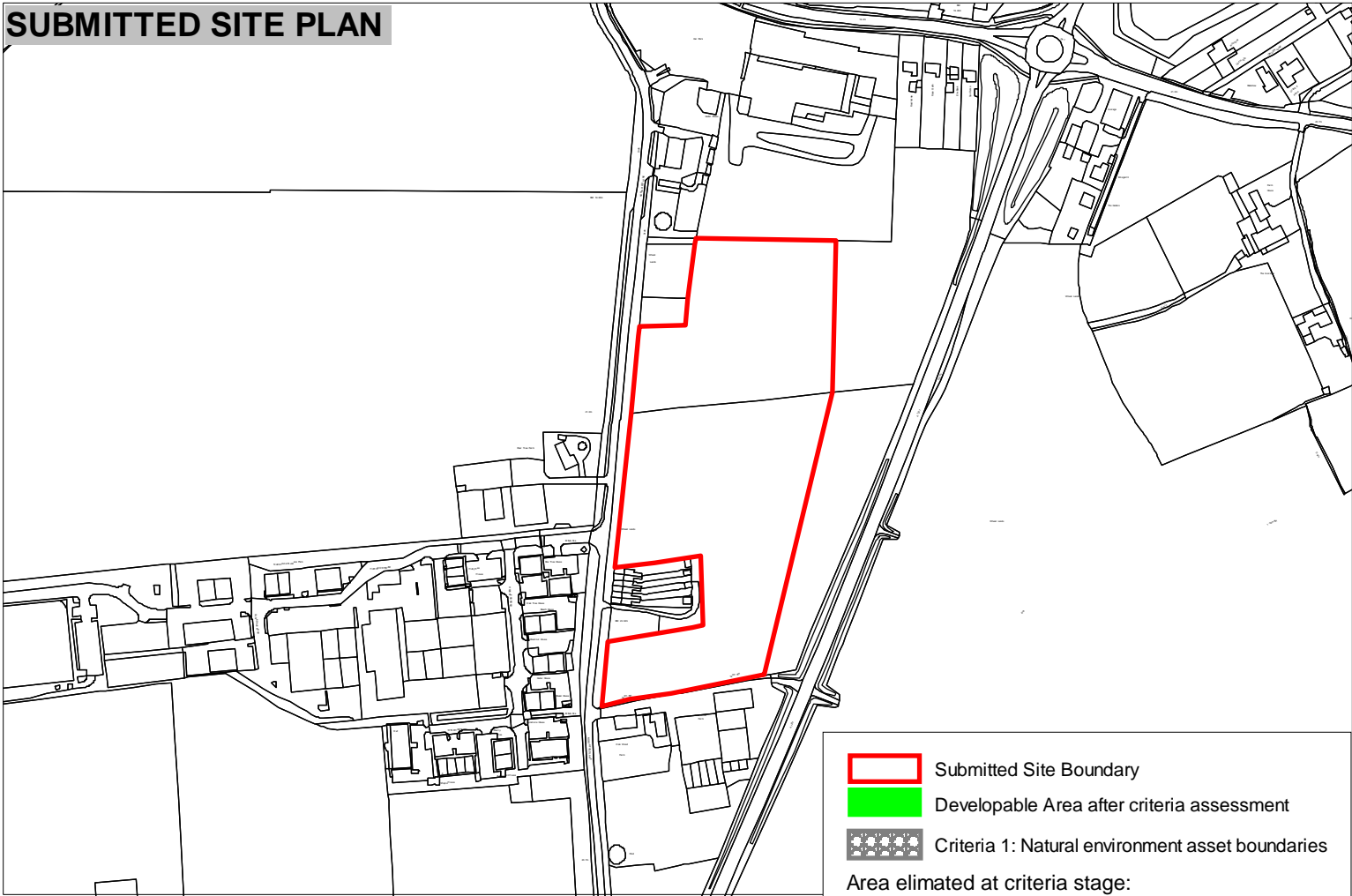
-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
 -  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a
-  Revised Site Boundary







CRITERIA 1, 2 AND 3 ASSESSMENT



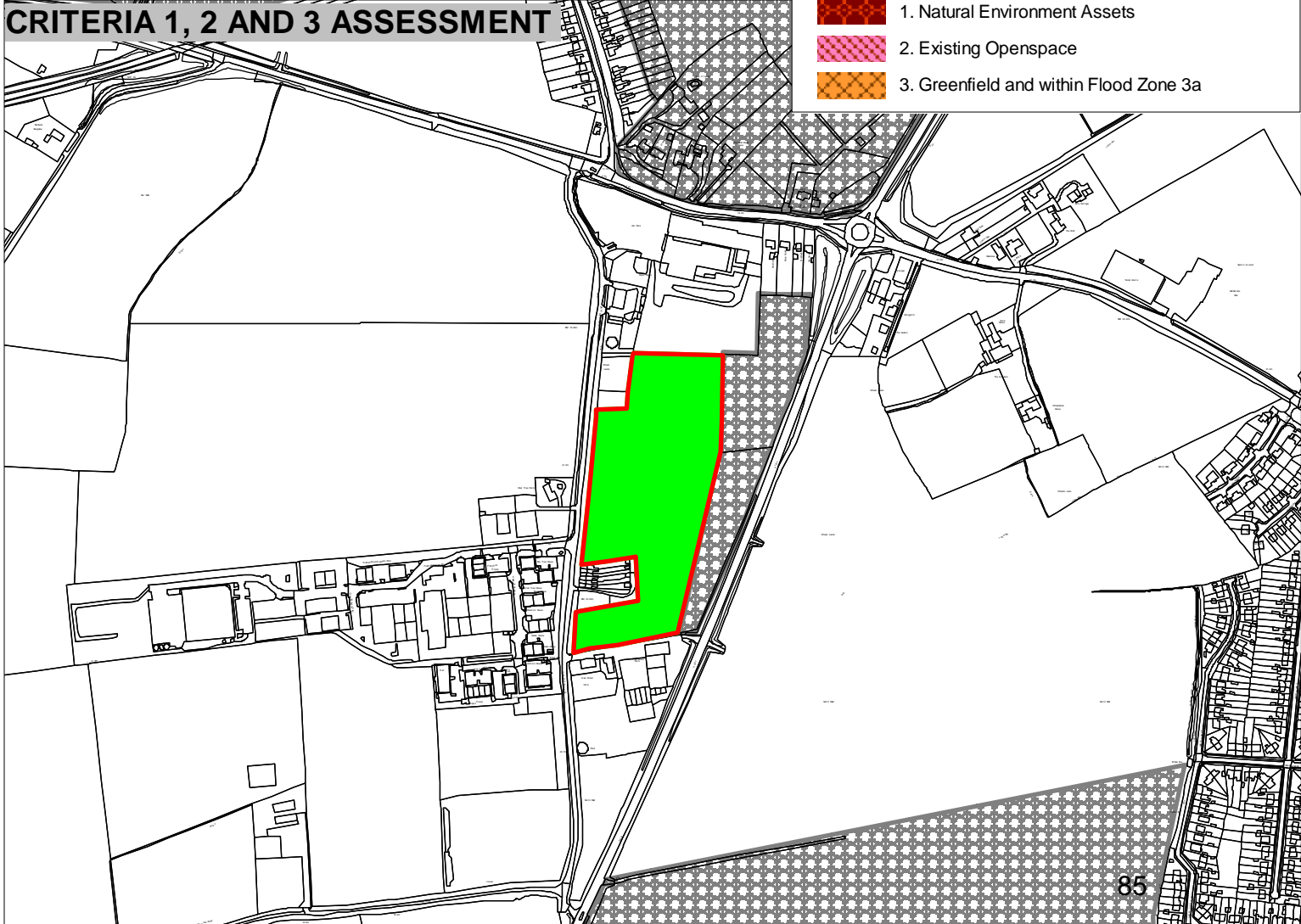
ID Ref:	ID9883
New site ref:	
Original Site Ref Number:	585
Allocation Ref:	N/A
Site Name:	Land at Northfield Lane
Submitted for:	
Agent:	
Response submitted by:	Landowner
On behalf of:	Landowner
Additional Evidence Through FSC:	None submitted
Summary of Response Recieved:	4ha site adjacent to Poppleton Garden Centre. Site should be removed from greenbelt. Rep considers that site should be excluded from greenbelt given its sustainable location close to p&r and because surrounding land (NMBP, P&R, Poppleton Garden Centre) is already developed so site is land locked relict of open land with no connection to the remainder of the green belt. Seeking allocation for touring caravans/motor homes or B1.
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	n/a
Trajectory implications:	
ID:	32
Officer Recommendation:	Site is not considered appropriate for allocation in the Local Plan for Caravan site. REJECT

SUBMITTED SITE PLAN



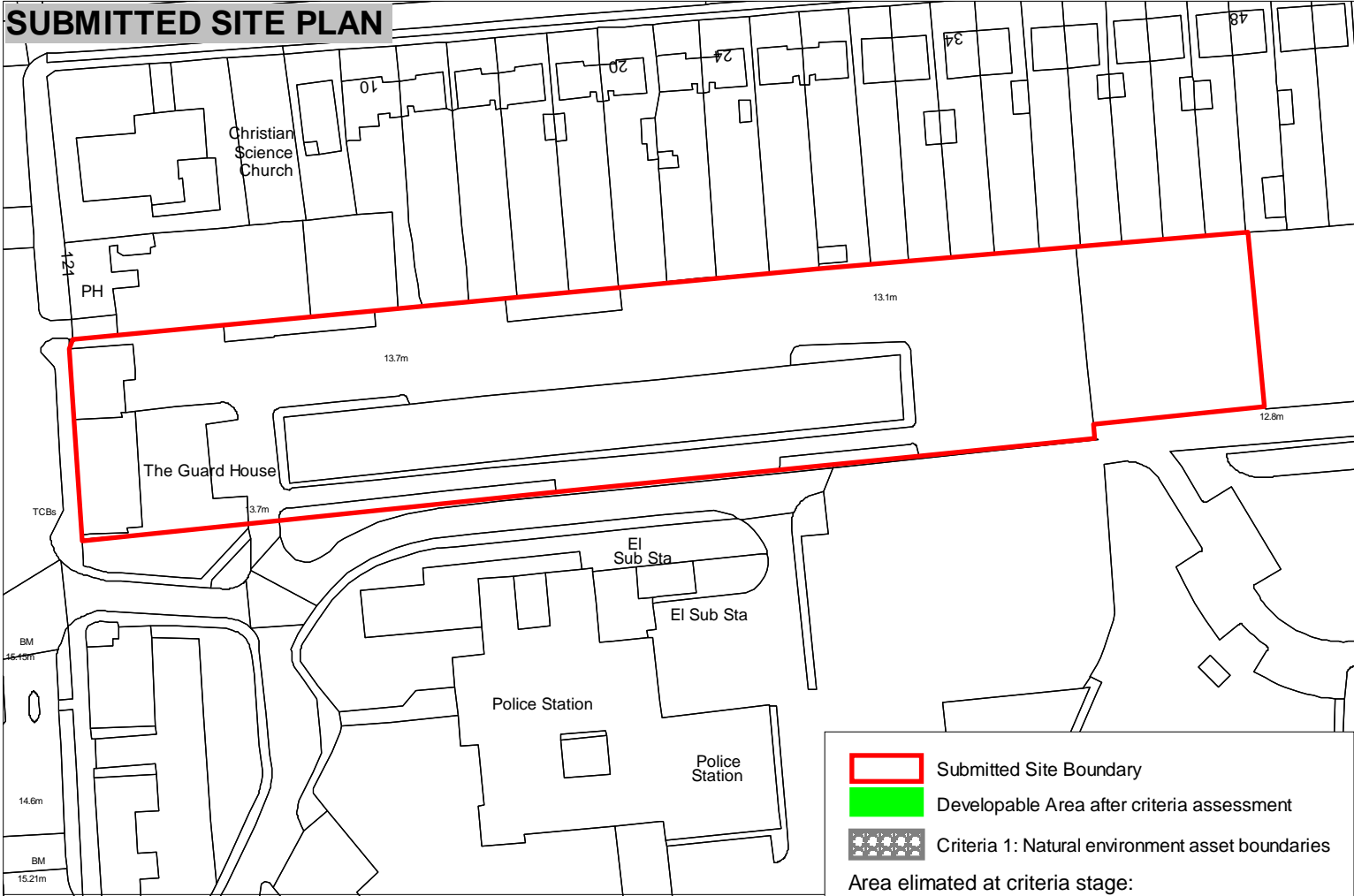
-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID1401
New site ref:	
Original Site Ref Number:	627
Allocation Ref:	H11
Site Name:	Frederick House
Submitted for:	Housing/Community facilities & wider uses
Agent:	Keogh Planning
Response submitted by:	Eamonn Keogh
On behalf of:	Shepherd Group Properties
Additional Evidence Through FSC:	None submitted
Summary of Response Recieved:	Support amended allocation now seeks to widen allocation to include b1a c3 c2 d1 and c1
Flooding/Drainage:	N/A
Landscape Comments:	n/a
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	No change - as FSC
Trajectory implications:	No change
ID:	33
Officer Recommendation:	Leave as housing allocation (H11) and suitable for community uses incl. medical, education or local retail. Allocate for medium to longer term as rep states that likely to remain in B1a office use for foreseeable future

SUBMITTED SITE PLAN



Submitted Site Boundary

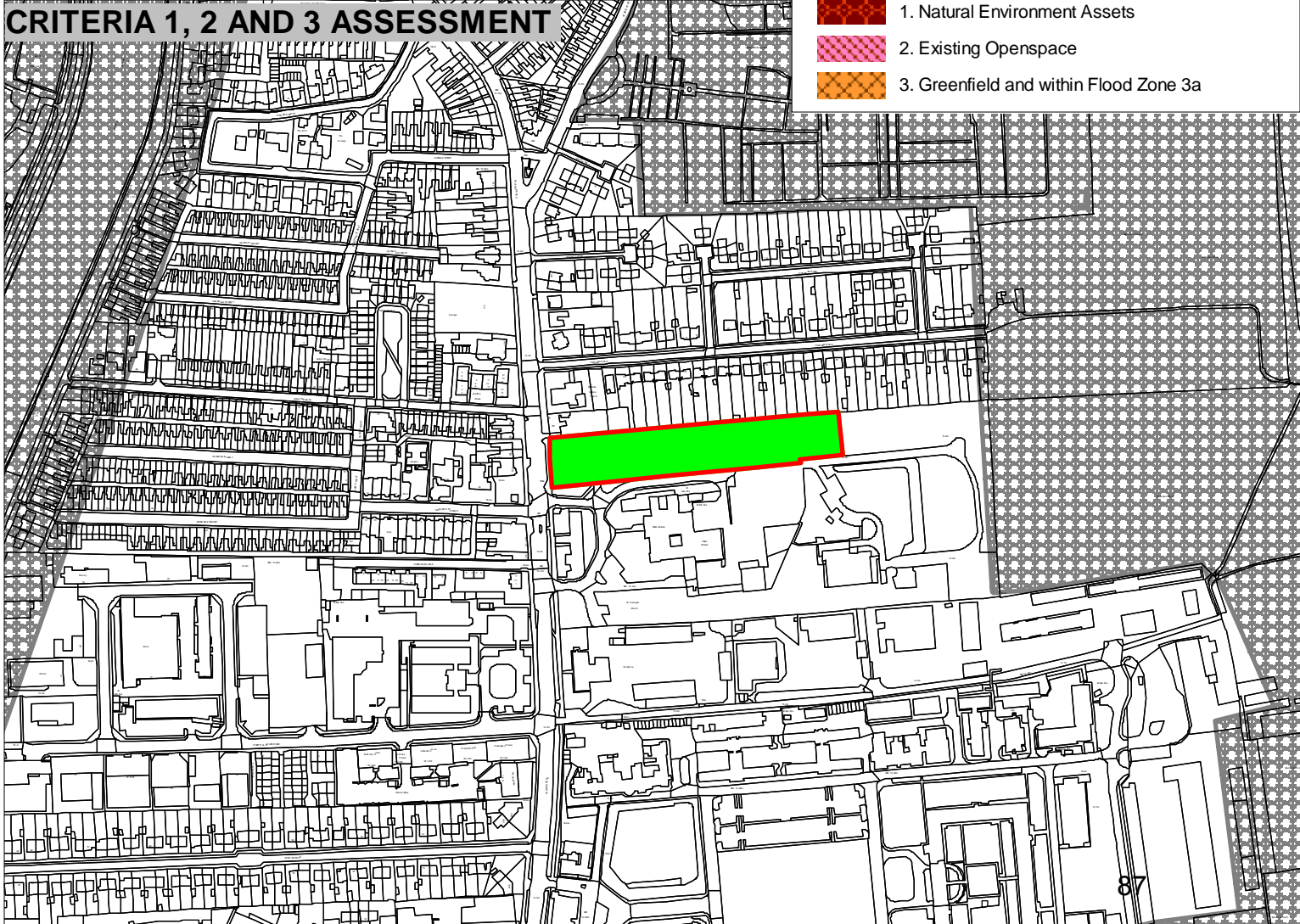
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

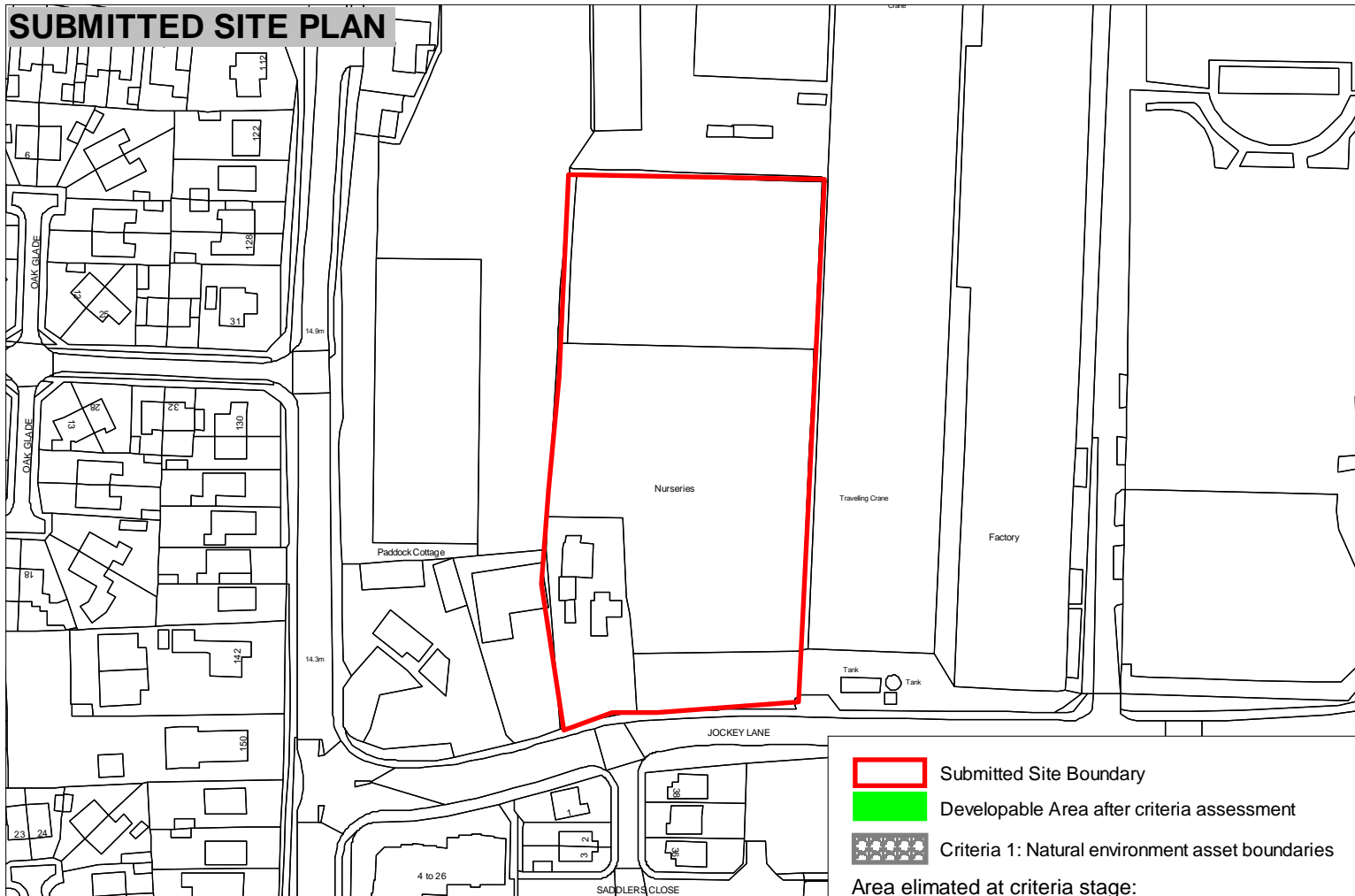
- 1. Natural Environment Assets
- 2. Existing Openspace
- 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID0532
New site ref:	
Original Site Ref Number:	639
Allocation Ref:	E11
Site Name:	Annamine Nurseries
Submitted for:	Employment
Agent:	Keogh Planning
Response submitted by:	Eamonn Keogh
On behalf of:	Shepherd Group Properties
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Change to include office use supported but document infers that any employment use must be connected with adjacent use - object to this restriction as is unreasonable and unnecessary.
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	No Change - as FSC
Trajectory implications:	N/A
ID:	34
Officer Recommendation:	Keep as E11 allocation of B1b,B2,B8 and B1a office in conjunction with existing Portakabin operation

SUBMITTED SITE PLAN



Submitted Site Boundary

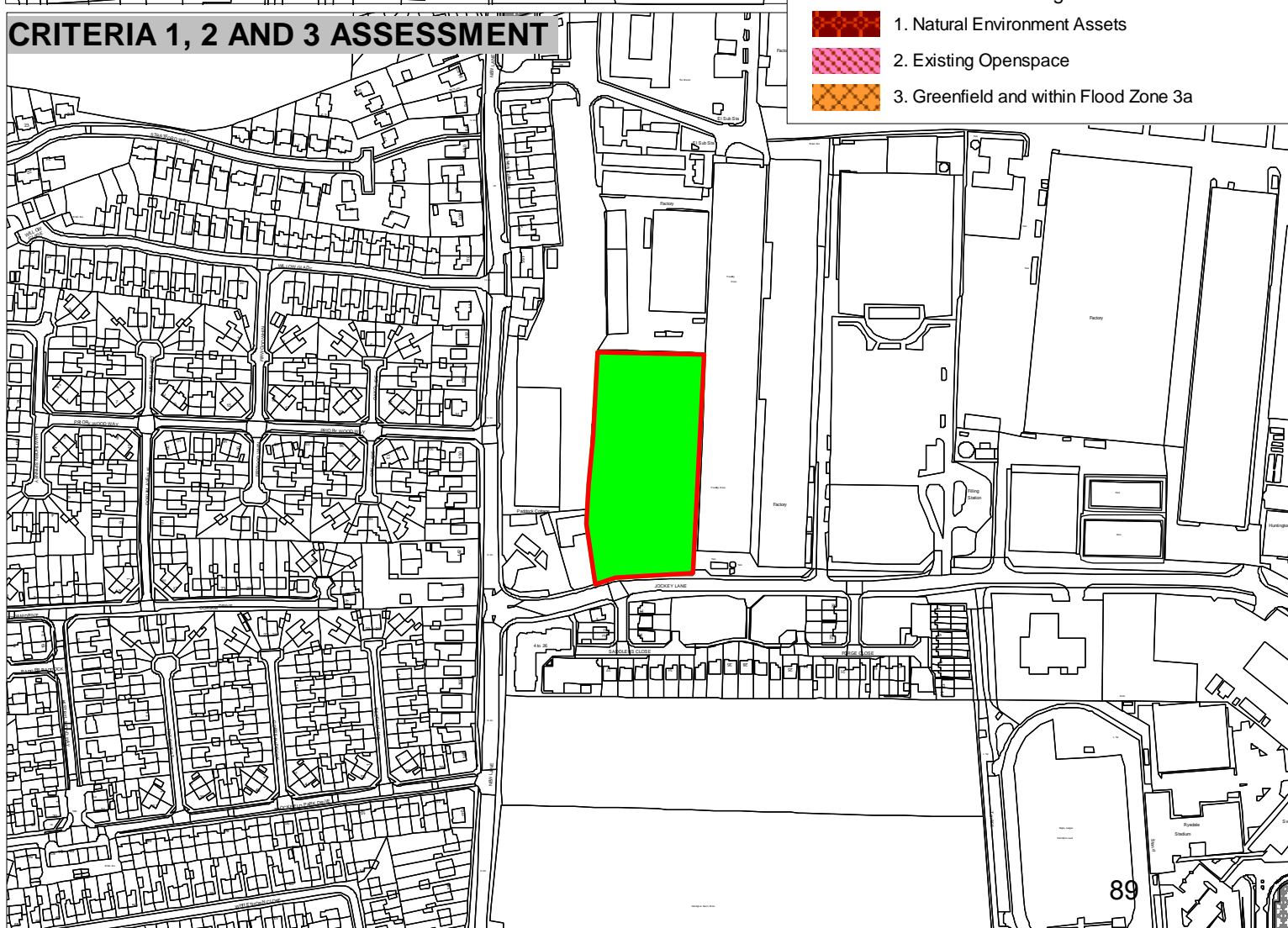
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

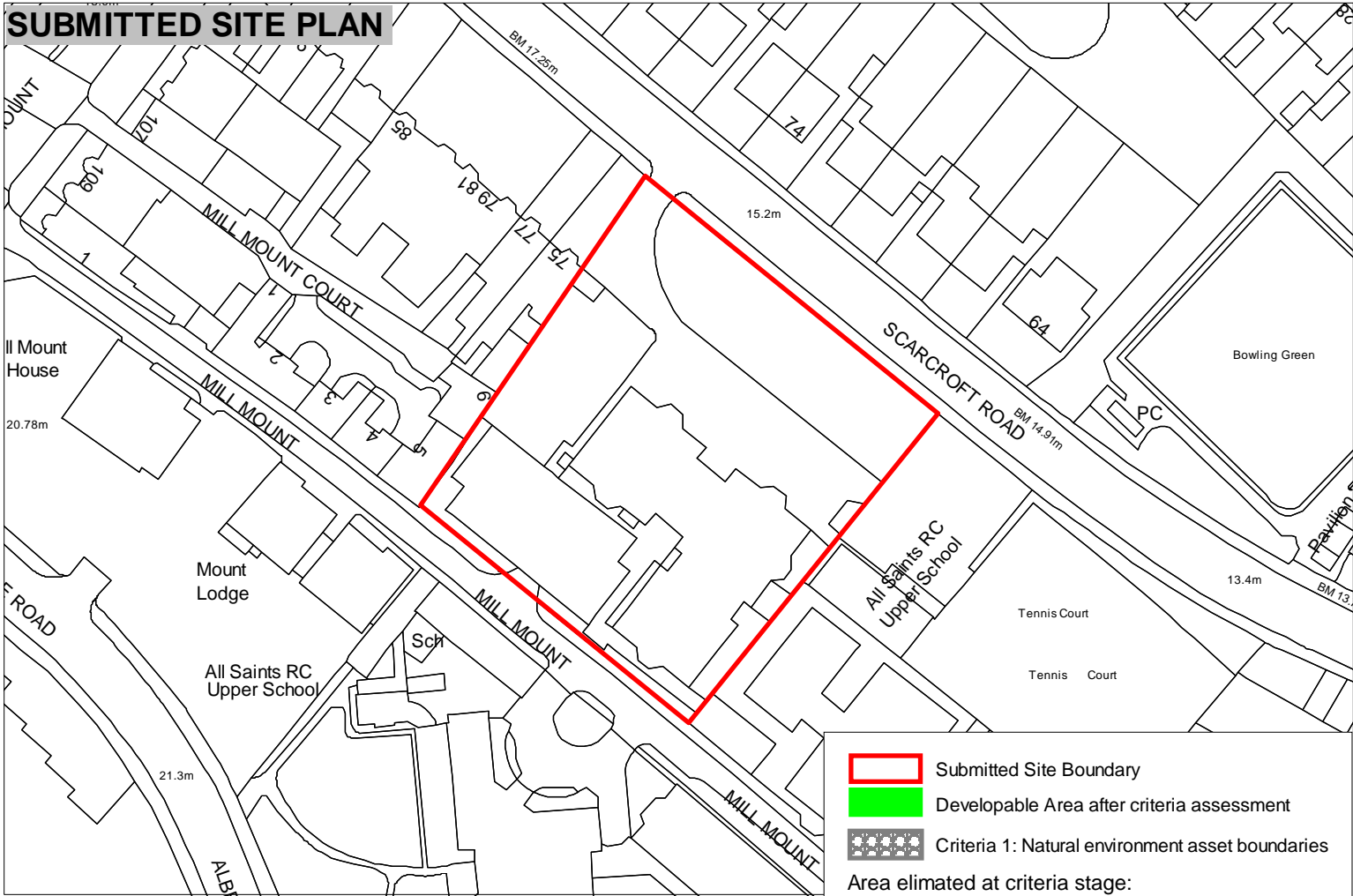
- 1. Natural Environment Assets**
- 2. Existing Openspace**
- 3. Greenfield and within Flood Zone 3a**







CRITERIA 1, 2 AND 3 ASSESSMENT



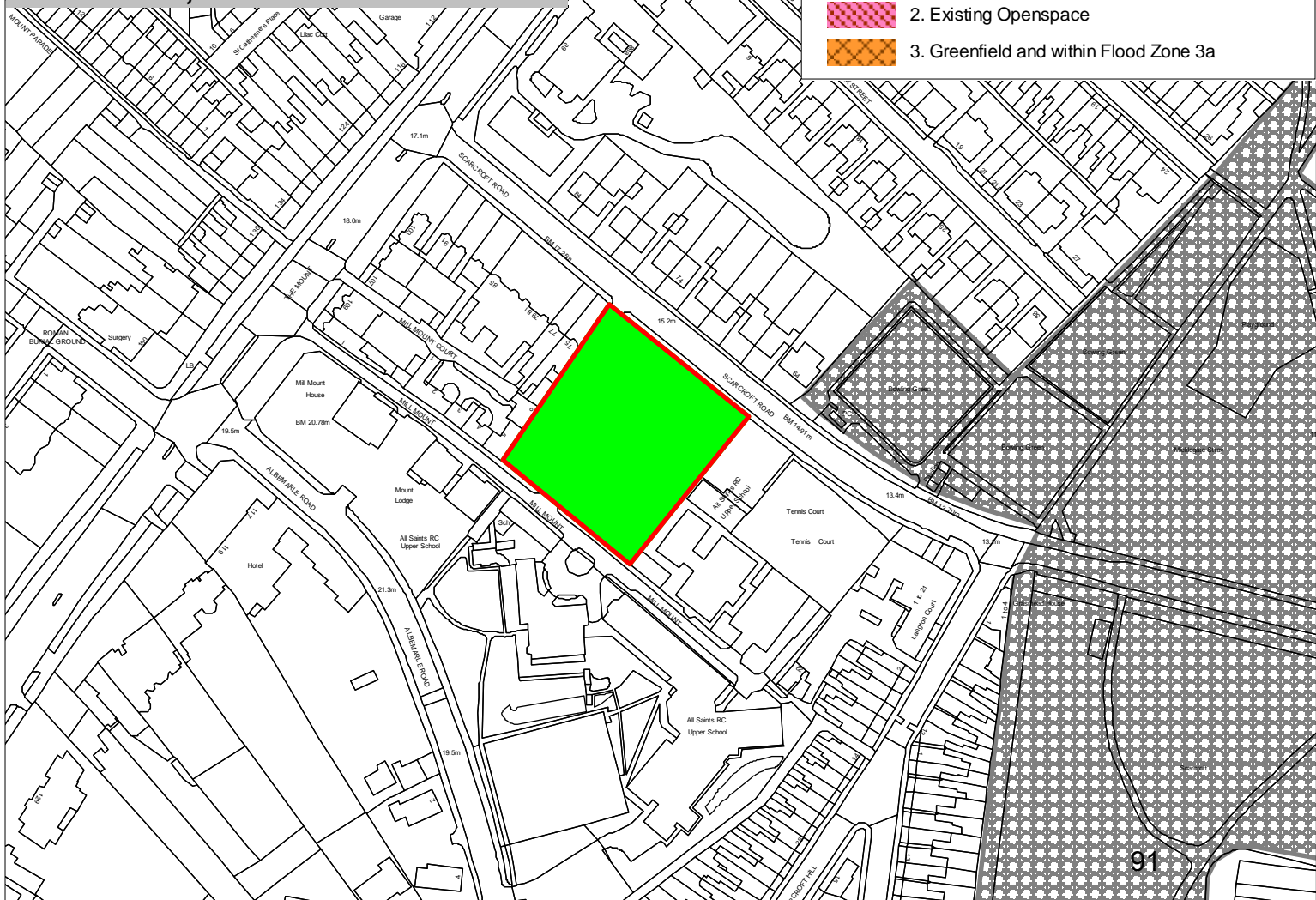
ID Ref:	ID4390
New site ref:	
Original Site Ref Number:	654
Allocation Ref:	H19
Site Name:	Land at Mill Mount
Submitted for:	Housing/Community facilities & wider uses
Agent:	Keogh Planning
Response submitted by:	Eamonn Keogh
On behalf of:	Shepherd Engineering Services Ltd
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Support amended allocation but seek to expand uses further to include B1 and hotel use
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	No change - as FSC
Trajectory implications:	N/A
ID:	35
Officer Recommendation:	Leave as housing allocation H19 and wider mix of uses as FSC. No evidence to support demand for hotel use and allocation for this use in Local Plan submitted in representation.

SUBMITTED SITE PLAN



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

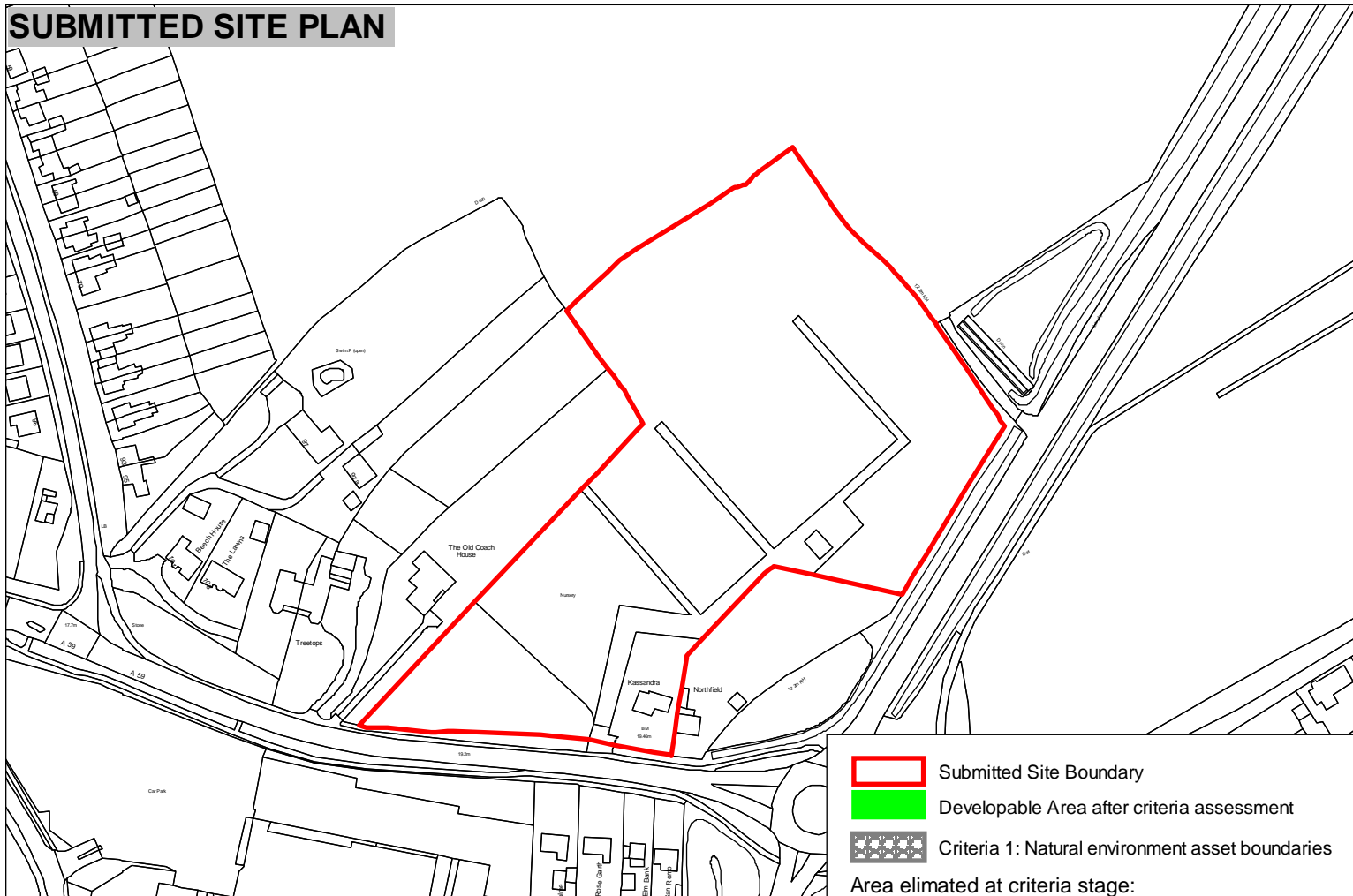
CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID6351
New site ref:	
Original Site Ref Number:	
Allocation Ref:	N/A
Site Name:	Land at Oaktree Nursery, Boroughbridge Lane
Submitted for:	
Agent:	Johnson Brook
Response submitted by:	Mark Johnson
On behalf of:	Gladedale Estates
Additional Evidence Through FSC:	Transport Access Statement (Optima)
Summary of Response Received:	Land currently used as nursery/glasshouses. Land rejected at FSC as fails criteria 1 - Historic Character and Setting. Further access statement submitted (Optima) using in only/out only junction onto A59.
Flooding/Drainage:	
Landscape Comments:	Site fails criteria 1 and is within historic character and setting. No landscape appraisal submitted. RED
Ecology Comments:	
Transport Comments:	Further evidence submitted at FSC has been considered. The Council would not accept any form of vehicular access, even with limited movements, to the A1237, as this would undermine its function and operation as a strategic traffic route and additionally introduce significant highway safety risks. Furthermore the Council intend to pursue the upgrading of the A1237 to a dual carriageway which reinforces the need to preclude further access creation. It has not been demonstrated that an appropriate and suitable form of vehicular access can be established on the A59 to adequately serve the allocation. Given the proximity to the roundabout it is considered that the provision of a highway layout which can facilitate safe right turning manoeuvres would be difficult to achieve. RED
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	36
Officer Recommendation:	Further transport evidence submitted at FSC has been considered. The Council would not accept any form of vehicular access, even with limited movements, to the A1237, as this would undermine its function and operation as a strategic traffic route and additionally introduce significant highway safety risks. Furthermore the Council intend to pursue the upgrading of the A1237 to a dual carriageway which reinforces the need to preclude further access creation. It has not been demonstrated that an appropriate and suitable form of vehicular access can be established on the A59 to adequately serve the allocation. Given the proximity to the roundabout it is considered that the provision of a

highway layout which can facilitate safe right turning manoeuvres would be difficult to achieve. In addition the site fails criteria 1 of the site selection methodology and is within an area considered to form part of the historic character and setting of York. No landscape appraisal has been submitted. REJECT - NO CHANGE

SUBMITTED SITE PLAN



Submitted Site Boundary

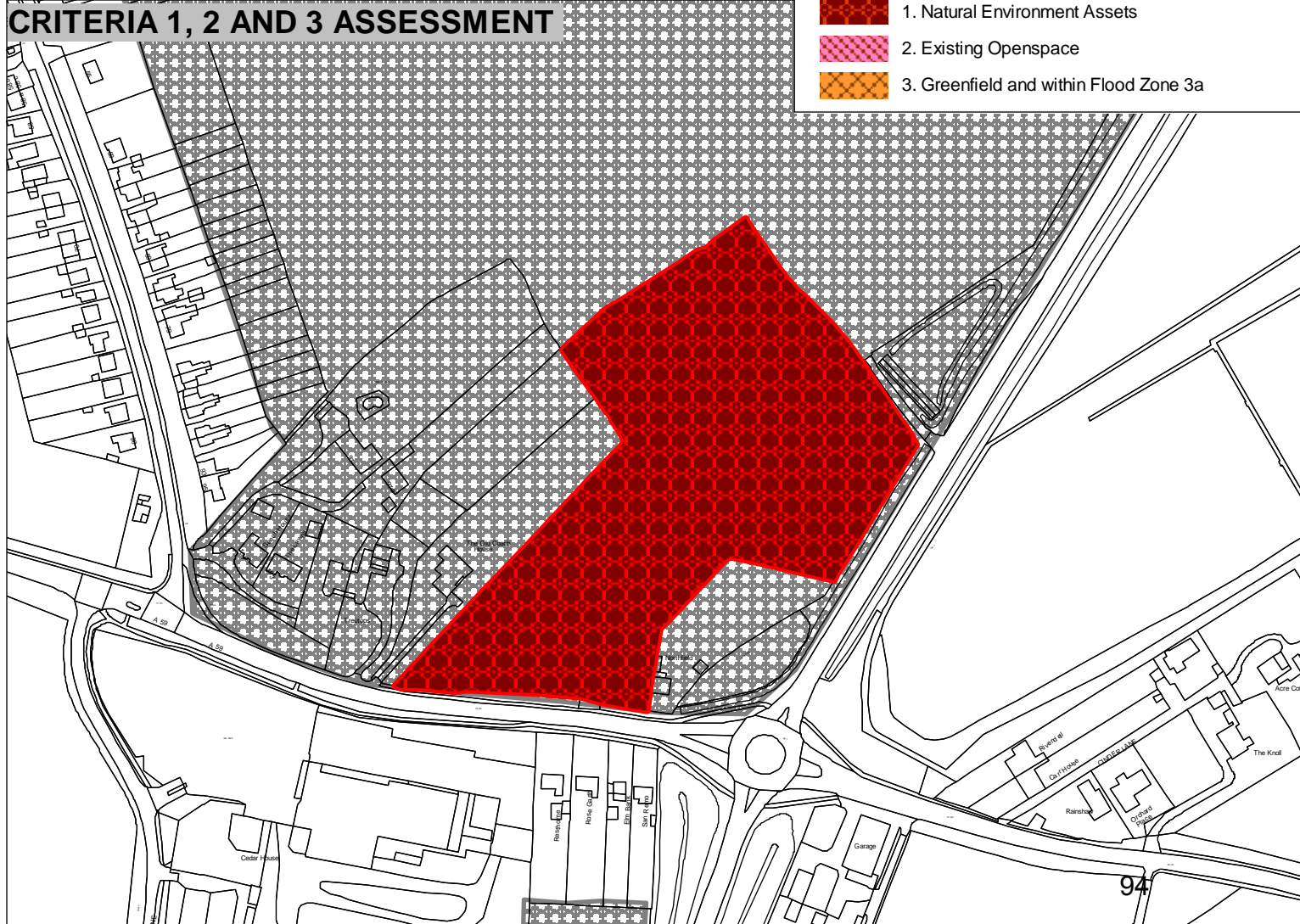
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

- 1. Natural Environment Assets**
- 2. Existing Openspace**
- 3. Greenfield and within Flood Zone 3a**

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID431
New site ref:	132
Original Site Ref Number:	696
Allocation Ref:	H2b
Site Name:	Land at Cherry Lane (Part of amalgamated sites at racecourse)
Submitted for:	Housing
Agent:	Keogh Planning
Response submitted by:	Eamonn Keogh
On behalf of:	Shepherd Homes
Additional Evidence Through FSC:	Ecology Survey (Access Ecology, May 2014); Sketch Scheme (PRA Architects)
Summary of Response Received:	Extended boundary rejected in FSC as it was considered that development would affect rural character of Cherry Lane and the setting and openness and open access to Knavesmire. Ecology survey undertaken (May 2014 - Access Ecology) and submitted through FSC. Report considers that all habitats/species are common and contains limited floral diversity. Hedgerow would not qualify as an ancient or species rich hedgerow. Fails to meet criteria for important hedgerows under 1997 Hedgerow Regs par. 6,7,8. Would meet requirements of UKBAP priority habitat by virtue of physical characteristics and therefore should retain where possible. One tree with moderate potential for bat roosting. Hedgerow and grassland has potential for nesting birds but not a constraint to development. Not considered ecologically sensitive. Grassland has no ecological sensitivity and is 'common habitat'. In terms of adverse impact on rural character it is considered that scheme design can retain character. Sketch scheme submitted (PRA Architects)
Flooding/Drainage:	No additional comments. Site is located in flood zone 1. GREEN
Landscape Comments:	Comments as FSC remain despite consideration of revised sketch scheme submitted through FSC. It is considered important to retain the rural character of Cherry Lane and its setting and openness and the open aspect to the Knavesmire. The extended boundary of the site to include the former designated open space is not considered suitable for development at the scale proposed and the scheme put forward does not reflect line of neighbouring development. RED
Ecology Comments:	The original officer comments were provided on Site 696 Amalgamated Sites off Tadcaster Road. Part of this site is designated as Knavesmire Stables Meadow Site of Nature Conservation Interest (SINC), as an example of species-rich old meadow habitat. The SINC was excluded from the developable area along with the area to the north with is marked as existing open space (and previously designated as such) in the Further Sites Consultation. It is this area of existing open space (not Knavesmire Stables Meadow SINC) which a representation for inclusion in the allocation has been made. The northern boundary of this area is designated as Cherry Lane SINC, as a species rich hedgerow and includes both hedges either side of the lane. It was designated in 2010 under Guideline Wd7. Further survey data is available from 2011 and from 04/08/14 (Cherry Lane side only). Under the Hedgerow Regulations 1997 hedgerows are deemed important if they have been in existence for 30

years or more and they satisfy at least one of the criteria set out in Part II of Schedule 1 to the Regulations. Evidence of the length of time a hedgerow has been in existence can be difficult, however hedgerows can be seen lining Cherry Lane on 1971 aerial photography, dating them to older than 30 years. The structure of the hedgerow and age of trees would support this. To be classified as an important hedgerow Paragraph 7 of Schedule 1 requires hedgerows to include; (b) at least five woody species (in a 30m stretch) listed in Schedule 3 to the Regulations and has with it at least three of associated features specified (in sub paragraph 4). This hedgerow includes the following five woody species in an average 30m stretch from Schedule 3; ash, hawthorn, elder, hazel, rose spp. (dog rose and field rose) (recorded on 04/08/14). The associated features present include; (b) gaps which in aggregate do not exceed 10% of the length of the hedgerow (e) where the length of the hedgerow exceeds 100m, such as number of standard trees (within any part of its length) as would when averaged over its total length amount to at least one for each 50 metres (f) at least three woodland species (from Schedule 2) within one metre, in any direction, of the outermost edges of the hedgerow (lords-and-ladies, wood avens and wood false brome recorded on 04/09/14). (l) a parallel hedge within 15 metres of the hedgerow. And therefore it qualifies as important under the Hedgerow Regulations 1997 under Paragraph 7 criteria. The hedgerow would also qualify under Paragraph 8 criteria (hedgerow adjacent to a road used as a public path, at least four woody species and two associated features). Conclusion: The land provides a buffer to the SINC hedgerow on Cherry Lane and any development coming forward would need to provide a suitable buffer to this hedgerow and to the Knavesmire Stables Meadow SINC which must continue to be excluded from the developable area. Amber

Transport Comments:

No additional comments. Potential for cumulative traffic impacts on A1036. Further detailed transport assessment would be required. AMBER

EDU comments:

N/A

Open Space Comments:

No further comments. The site was previously designated as amenity greenspace but the land is no longer considered to form an amenity greenspace function as it is in private ownership and not publically accessible

Archaeology Comments:

No further comments

Retail Comments:

N/A

Proposals Map Action Required:

It is considered that the original Preferred Options allocation (Site H2/696) Amalgamated sites of Tadcaster Road should be split into two separate sites to reflect separate landowners and delivery timescales. The site should be allocated as two separate sites - Site H2A Land at Racecourse, Tadcaster Road and H2B Land at Cherry Lane to recognise that Land at Cherry Lane can come forward in years 1-5 as no constraints to development confirmed. Land at racecourse is considered to be available in the medium to longer term years 6-10 of trajectory as predicated by needing to relocate stables prior to development.

Trajectory implications:

Split original site H2 into H2a and H2b - Land at Cherry Lane and Land at Racecourse Stables, Tadcaster Road with amended yield based on new split site sizes. Land at Cherry Lane in years 1-5. Land at Racecourse years 6-10

ID:

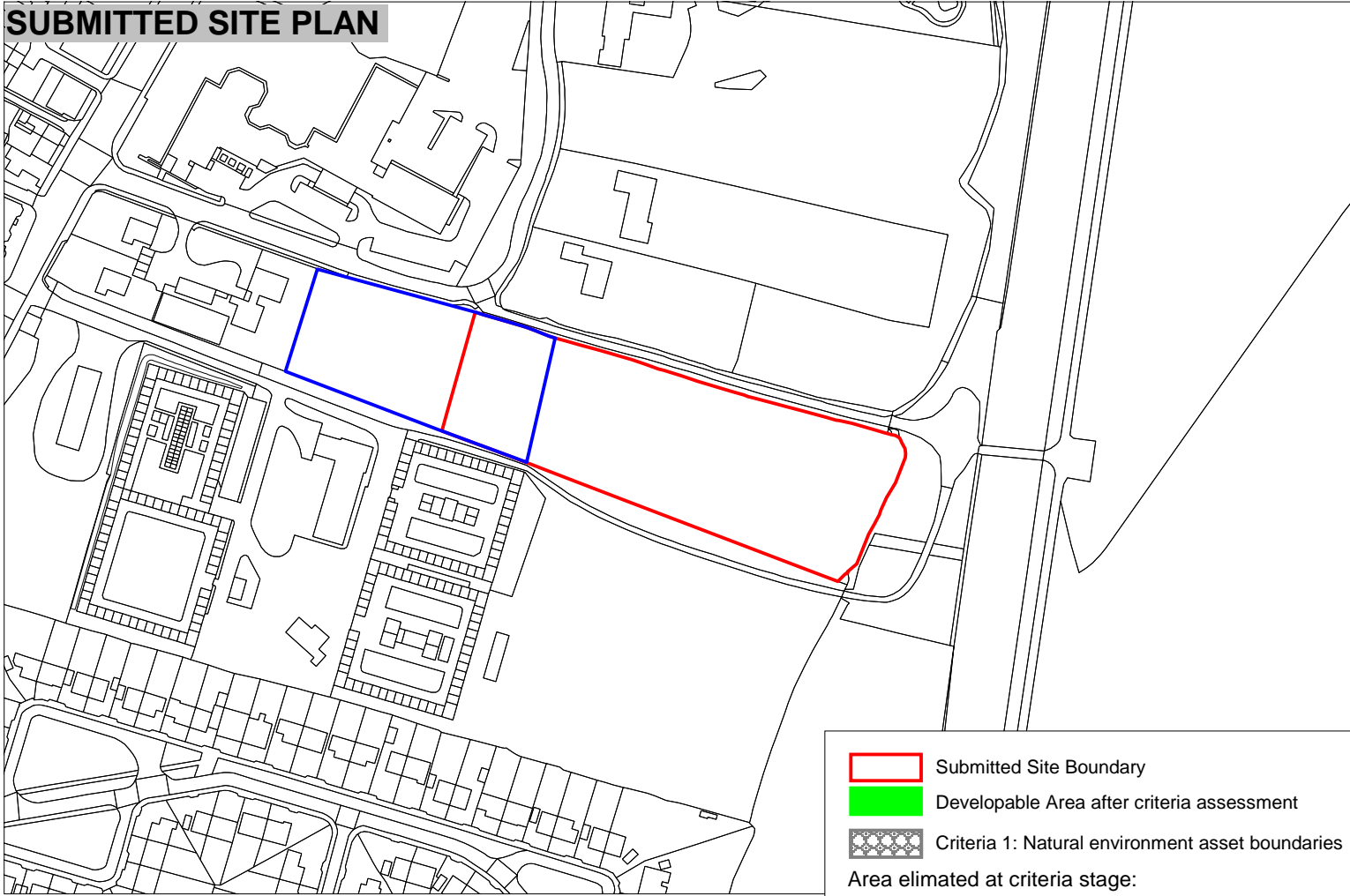
37








Officer Recommendation:

It is considered that the boundary of the site should remain as FSC and not extended to include further land at Cherry Lane adjacent to the Knavesmire. Further ecological evidence has been assessed and it is

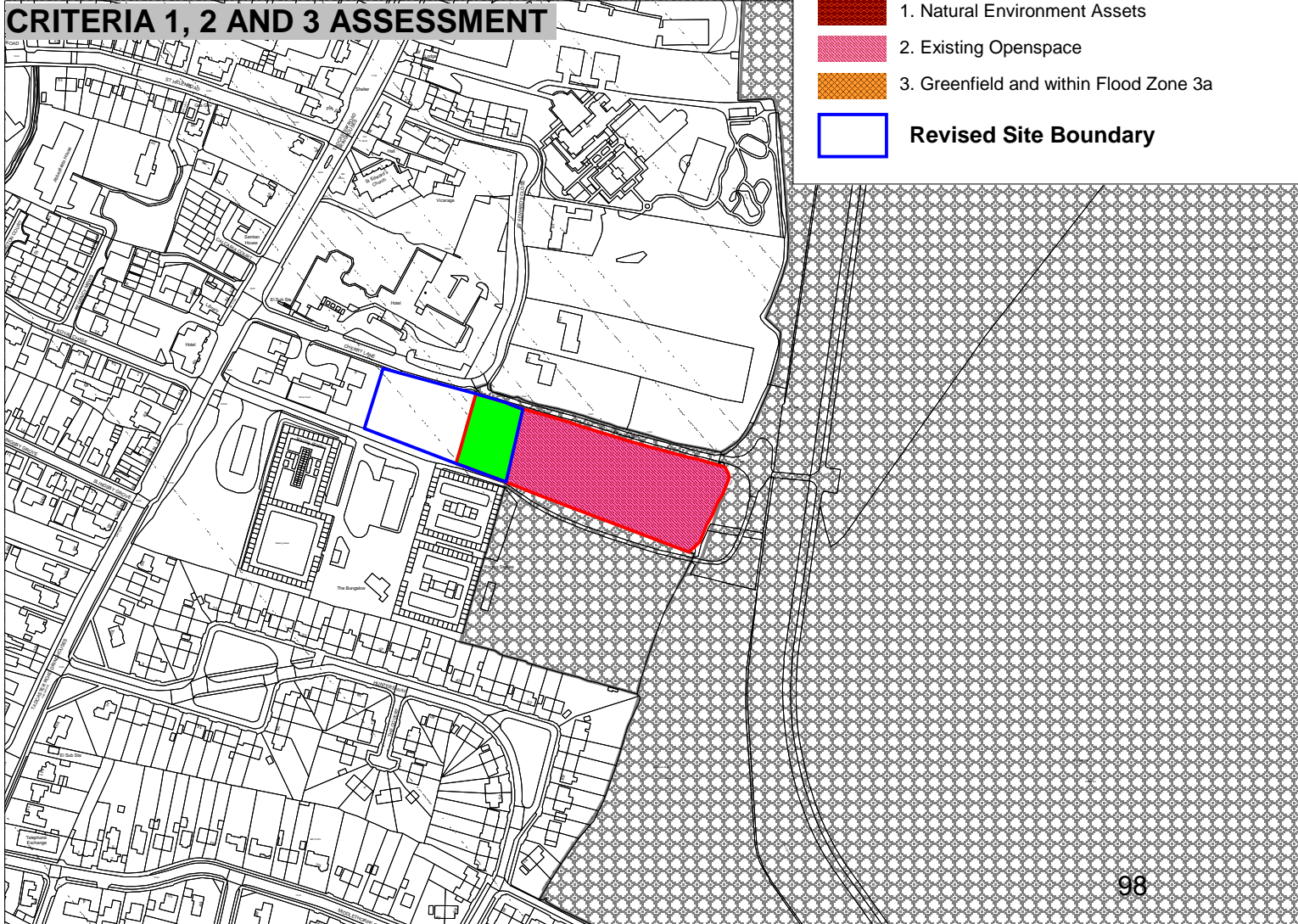
considered that the land provides a buffer to the SINC hedgerow on Cherry Lane and that any development coming forward would need to provide a suitable buffer to this hedgerow and to the Knavesmire Stables Meadow SINC which must continue to be excluded from the developable area. In addition the submitted sketch scheme for the site has been considered by technical officers and it is considered that development of the additional land proposed would have an adverse impact on the character of Cherry Lane and the open aspect the site currently provides to the Knavesmire. It is considered that the original Preferred Options allocation (Site H2/696) Amalgamated sites of Tadcaster Road should be split into two separate sites to reflect separate landowners and delivery timescales. The site should be allocated as two separate sites - Site H2A Land at Racecourse, Tadcaster Road and H2B Land at Cherry Lane to recognise that Land at Cherry Lane can come forward in years 1-5 as no constraints to development confirmed. Land at racecourse is considered to be available in the medium to longer term years 6-10 of trajectory as predicated by needing to relocate stables prior to development.

SUBMITTED SITE PLAN



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
 -  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a
-  Revised Site Boundary

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID550
New site ref:	822
Original Site Ref Number:	698
Allocation Ref:	ST14
Site Name:	Land north of Clifton Moor
Submitted for:	openspace
Agent:	Peacock and Smith
Response submitted by:	Peter Wood
On behalf of:	Landowner
Additional Evidence Through FSC:	Ecological Survey (Smmeden Foreman)
Summary of Response Received:	The boundary of ST14 consulted on at FSC includes a strip of woodland (Nova Scotia Plantation) proposed to be included as strategic greenspace. Not appropriate for this woodland to be included within ST14 and should be identified as a site to be retained for ecological reasons. Client has commissioned ecological survey (Smeeden Foreman) enclosed which identifies the site as including foraging habitat for barn owl and kestrel which are BAP species. Also includes mature hedgerows, ponds containing amphibian species and roosting bats. Should delete land as strategic greenspace or at very least should acknowledge the ecological value of the land.
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	The boundary of ST14 consulted on at FSC includes a strip of woodland (Nova Scotia Plantation) proposed to be included as strategic greenspace. Not appropriate for this woodland to be included within ST14 and should be identified as a site to be retained for ecological reasons. Client has commissioned ecological survey (Smeeden Foreman) enclosed which identifies the site as including foraging habitat for barn owl and kestrel which are BAP species. Also includes mature hedgerows, ponds containing amphibian species and roosting bats. Should delete land as strategic greenspace or at very least should acknowledge the ecological value of the land.
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	Delete the strip of land at Nova Scotia plantation from ST14 allocation
Trajectory implications:	N/A
ID:	38
Officer Recommendation:	The boundary of ST14 consulted on at FSC includes a strip of woodland (Nova Scotia Plantation) proposed to be included as strategic greenspace. The further ecological evidence submitted through FSC has been considered and officers consider that it is not appropriate for this woodland to be included within ST14. It is considered that the strip of

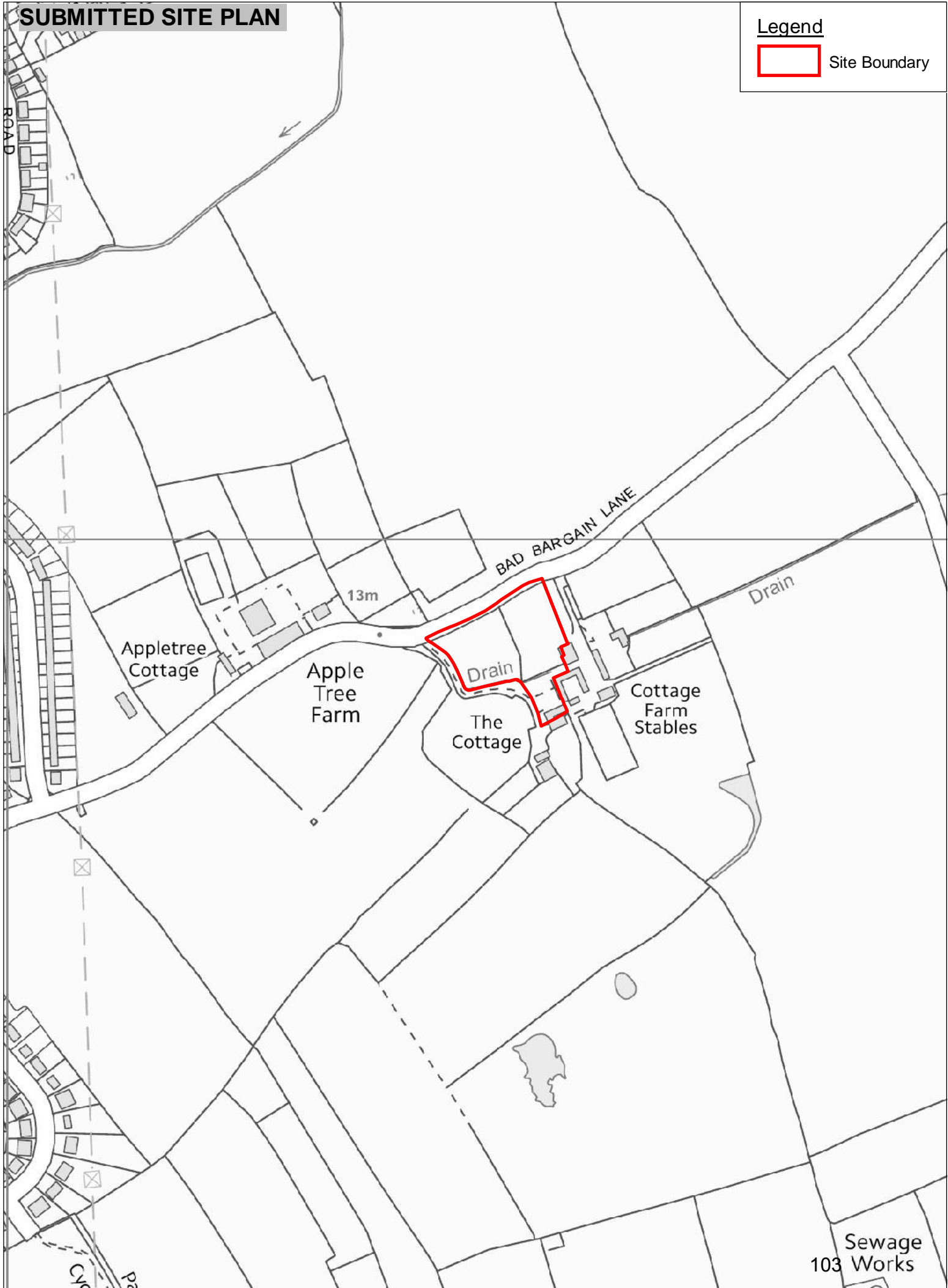
land at Nova Scotia Plantation should be removed from ST14 allocation. Boundary change to ST14 to remove Nova Scotia Plantation.

ID Ref:	ID10096
New site ref:	830
Original Site Ref Number:	699
Allocation Ref:	ST7
Site Name:	The Bungalow, Cottage Farm
Submitted for:	Housing
Agent:	
Response submitted by:	Landowners
On behalf of:	Landowners
Additional Evidence Through FSC:	No
Summary of Response Received:	Support ST7 but seek to develop land in their ownership for circa 20 residential units. Confirms dialogue with landowners/agents for ST7 who is controlling land and adjacent properties . Want to build as affordable rentals and/or self build plots with large natural swimming pond to form drainage. Will be off-grid, limited traffic and can be delivered as early phase to ST7
Flooding/Drainage:	N/A
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	Site is within ST7
Trajectory implications:	Count within overall capacity of Site ST7
ID:	39
Officer Recommendation:	The site is a small plot within the wider ST7 allocation and the landowner has confirmed their support for the wider ST7 allocation within the Plan. The site is considered suitable as a potential plot for self build. Policy H5 of the Local Plan (Publication) deals with self build. The policy states that as part of meeting housing need, self- build will be supported. On the four largest strategic sites (including site ST7) developers will need to make available land to provide for a minimum of 2% of homes to be delivered on the site by small house builders. Plots should be made available at competitive rates, to be agreed through Section 106 agreements, which are fairly related to associated site/ plot costs. Self build proposals will be encouraged as part of this small house-builder requirement.

SUBMITTED SITE PLAN

Legend

 Site Boundary



ID Ref:	ID1811
New site ref:	824
Original Site Ref Number:	719
Allocation Ref:	ST16/MU2
Site Name:	Terry's Car Park
Submitted for:	Housing/ Community Facilities
Agent:	England and Lyle
Response submitted by:	Ian Lyle
On behalf of:	Henry Boot
Additional Evidence Through FSC:	Landscape and Heritage Appraisal (URS)
Summary of Response Received:	Suggest two proposals for two slightly different combinations of Site 1 (Terry's Car Park 0.87ha) and Land East of Terry's Car Park. Seek allocation of Site 1 for combination of residential, doctor's surgery and nursery. A number of layouts suggested either for just Site 1 or Site 1 and Site 2 . Suggest sustainable location and car park is PDL. Unlikely to require car parking for parking to serve the Terry's site as want to decrease B1a from existing approval and increase residential. Submit Heritage and Landscape Appraisal (URS)
Flooding/Drainage:	
Landscape Comments:	Evidence considered is accepted that the principle of development on this site would not have significant adverse impacts on the character of the landscape or the openness and setting of York provided and development is restricted to the height of the current permitted single desked car park. The site has a strong association with the wider Terry's factory site and it is considered that any development should have strong architectural merit which will contribute to the architectural legacy of the city given its location as a key entrance/exit into the city. The development must be of a low height and must be constrained within the boundary of the car park site itself including any open space requirements. The development must complement existing views to the terry's factory and especially the clock tower from the Ings Bishopthorpe road and the racecourse. Advice given from the approved scheme for the decked car park would stand for any future development of this site. This would require the retention of all existing vegetation to be supplemented with additional offsite tree planting along the southern and eastern boundaries to mitigate any adverse visual impacts.
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	Amend boundary to ST16 (Terry's) to include site 719
Trajectory implications:	No Change
ID:	40
Officer Recommendation:	It is considered that this site (Terry's Car Park) should be included within

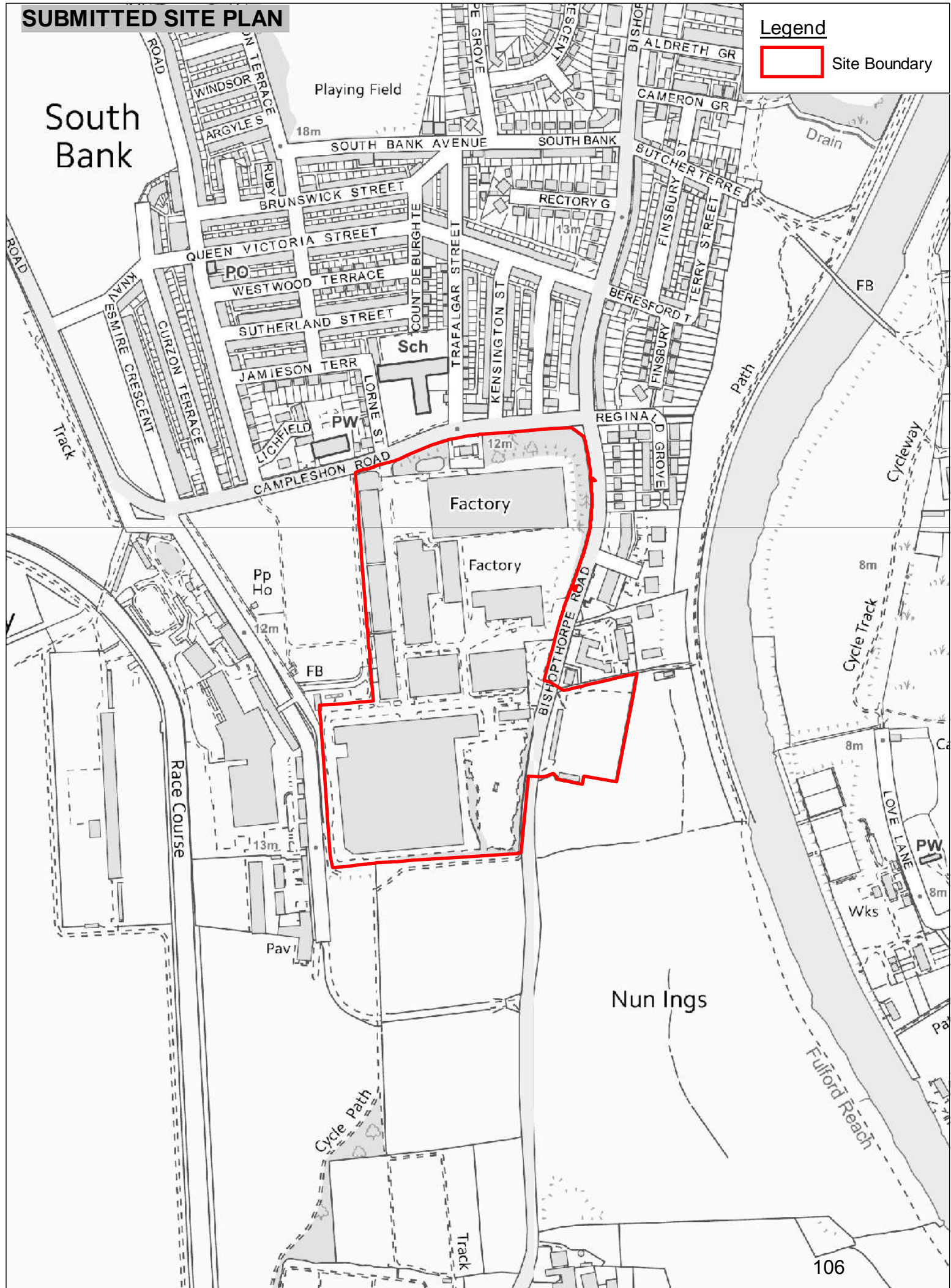
the wider boundary of site ST16 (Terry's) as a mixed use allocation but clarify in housing policy that the element of the site to the east of Bishopthorpe Road is allocated for ancillary uses to the wider Terry's site to include health/community uses only.

SUBMITTED SITE PLAN

Legend

 Site Boundary

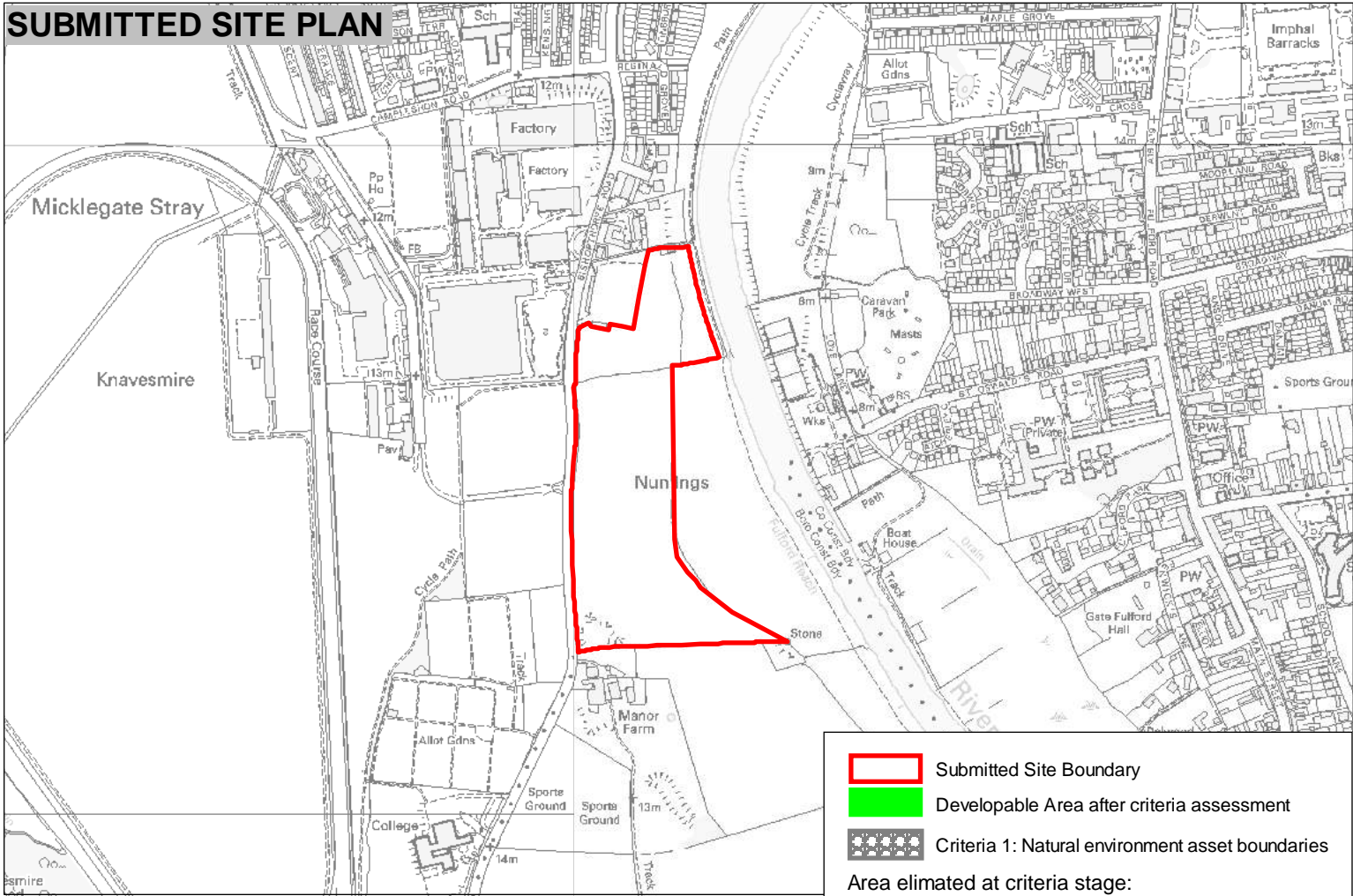
South Bank



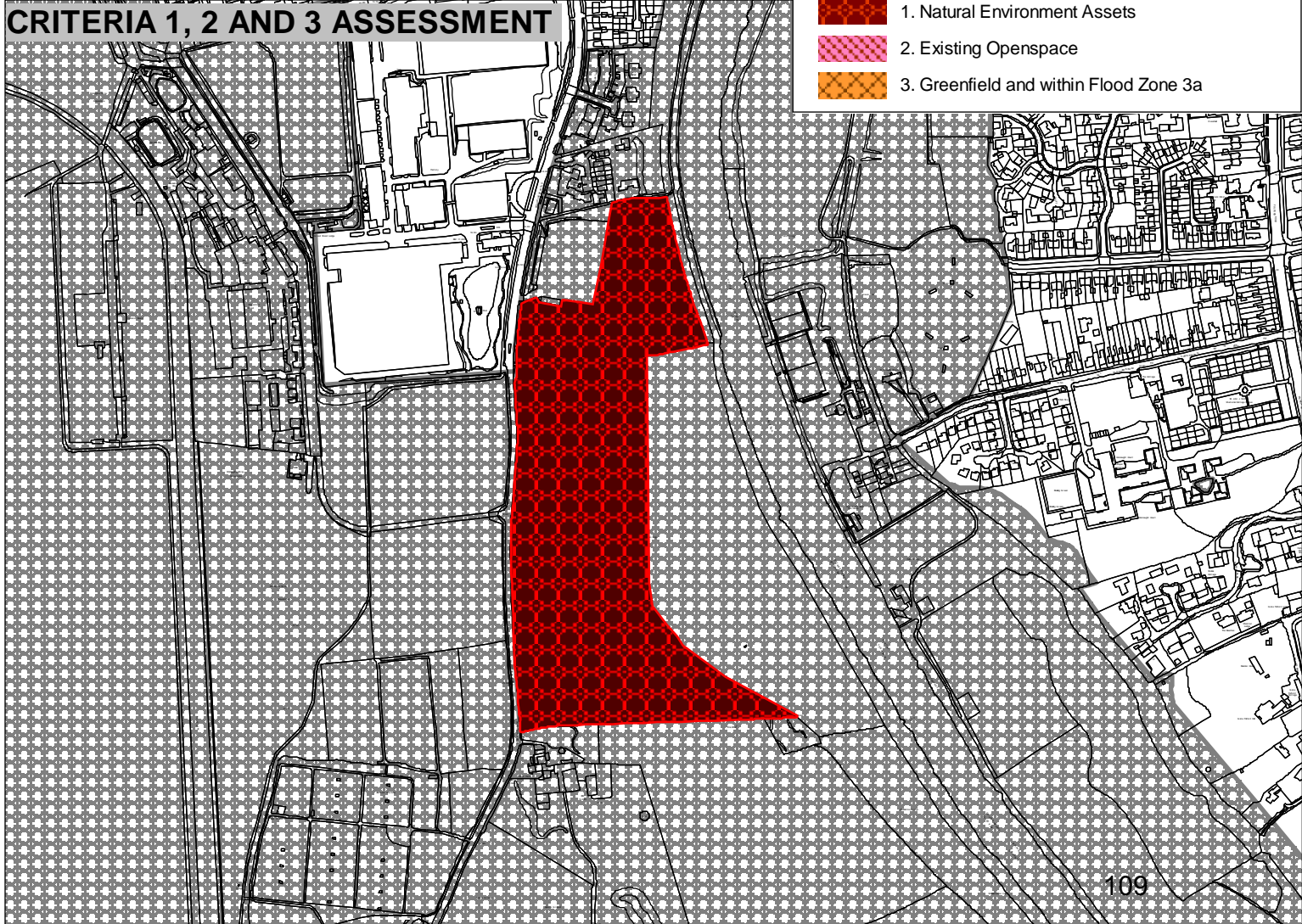
ID Ref:	ID1811
New site ref:	836
Original Site Ref Number:	720
Allocation Ref:	
Site Name:	Land East of Terry's Car Park
Submitted for:	Housing/ Community Uses
Agent:	England and Lyle
Response submitted by:	Ian Lyle
On behalf of:	Henry Boot
Additional Evidence Through FSC:	Landscape and Heritage Appraisal (URS)
Summary of Response Received:	Suggest two proposals for two slightly different combinations of Site 1 (Terry's Car Park 0.87ha) and Land East of Terry's Car Park. Seek allocation of Site 1 for combination of residential, doctor's surgery and nursery. A number of layouts suggested either for just Site 1 or Site 1 and Site 2 . Suggest sustainable location and car park is PDL. Unlikely to require car parking for parking to serve the Terry's site as want to decrease B1a from existing approval and increase residential. Submit Heritage and Landscape Appraisal (URS)
Flooding/Drainage:	Part of the wider site considered at FSC lies within flood zones 3a and 3b and would need to be excluded from the developable area. AMBER
Landscape Comments:	This site although reduced in area from that considered in FSC lies within the Green Wedge and is part of Nun Ings and the Regional Green Corridor and as such fails criteria 1 of the Site Selection methodology. It is considered that any development on Nun Ings would be unacceptable and would have an adverse impact upon the character of the landscape and the openness and functioning of the green belt in this area. There is well preserved ridge and furrow in the area which should be retained. RED
Ecology Comments:	The River Ouse is of great value for bats and otters and therefore any reduction in the regional green corridor in this location would be of concern. AMBER
Transport Comments:	No additional comments required over and above FSC
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	Comments as at FSC remain and no further evidence has been submitted. There is well preserved ridge and furrow in this area reflecting the largely agricultural character of the area during the medieval period. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.
Retail Comments:	N/A
Proposals Map Action Required:	
Trajectory implications:	n/a
ID:	41
Officer Recommendation:	The site is not considered suitable for development. The site fails criteria 1 of the site selection methodology as it is within a green wedge and also

within the Regional Green Corridor. It is considered that any development would have significant adverse impacts upon the character of the landscape.

SUBMITTED SITE PLAN

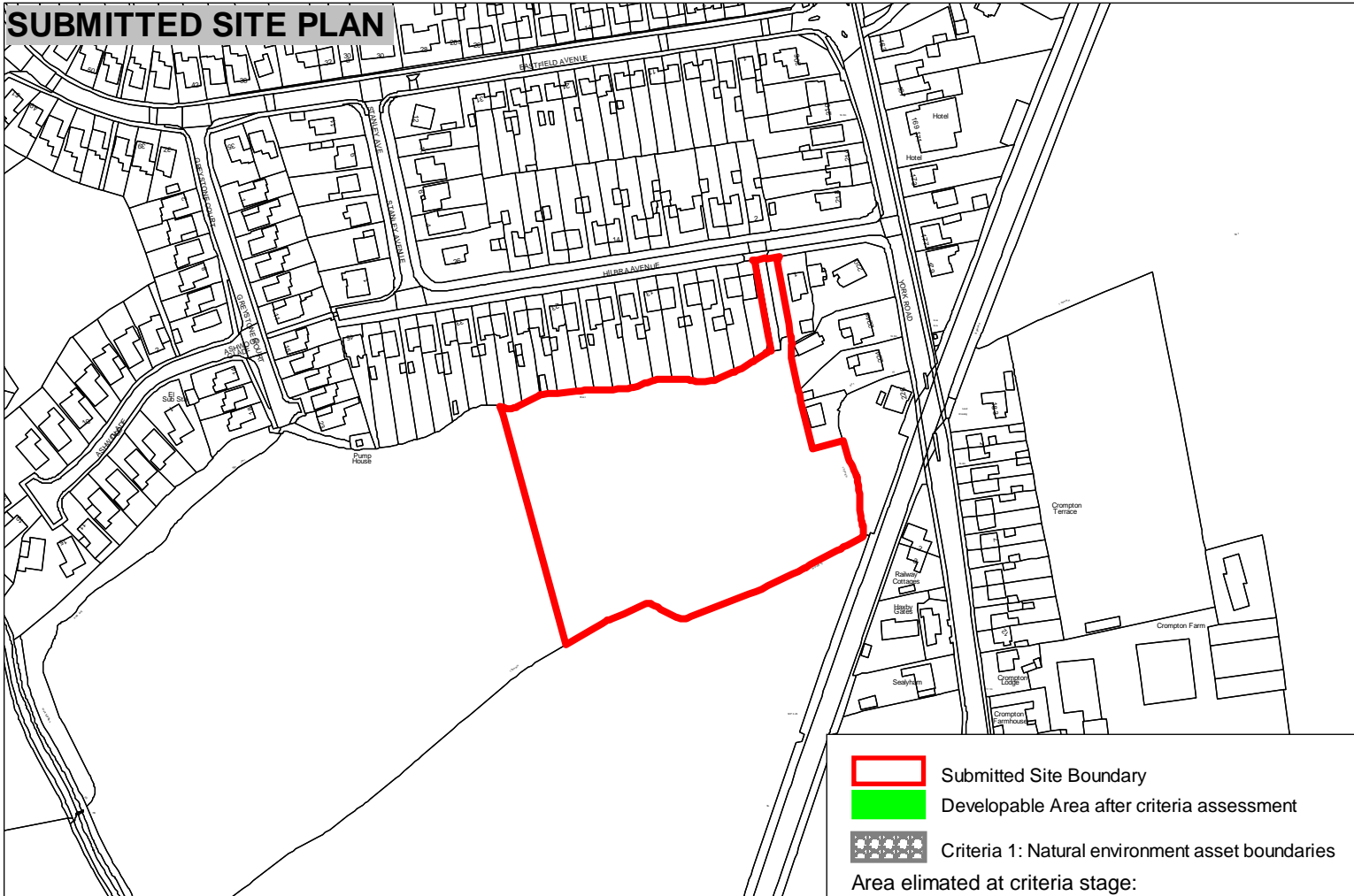








CRITERIA 1, 2 AND 3 ASSESSMENT



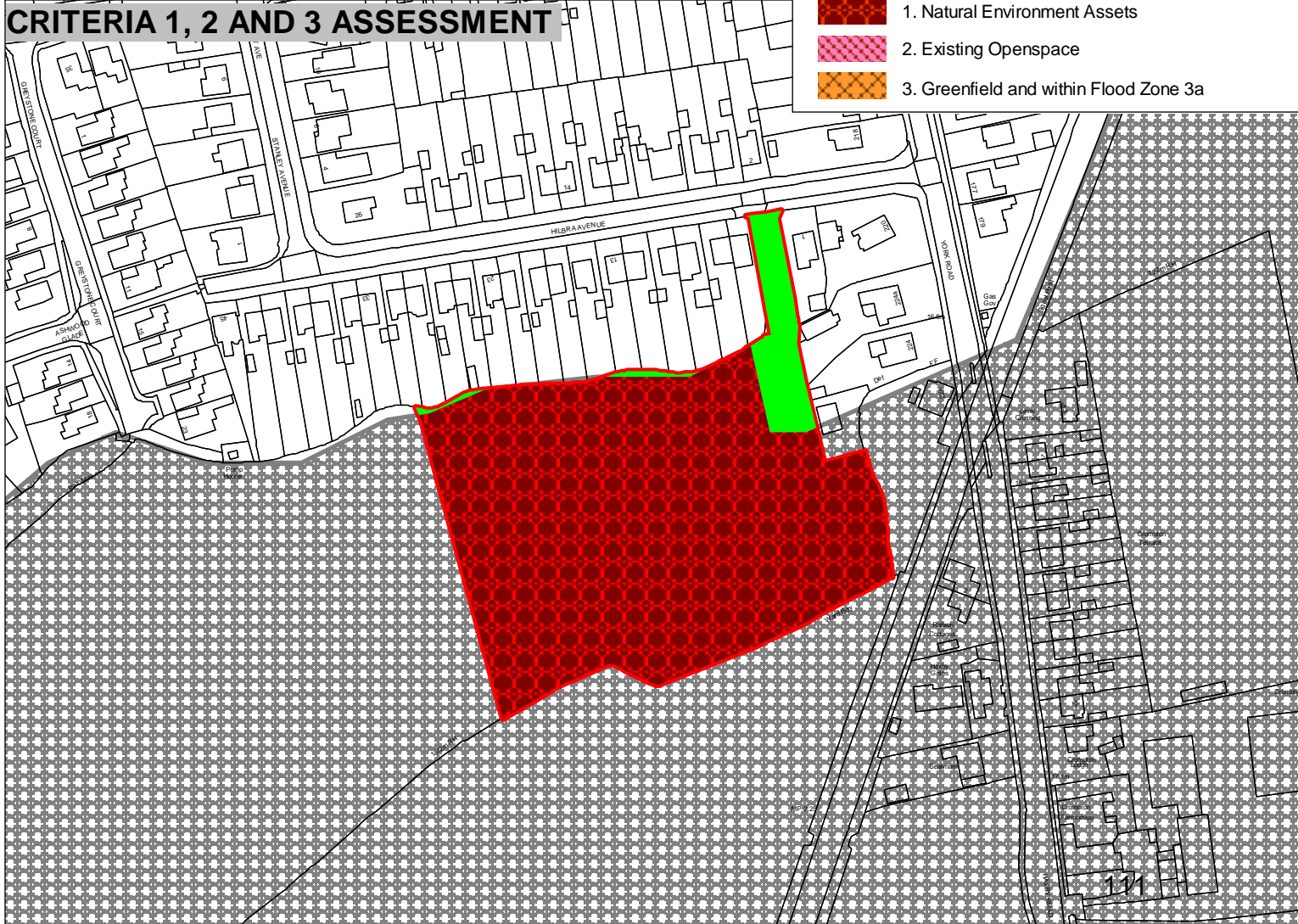
ID Ref:	ID9671
New site ref:	
Original Site Ref Number:	736
Allocation Ref:	
Site Name:	Land to RO Hilbra Ave, Haxby
Submitted for:	Housing
Agent:	David Chapman Associates
Response submitted by:	Mr D Chapman
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Site rejected at FSC due to failing criteria 1 - Historic Character and Setting (Area preventing coalescence). Consider that site should be reconsidered for development. The site is brownfield and a former landfill site. The site is adjacent to site 736 Land at Greystones which has been accepted as suitable following review of landscape evidence.
Flooding/Drainage:	N/A
Landscape Comments:	This site is considered important for preventing coalescence between the existing houses fronting Haxby Road and the railway line. Also, the indicative layout does not provide openpace/landscape buffer to the same degree as the existing allocation at GreystonesExpansion of the current allocation (to the west) to include this site would reduce the rural setting of Haxby. This is an important part of land preventing coalescence with New Earswick and the ring road. RED
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	42
Officer Recommendation:	The landscape is considered to be of importance in this area to prevent coalescence and a change in feel to the overall landscape in this area. No further evidence including a landscape or visual impact assessment has been submitted. REJECT - NO CHANGE

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID UNKNOWN
New site ref:	
Original Site Ref Number:	742
Allocation Ref:	E16
Site Name:	Poppleton Garden Centre
Submitted for:	Employment/ Retail
Agent:	Gregory Grey Associates
Response submitted by:	
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Received:	Supports allocation for B1b, B1c, B2 & B8 but also considers that the site is suitable for B1a as within an accessible location with links to A59 P & R and Station. Also consider that the site is suitable for retail use in the longer term subject to required impact test.
Flooding/Drainage:	No further comments. GREEN
Landscape Comments:	No additional comments as no further evidence submitted. The site is of limited interest as it is an existing garden centre. Any frontage to A59/A1237 would need to match that being provided at A59 Park and Ride in order to create a suitably attractive approach to the city and to the setting of Poppleton. GREEN
Ecology Comments:	Site is of limited ecological interest - GREEN
Transport Comments:	While the submission asks for the consideration of widening the potential allocation it provides no supporting evidence to be able to assess the mitigation required. B1a Office space has a higher density of employees per square metre so could potentially generate more trips than the previously proposed B1b, B2, B8 development. There may need to be some incentivising to use the Park and Ride and a travel plan in place with this type of development. Further detailed work is needed. In terms of looking at the site for retail - the site does currently function within this capacity and similar uses, types and density of development/employees could be considered. However as no end user or design is presented it is impossible to even estimate the potential impact. More detail around the type of design and a transport assessment would be needed. It is unlikely that a development which changes the current travel patterns and numbers could be supported. Allocation for B1b/B1C/B2/B8 supported as per comments in FSC. Allocation for B1a would be RED given increased trip generation and requirement for further detailed evidence.
EDU comments:	Site is supported for B1a office. Site is close to Northminster Business Park and there is potential for some back trips from the city centre using Park and Ride
Open Space Comments:	No further comments
Archaeology Comments:	
Retail Comments:	No further evidence to support retail allocation submitted through FSC. There is not enough evidence to support a retail allocation on this site which is out of centre in retail terms. It is considered that any retail development should be subject to retail policies in Plan and NPPF.
Proposals Map Action Required:	No change - allocate as employment site (B1b, B1c, B2, B8)

Proposals map Action Required:

Trajectory implications:

N/A

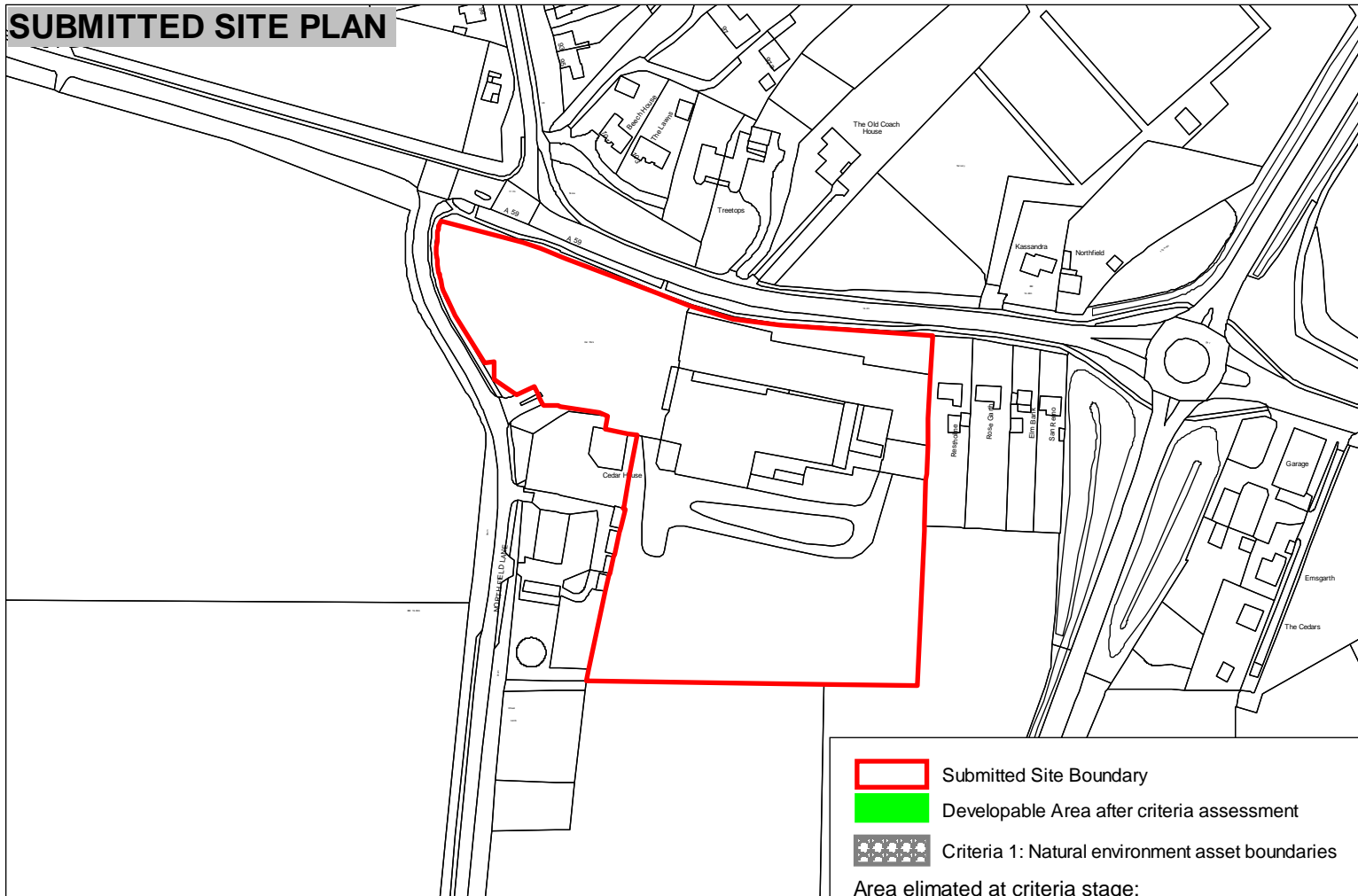
ID:

43

Officer Recommendation:

The site is considered suitable for employment uses (B1b, B1c, B2,B8) as per the existing mix of uses at Northminster Business Park. The site is not considered suitable for allocation as B1a office location given the high number of trips this would mean on Northfield Lane. Site is not considered suitable for retail allocation given its out of centre location.

SUBMITTED SITE PLAN



Submitted Site Boundary

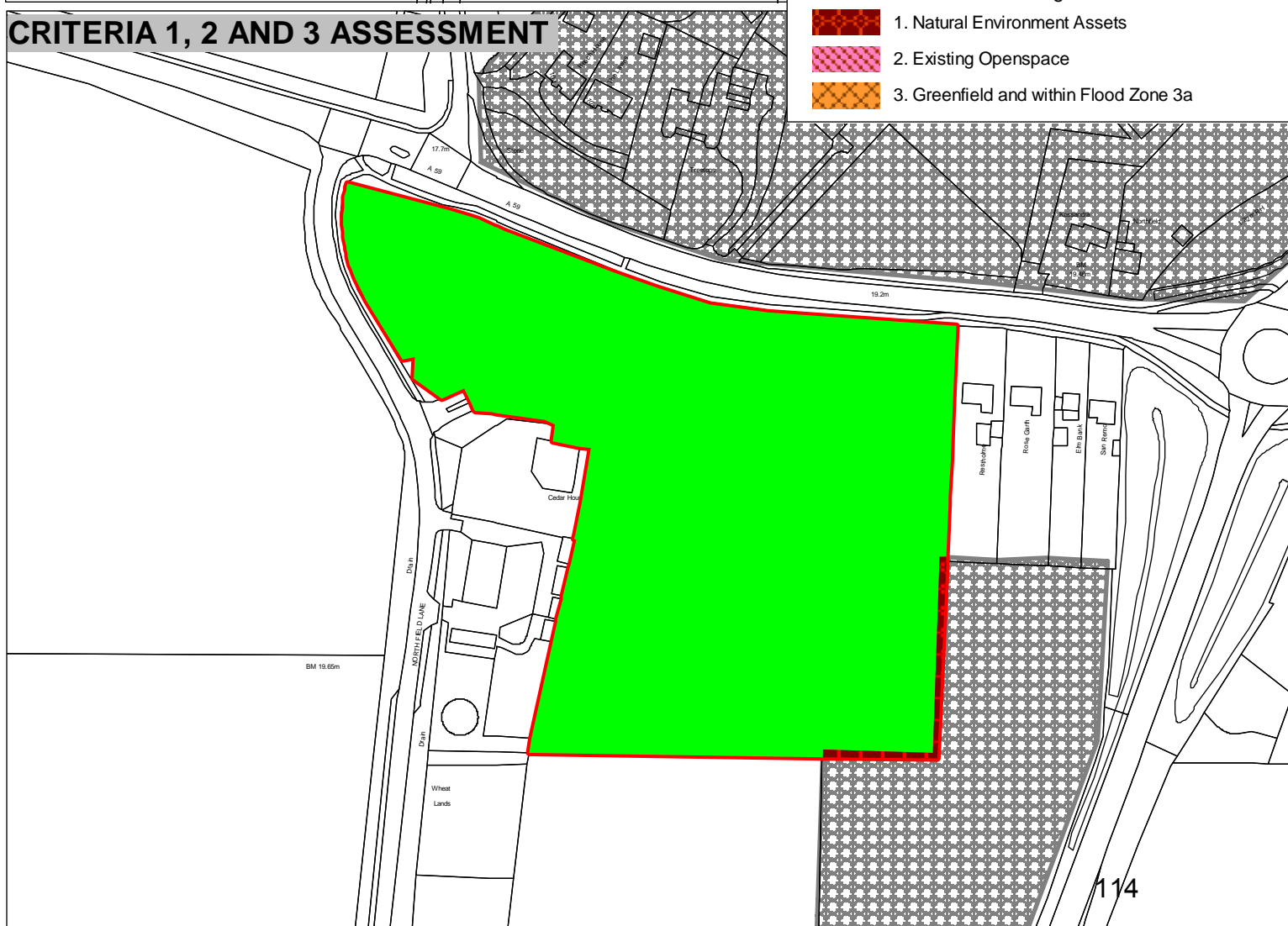
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

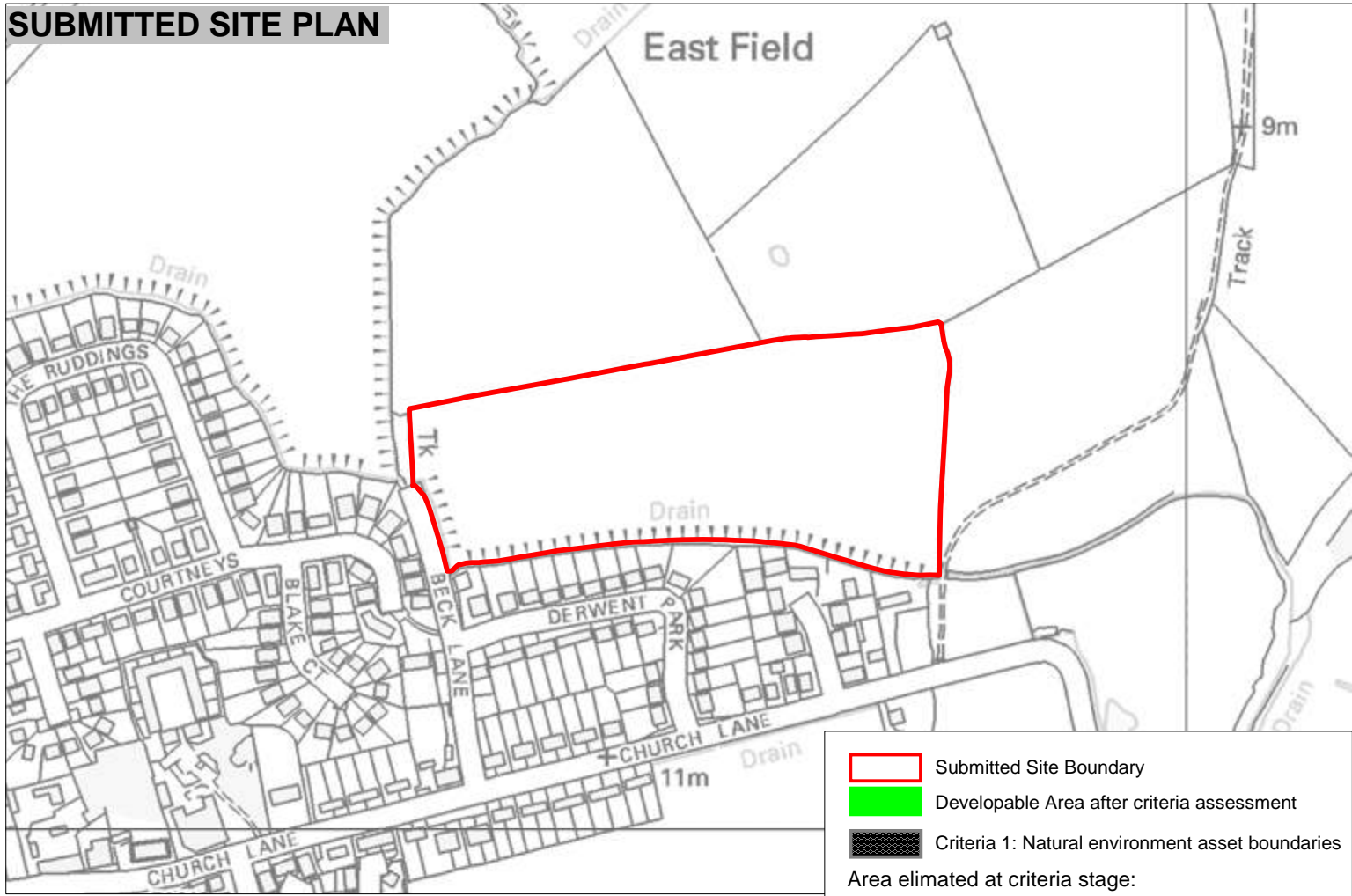
- 1. Natural Environment Assets**
- 2. Existing Openspace**
- 3. Greenfield and within Flood Zone 3a**

CRITERIA 1, 2 AND 3 ASSESSMENT

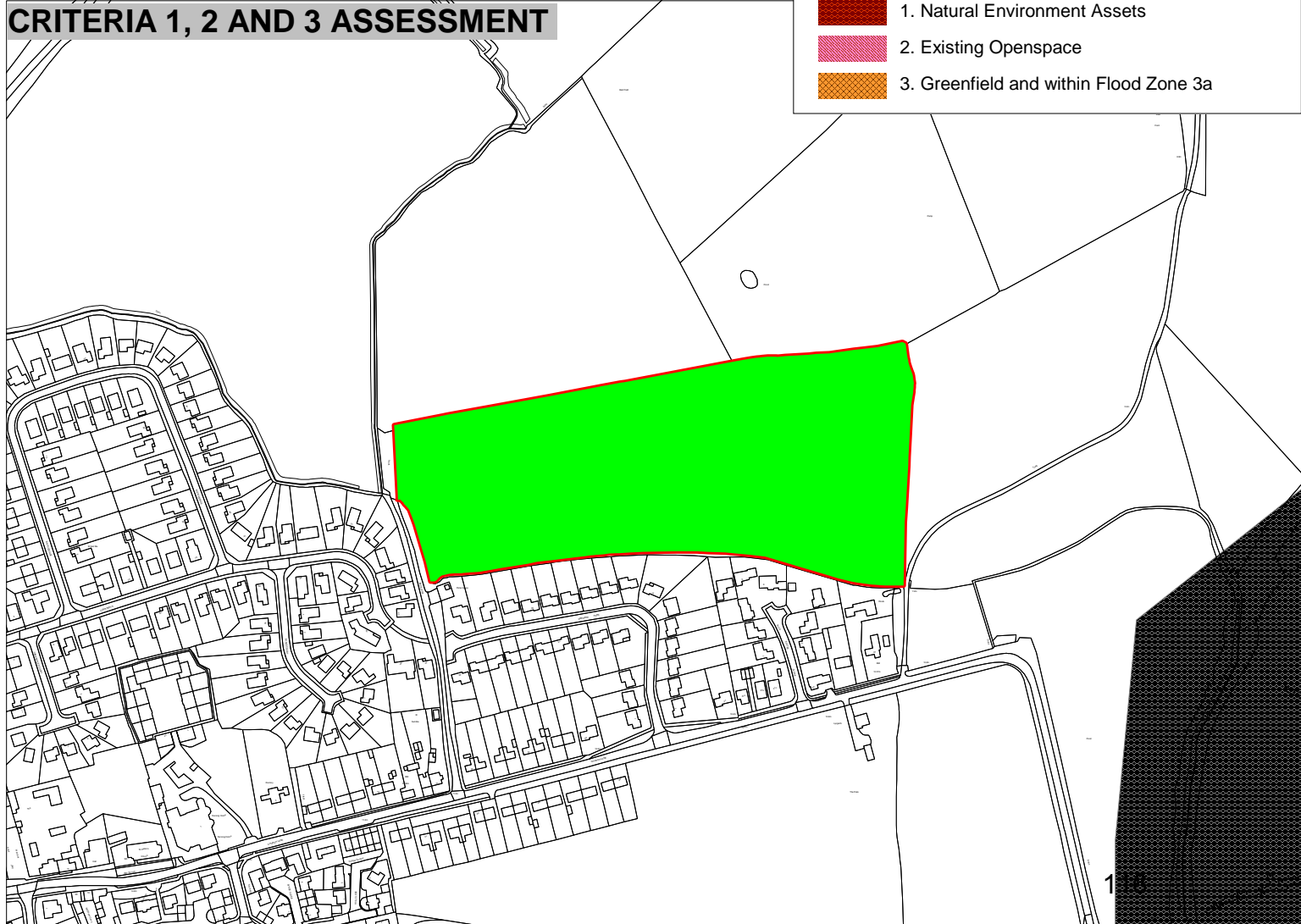








ID Ref:	ID UNKNOWN
New site ref:	
Original Site Ref Number:	752
Allocation Ref:	SF11
Site Name:	Land at East field Wheldrake
Submitted for:	Safeguarded
Agent:	
Response submitted by:	
On behalf of:	Landowner
Additional Evidence Through FSC:	
Summary of Response Recieved:	Support safeguarded land - landowner confirms that should designation by confirmed in the Local Plan he will carry out advanced landscape planting to a scheme agreed by CYC to ensure mature hedgerows in place for future development.
Flooding/Drainage:	N/A
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	44
Officer Recommendation:	No action required. Support of safeguarded land allocation as per FSC

SUBMITTED SITE PLAN



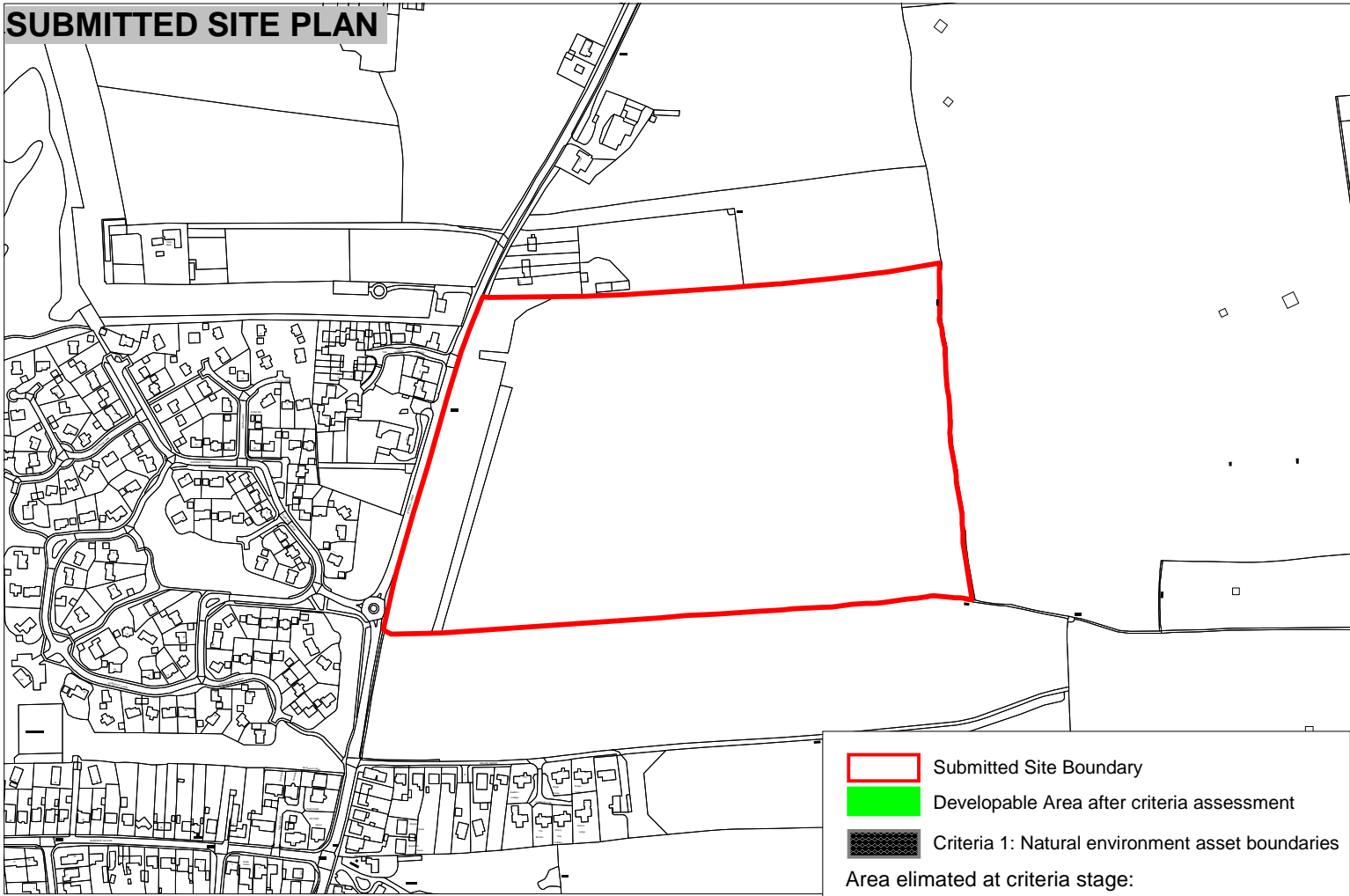
CRITERIA 1, 2 AND 3 ASSESSMENT



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a

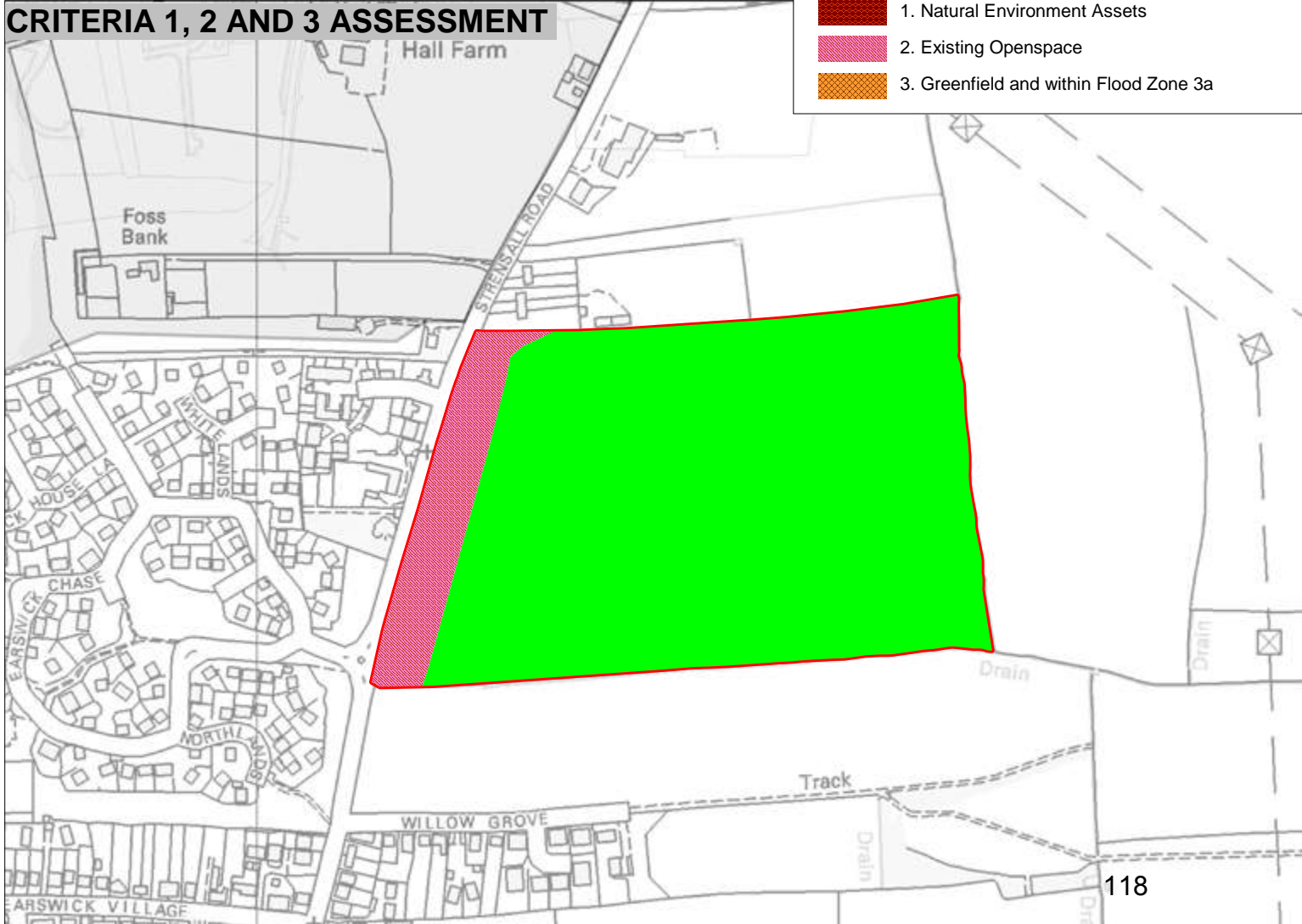
ID Ref:	ID10068
New site ref:	
Original Site Ref Number:	755
Allocation Ref:	SF14 (part)
Site Name:	East of Strensall Road, Earswick
Submitted for:	Housing
Agent:	Stephen Courcier
Response submitted by:	Stephen Courcier
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Site forms part of safeguarded land at Earswick (810) identified in the FSC - 13.65ha on north-eastern edge of site abutting Strensall Road. Seeks allocation in years 1-5 of the Plan for approx 300 dwellings. Delivery over 7-10 years with minimal lead in time. Producing an illustrative masterplan but not submitted
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	
Trajectory implications:	
ID:	45
Officer Recommendation:	The site fails criteria 4 of the Site Selection Methodology (Access to Services). The site has been identified as part of a wider area of land allocated for safeguarded land in the Plan.

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

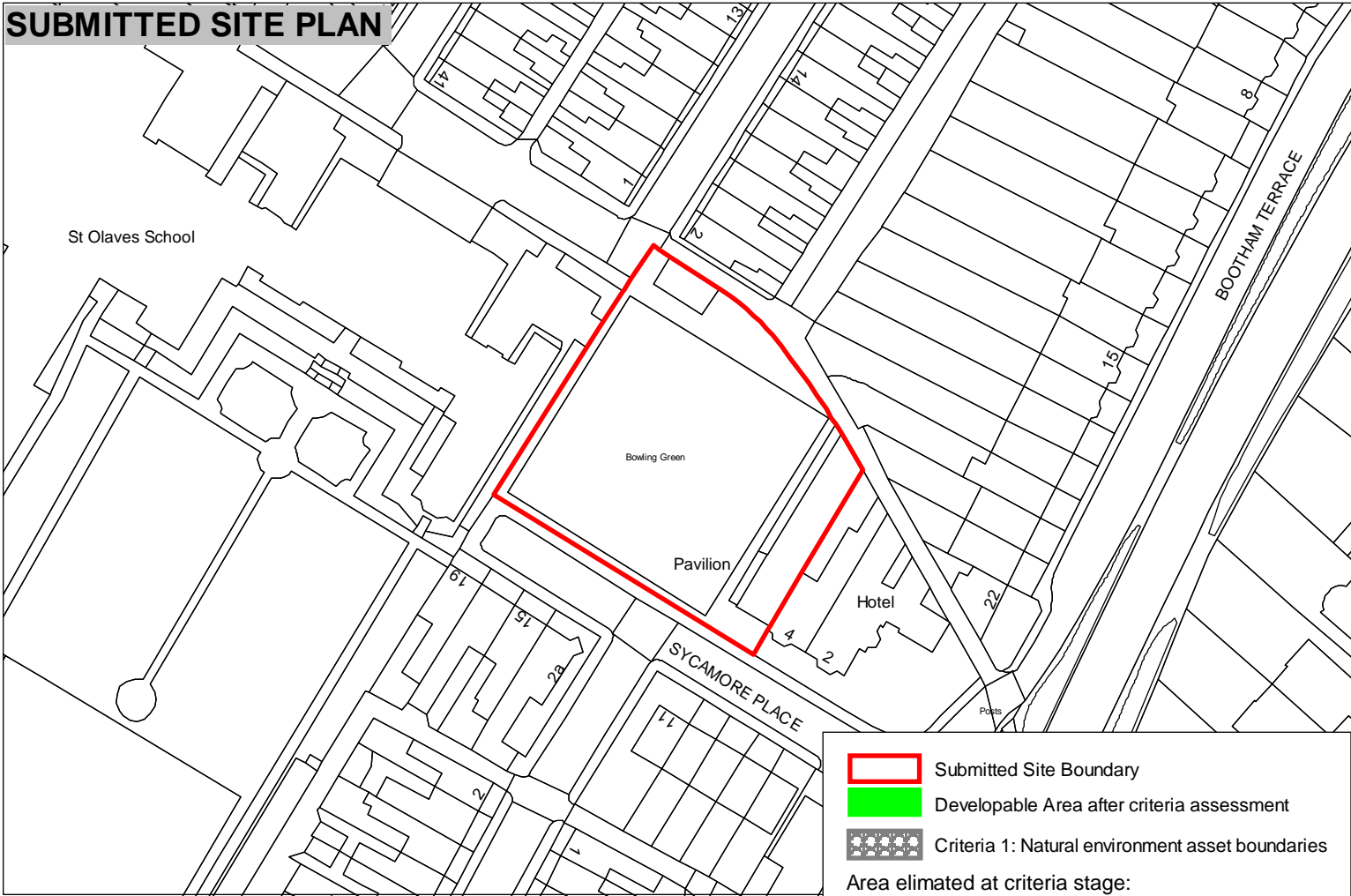
CRITERIA 1, 2 AND 3 ASSESSMENT



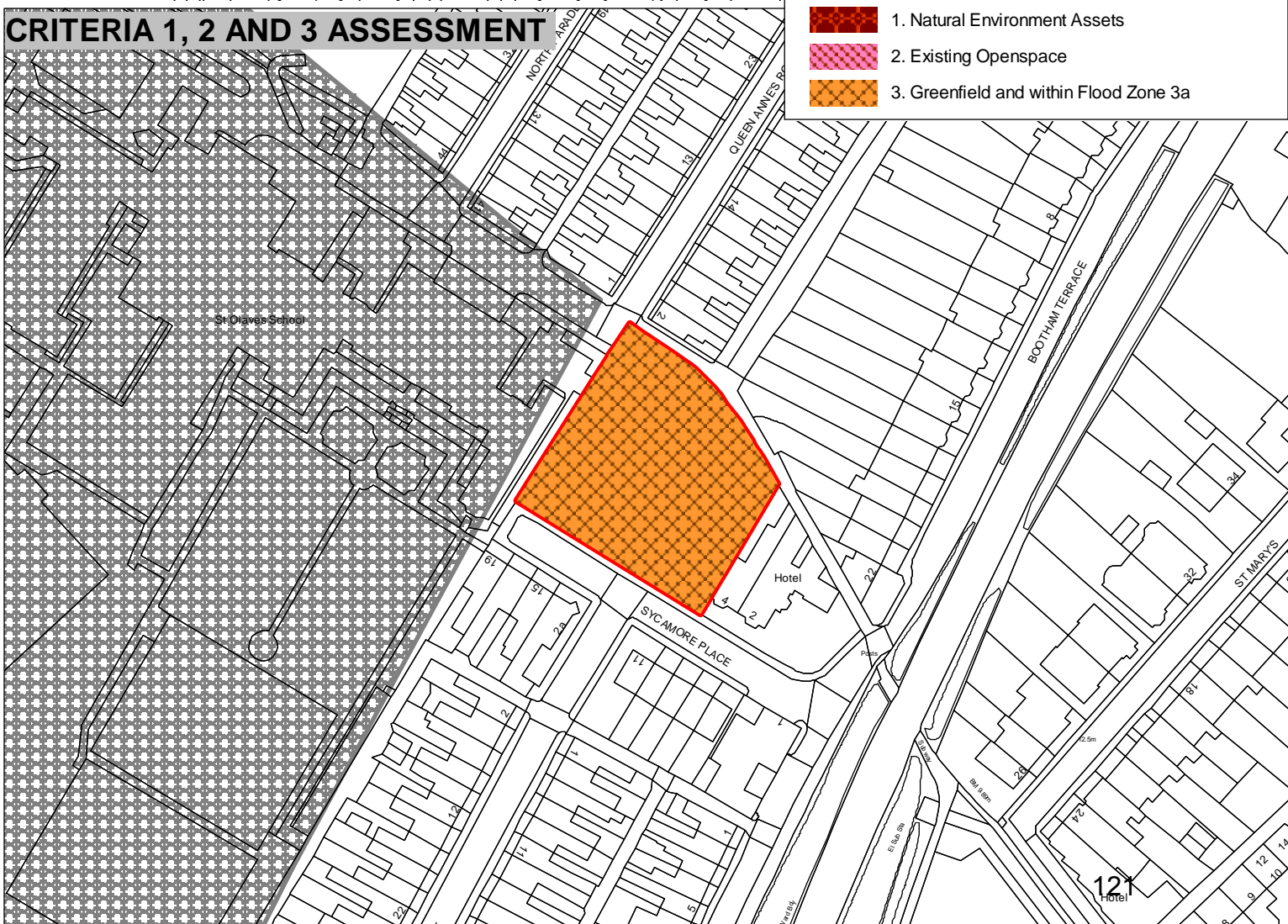
ID Ref:	ID6329
New site ref:	
Original Site Ref Number:	756
Allocation Ref:	N/A
Site Name:	Burt Keech Bowling Green, Sycamore Place
Submitted for:	open space
Agent:	O'Neill Associates
Response submitted by:	Graeme Holbeck
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Received:	Included in FSC open space section with recommendation that it was not considered suitable as an open space designation within the LP (as requested by O'Neills on behalf of St Peter's School) based on technical officer comments and also the fact that the landowner was progressing a planning application for housing on the site (13/03727/FUL) which indicates no willing landowner for the suggested use. Technical officer comments were that the site is currently derelict after the bowling club relocated and conservation consent was permitted for demolition of club house. The site has no public access currently and this is likely to continue if to be used as proposed for St Peter's school courts. A use agreement would need to be in place for it to have any community recreational benefit. O'Neills argue that planning application (submitted Dec 2013) has not been determined as the site is within flood zone 3a. Flood Risk assessment has been submitted but requires a sequential and exceptions test in line with SFRA. Confirmation that St Peter's School are willing to enter into an agreement as per their current swimming pool and pitches to allow community use.
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	No further comments in addition to FSC. The site has no public access currently and this is likely to continue to be the case if used for additional courts for St Peters School. A use agreement would need to be in place for it to have amenity benefit. Recognise offer of this but land is not currently owned by the school.
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	46
Officer Recommendation:	Application 13/03727/FUL for 5 dwellings was approved at Area Sub Planning Committee on 7/08/2014 subject to a section 106 agreement.

housing supply in the city, which is a Government priority, and there are no significant adverse effects which would conflict with planning policy. Although the site is designated as green space in the 2005 Local Plan, it has not been used in such a way for the past 5 years. The scheme has been designed to mitigate against flood risk, and there would not be undue effects upon the character and appearance of the conservation area, residential amenity and highway safety. A legal agreement to secure an open space contribution, secondary school provision and funding of traffic orders, to amend res-parking in the area, has been agreed.

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

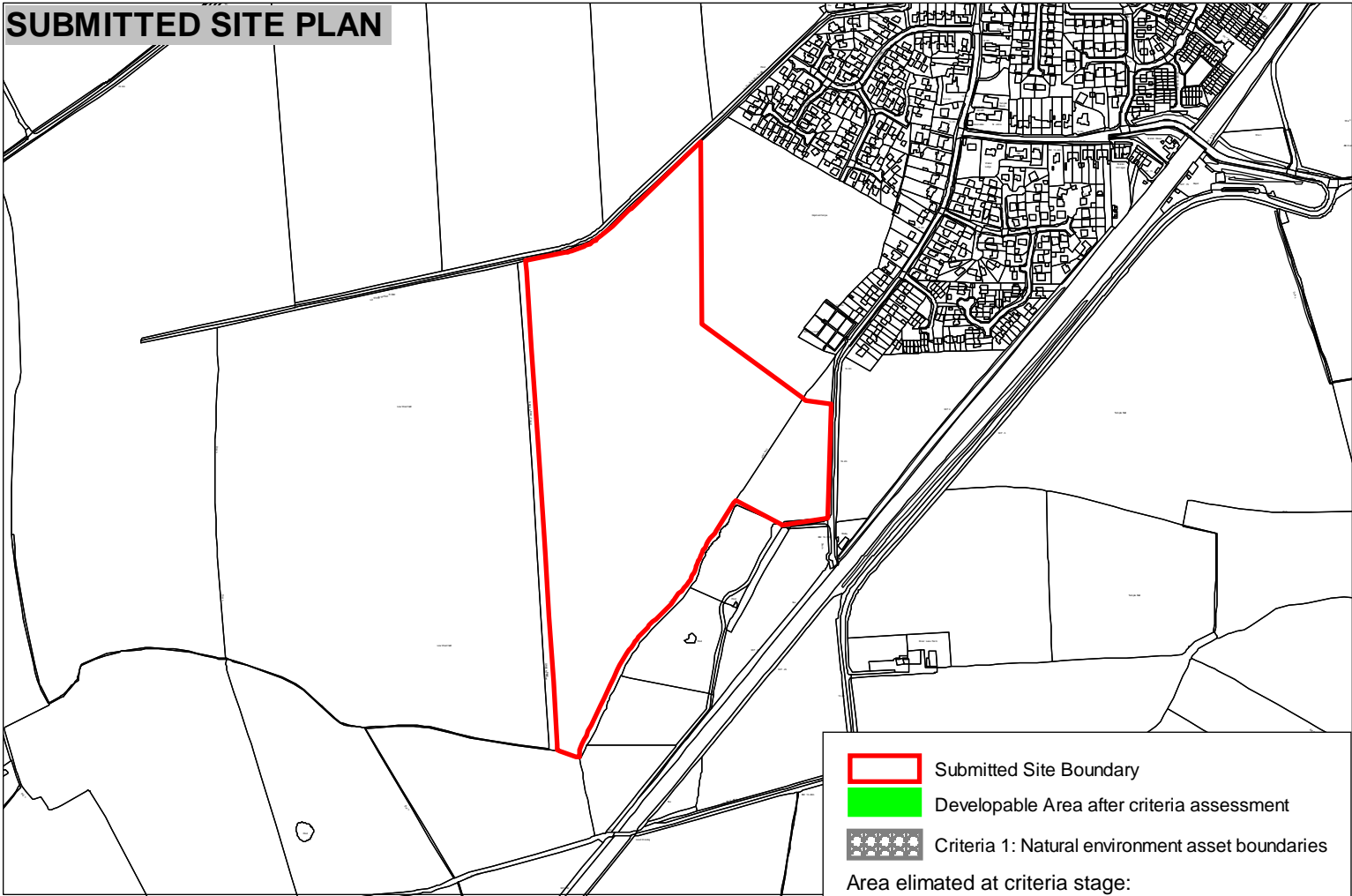


ID Ref:	ID6347
New site ref:	
Original Site Ref Number:	768
Allocation Ref:	SF5
Site Name:	Land at Moor Lane, Copmanthorpe
Submitted for:	Housing
Agent:	O'Neill Associates
Response submitted by:	Philip Holmes
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	No new evidence submitted.
Flooding/Drainage:	Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Site is located in flood zone 1GREEN
Landscape Comments:	There are no landscape features of particular merit, however the land plays a important part in the open, rural setting of the village and this site represents a substantial extension to the village which could compromise its compact character. There is a clear western boundary which defines the limits of settlements in Copmanthorpe. Site is considered suitable for safeguarded land as a potential future extension to ST13 post end of Plan. RED
Ecology Comments:	The land is arable of limited value though is reasonably good for farmland birds Including Yellow wagtail. Hedges are good and there may be bat foraging interest. Both hedges and bats would need survey as well as birds. The site is adjacent to an interesting old grassland area, moderately species rich and with ponds. This is a Site of Local Interest(SLI) not a SINC. May be Great Crested Newts but this shouldn't particularly affect proposed development land. AMBER
Transport Comments:	Access to local services on foot at or beyond maximum acceptable/attractive/likely distances. This is the same with bus services and therefore likely dependency on the private car. If site was developed as a future extension to ST13 there would be potential opportunity to address sustainable access issues and uplift bus services which may become viable. Further access (emergency) would be required. An assessment of the cumulative traffic/highway impact for village and bus services would be needed. AMBER
EDU comments:	n/a
Open Space Comments:	No site specific comments.
Archaeology Comments:	An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a clear western boundary which defines the limits of settlements in Copmanthorpe. Development of this site would materially affect the character of the south eastern boundary of the village.AMBER
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	47

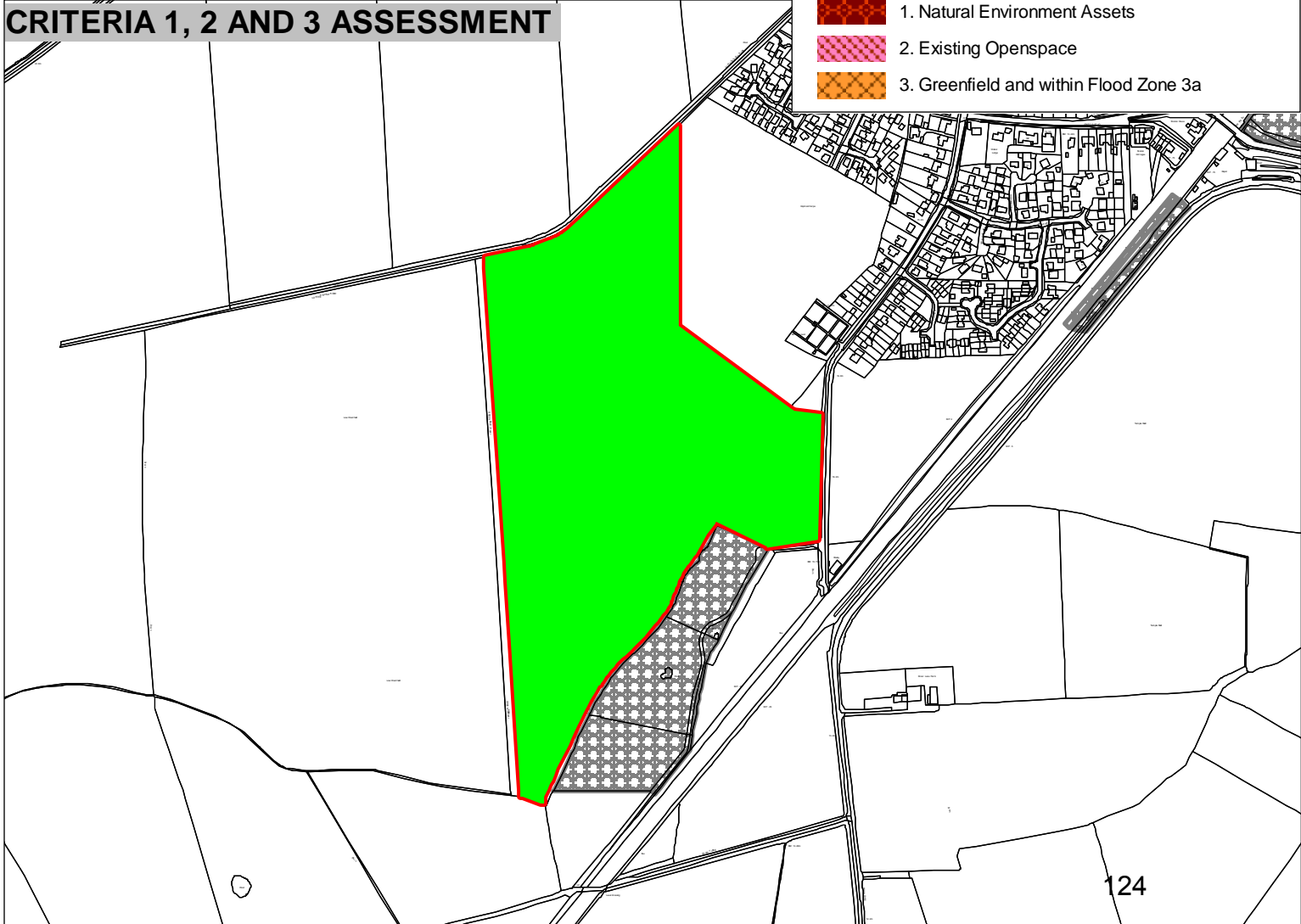
Officer Recommendation:







considered unsuitable for housing allocation. It is considered that the site has good potential for safeguarded land as a potential future extension to ST13.

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a

ID Ref:	ID534
New site ref:	
Original Site Ref Number:	773
Allocation Ref:	
Site Name:	Land North of Skelton Village
Submitted for:	Safeguarded Land
Agent:	DPP One Ltd
Response submitted by:	Mark Lane
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Object to designation in HC&S as area protecting rural setting of Skelton Village. Submitted further analysis within rep but no further evidence submitted. It is not considered that the land is not important to the setting of the village and is well contained in that it is bounded by existing built development to the south and by the main A19 York – Teesside arterial road to the west. Adjoining to the north east is an 18 hole golf course. To the east, the site boundary is formed by Pennel’s Drain and to the north and the east are belts of woodland and hedgerows and within the site itself is Northfield Wood.
Flooding/Drainage:	The site is known to have poor drainage. Any development would have to mitigate any effects identified as a result of this. This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. The site is located in flood zones 1, 2 and 3a (3a is at the northern, north western and north easter boundaries) AMBER
Landscape Comments:	A large part of the site where it adjoins the existing settlement is within the Historic Character and Setting designation - Area protecting village setting. The area of land is considered important to protect the setting of Skelton Village and no evidence has been submitted to change this position. Villages or part of villages whose traditional form, character and relationship with the surrounding landscape have remained substantially unchanged. This relates to those villages, the large part of which, or the outer part of which, is designated as a conservation area. They are important to the form, character, scale and pattern of the agricultural villages which are considered to contribute to the setting and character of York. The north western edge of the village is designated as a conservation area, the character of which is enhanced by the relationship with the surrounding landscape and open countryside setting with views into the village and St Giles Church. This area is particularly important in terms of its relationship with the A19 and important approach into the City. Development of this site would also incur loss of important views across the north of the village to the church. The site has significant historic/ interesting very early enclosure landscape. This is important for understanding the context of the village. Development in this location would have detrimental effects on the setting and character of the existing village. Part of the site is designated for this reason and areas outside of the designation would be isolated from the rest of the village. RED
Ecology Comments:	Historic enclosure patterns with established hedgerows which are of ecological interest. This site would need extensive hedgerow surveys as well as phase 1 habitat surveys given the historic nature and field form

AMBER

The range of services/facilities available locally is considered too limited to sustain an allocation of this scale and as such occupants would be reliant upon travel beyond the village, even for basic services. Based upon location, current highway provision and travel options, it is expected that the site would be heavily reliant upon the private car. This is contrary to transport policy. Access to the site from A19 would lead to further detachment and increasing car dependency. Access to other roads such as Moorlands/The Village is unlikely to be appropriate due to the limited nature of infrastructure and the level of traffic that traffic would be generated would require considerable improvements. This could extend beyond site frontages and include review/upgrade of junctions on A19. Travel and access by foot or cycle will be limited and journey to work percentages by these modes will be likely to be well below CYC expectations. Limited bus service 30-60 minute serve the village. In the unlikely circumstances of the above transport matters being addressed, it would be a necessary to upgrade bus services and infrastructure to serve the site and improve connections to the centre and areas of employment. RED

Transport Comments:

N/A

EDU comments:

N/A

Open Space Comments:

There is a significant medieval field pattern/early enclosure landscape on this site which is important for understanding the context of the village. Also, the setting of the village is important for the context of the heritage assets within it such as the church. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a good hedgerow pattern on the site. AMBER

Archaeology Comments:

N/A

Retail Comments:

N/A

Proposals Map Action Required:

N/A

Trajectory implications:

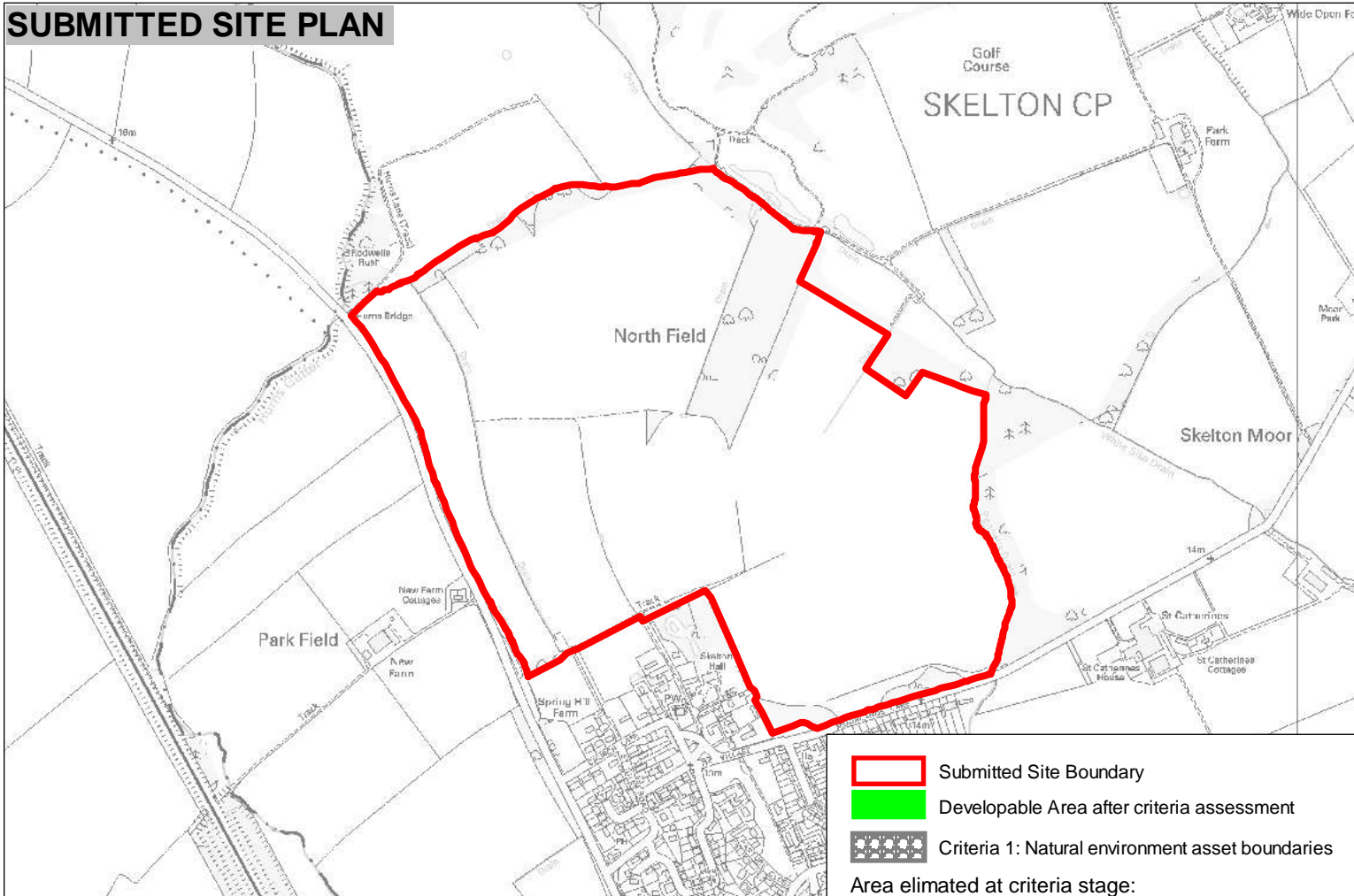
48

ID:

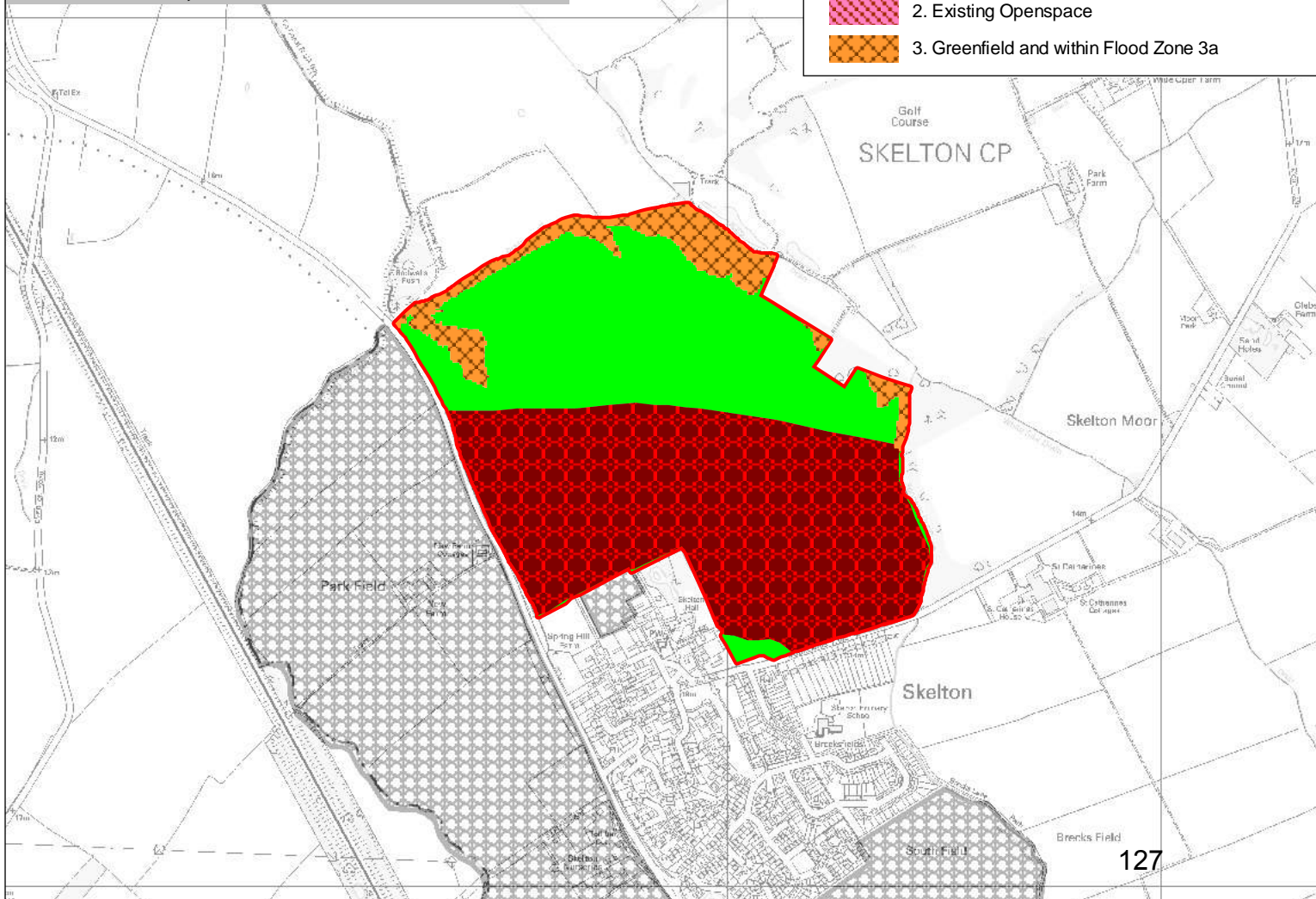
Part of the site fails criteria 1 of the Site Selection Methodology (Historic Character and Setting) as it is within an area protecting the village setting of Skelton. The north western edge of Skelton village is designated as a conservation area, the character of which is enhanced by the relationship with the surrounding landscape and open countryside setting with views into the village and St Giles Church. This area is particularly important in terms of its relationship with the A19 and important approach into the City. The site is not considered suitable for allocation or for safeguarded land due to adverse impact on the character and setting of the village. The range of services/facilities available locally is considered too limited to sustain an allocation of this scale and as such occupants would be reliant upon travel beyond the village, even for basic services. Based upon location, current highway provision and travel options, it is expected that the site would be heavily reliant upon the private car. This is contrary to transport policy. Access to the site from A19 would lead to further detachment and increasing car dependency. Access to other roads such as Moorlands/The Village is unlikely to be appropriate due to the limited nature of infrastructure and the level of traffic that traffic would be generated would require considerable improvements. This could extend beyond site frontages and include review/upgrade of junctions on A19. Travel and access by foot or cycle will be limited and journey to work percentages by these modes will be likely to be well below CYC expectations. REJECT - NO CHANGE

Officer Recommendation:

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID9998
New site ref:	831
Original Site Ref Number:	778
Allocation Ref:	N/A
Site Name:	Land West of Chapelfields
Submitted for:	Housing
Agent:	Turley Associates
Response submitted by:	John Brook
On behalf of:	Landmark Developments
Additional Evidence Through FSC:	Yes - Transport Plan; Contamination Report; Preliminary Flood Risk and Drainage Review; Initial Archaeological Assessment; Landscape Review
Summary of Response Recieved:	Site failed FSC at technical officer comments. Transport was considered a RED as insufficient access to services and impact on highways and sustainable transport network. Access shown from private Road. An updated Transport Plan has been submitted through FSC showing access road to be suitable standard. No bus stops within 400m but 9 within 850m and 2 within 600m from site. No services within 400m but local convenience store within 550m and primary school (Westfield School) within 400m of site. Purport that the cumulative impact on the network would be 63 peak flow movements.Site also failed technical officer comments for landscape and heritage/archaeology. New reduced site area has been submitted to provide approx 100 dwellings. New evidence submitted including Transport Plan, Contamination Report, Preliminary Flood Risk and Drainage Review, Initial Archaeological Assessment and Landscape Review and revised masterplan
Flooding/Drainage:	No further comments over and above FSC. AMBER
Landscape Comments:	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 experience from the A1237. Landscape Appraisal evidence reviewed for a reduced development boundary through the FSC and whilst it is acknowledged that this reduced area would have less impact than the previous scheme and that it could be possible to mitigate landscape impacts it is considered that further evidence would be required to assess the scheme including detailed views analysis. AMBER
Ecology Comments:	No further comments. Site is arable land and of limited ecological interest. The site is close to Acomb Grange and the grounds have some wildlife interest (SLI & SINCS). These could be affected by a change in drainage as a result of development. GREEN
Transport Comments:	The issue raised at FSC still remain. The consultant seeks to argue away the non sustainability aspect. It does not meet our distance criteria for access to bus services or local facilities (in the main), so it is considered that the site remains unacceptable. The 5 min. (nominal 400m) walk distance should be the actual (not crow-flies) walking distance from the furthest part of the development to the bus stop. Furthermore, this is the maximum distance that would be tolerated, and should preferably be less. In this case, it would appear that from the furthest point of the development (i.e. its south-west corner) the crow-flies distance to a bus stop on a frequent service (Service 1) is approximately 557m and the

distance to an alternate non-frequent service (Service 24) is 581m. Therefore the site is considered to have an unacceptable level of access to public transport. The cumulative impact is a lesser matter but nevertheless still has to be assessed and evidenced, as does a proven means of access to the public highway. RED

EDU comments:

N/A

Open Space Comments:

N/A

Archaeology Comments:

The information submitted by Turley states that an Initial Archaeological Assessment has been undertaken and that this has produced no evidence for archaeological heritage assets. It goes on to state that a geophysical survey and evaluation trenching will be carried out in advance of a full planning application. I disagree with this statement. In order to ascertain at this allocation stage in the Local Plan it is essential to know if a site is deliverable and viable. At present it is impossible to state whether there are archaeological assets on this site which will have an impact on deliverability or viability. If there are significant archaeological heritage assets present on the site, these will have a significant impact on the proposed masterplan and will have an impact on economic assessments of deliverability and viability. It is likely that these issues will be tested at the Examination in Public. It is essential therefore that a geophysical survey and a problem-oriented evaluation exercise is carried out to inform (a) the allocation process and (b) assess the impact of archaeological heritage assets on the masterplan, deliverability and viability. RED

Retail Comments:

N/A

Proposals Map Action Required:

N/A

Trajectory implications:

N/A

ID:

49

Officer Recommendation:

Significant new evidence has been submitted through the FSC in addition to a revised masterplan for the site at a reduced scale to that considered previously. This new evidence has been reviewed. Whilst the previous 'RED' designation for landscape has been reduced to amber based on the reduced scale of development and mitigation proposed there still remains concerns regarding both transport and archaeology impacts which remain as potential showstoppers. The site is considered to have an unacceptable level of access to public transport and despite the initial archaeological assessment submitted it is considered at present it is impossible to state whether there are archaeological assets on this site which will have an impact on deliverability or viability. It is considered that If there are significant archaeological heritage assets present on the site that these will have a significant impact on the proposed masterplan and will have an impact on economic assessments of deliverability and viability. It is essential therefore that a geophysical survey and a problem oriented evaluation exercise is carried out to inform (a) the allocation process and (b) assess the impact of archaeological heritage assets on the masterplan, deliverability and viability. REJECTED - NO CHANGE

SUBMITTED SITE PLAN

Legend

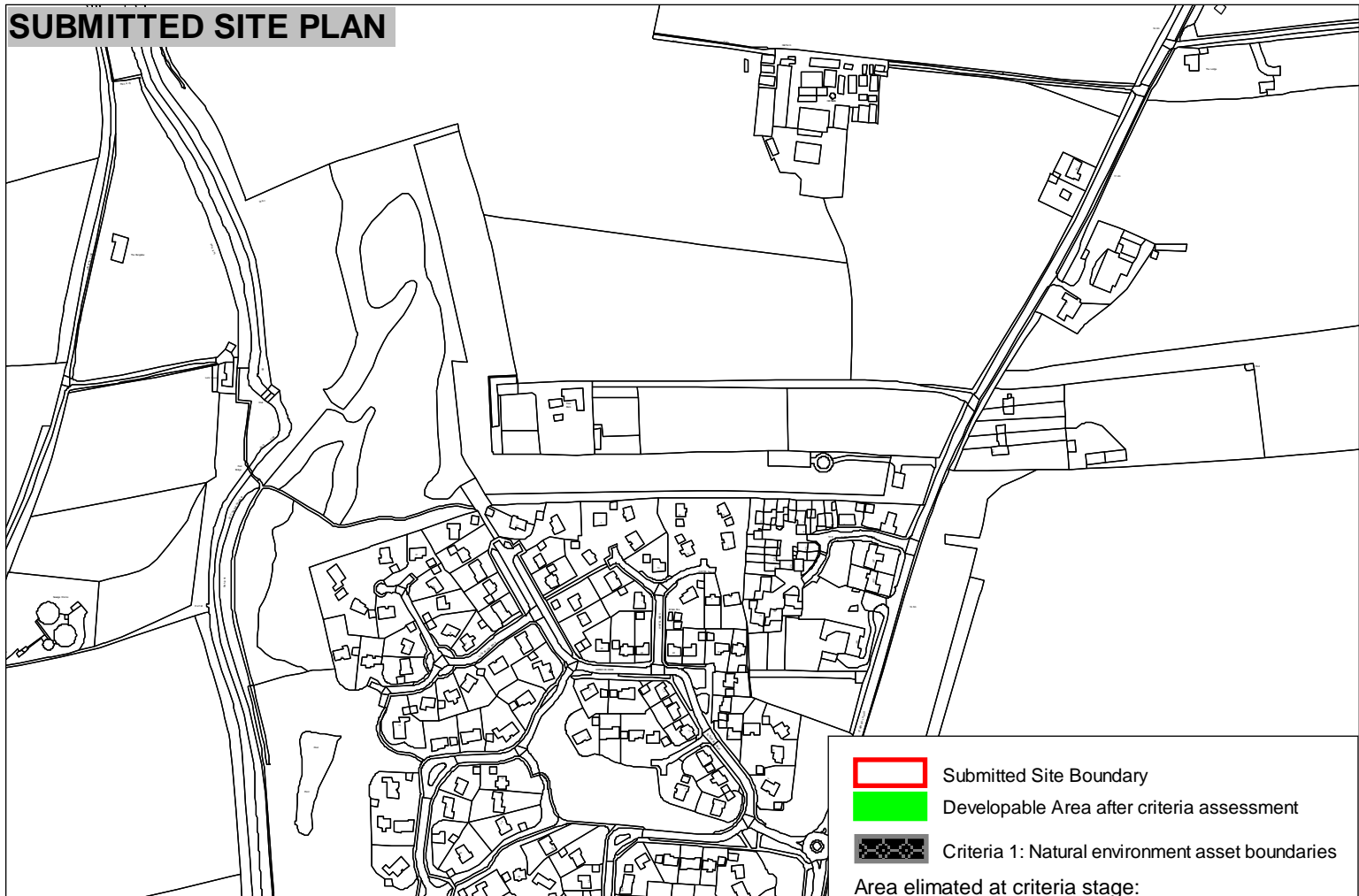
- Site Boundary
- Primary Constraints



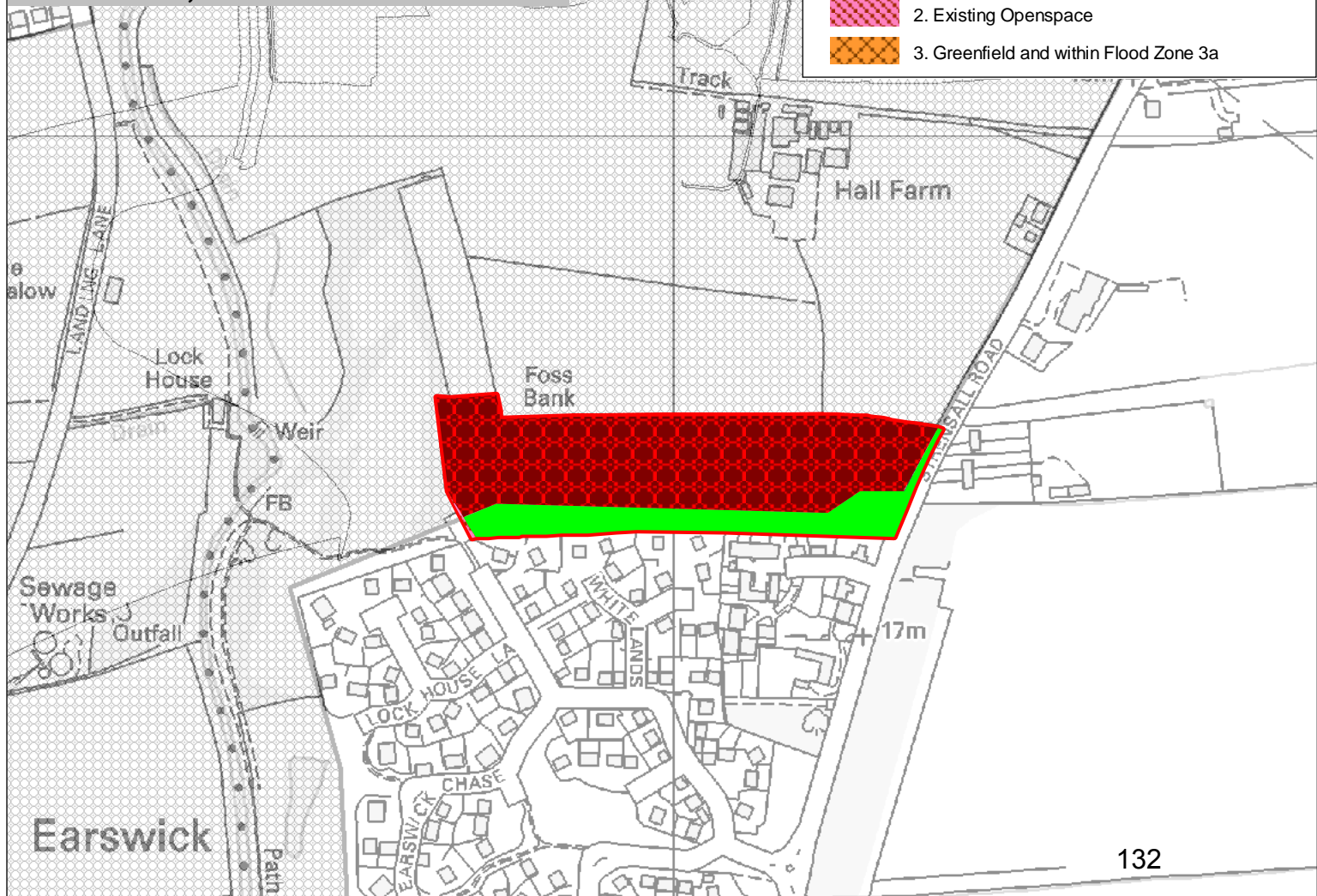
Grange

ID Ref:	ID1729
New site ref:	
Original Site Ref Number:	782
Allocation Ref:	
Site Name:	Foss Bank Farm, Earswick
Submitted for:	Housing
Agent:	
Response submitted by:	Landowner
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Site submitted for development in original Call for Sites and rejected as fails criteria 4 (access to residential services). Further evidence submitted at FSC and site reconsidered but fails criteria 4 so rejected. Site should be reconsidered as a suitable allocation or for safeguarded land.
Flooding/Drainage:	N/A
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	50
Officer Recommendation:	Site fails criteria 4 (Access to residential services). Part of the site also fails criteria 1 (Historic Character and Setting).REJECT - NO CHANGE

SUBMITTED SITE PLAN

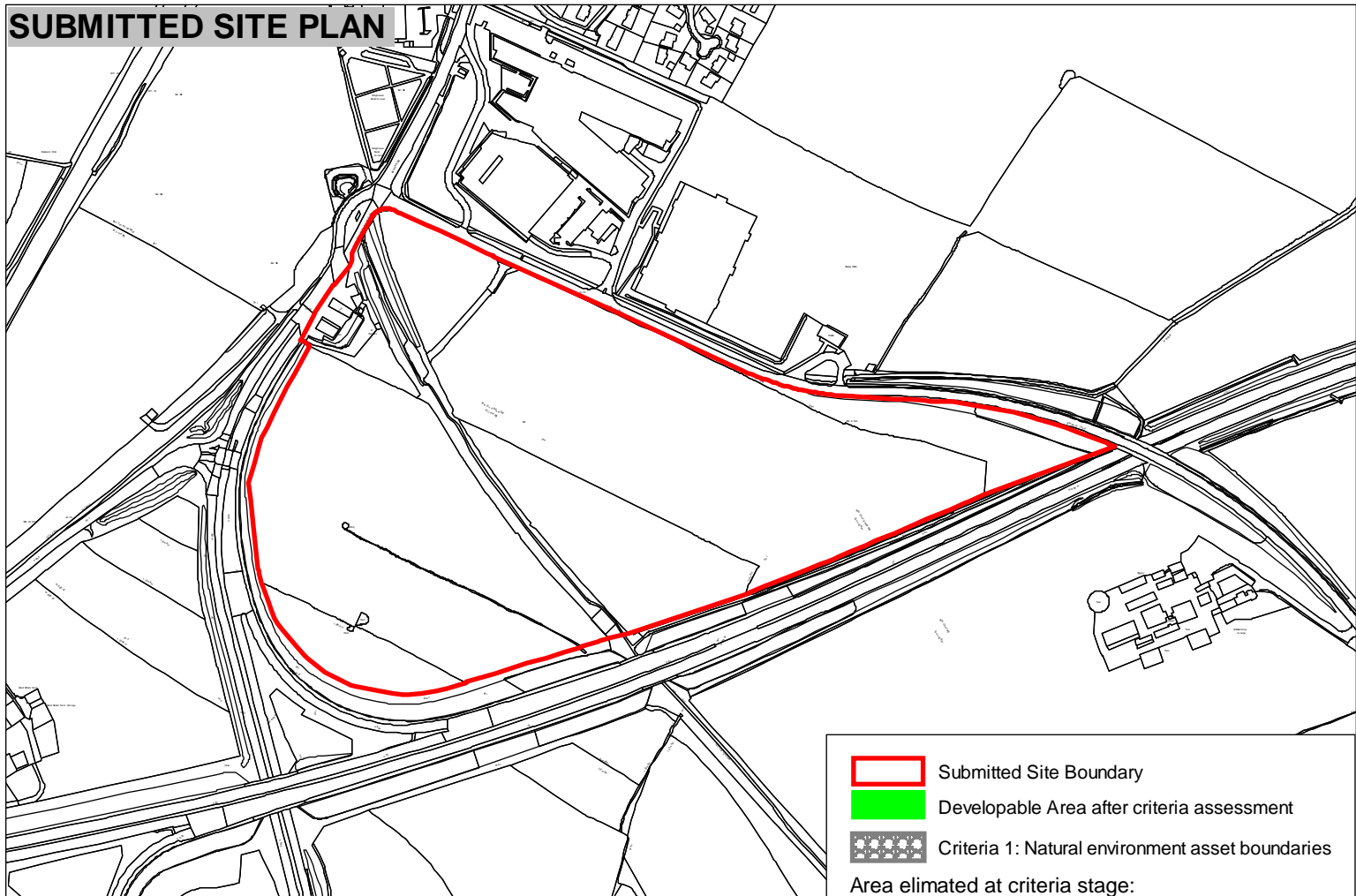








CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID6327
New site ref:	
Original Site Ref Number:	785
Allocation Ref:	
Site Name:	London Bridge Site 1a
Submitted for:	Employment
Agent:	Stephenson and son
Response submitted by:	Bill Smith
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Object to the rejection of the site - no further evidence submitted
Flooding/Drainage:	
Landscape Comments:	
Ecology Comments:	
Transport Comments:	
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	n/a
Trajectory implications:	n/a
ID:	51
Officer Recommendation:	Site fails criteria 1 and no further evidence submitted through FSC. Site rejected - no change

SUBMITTED SITE PLAN



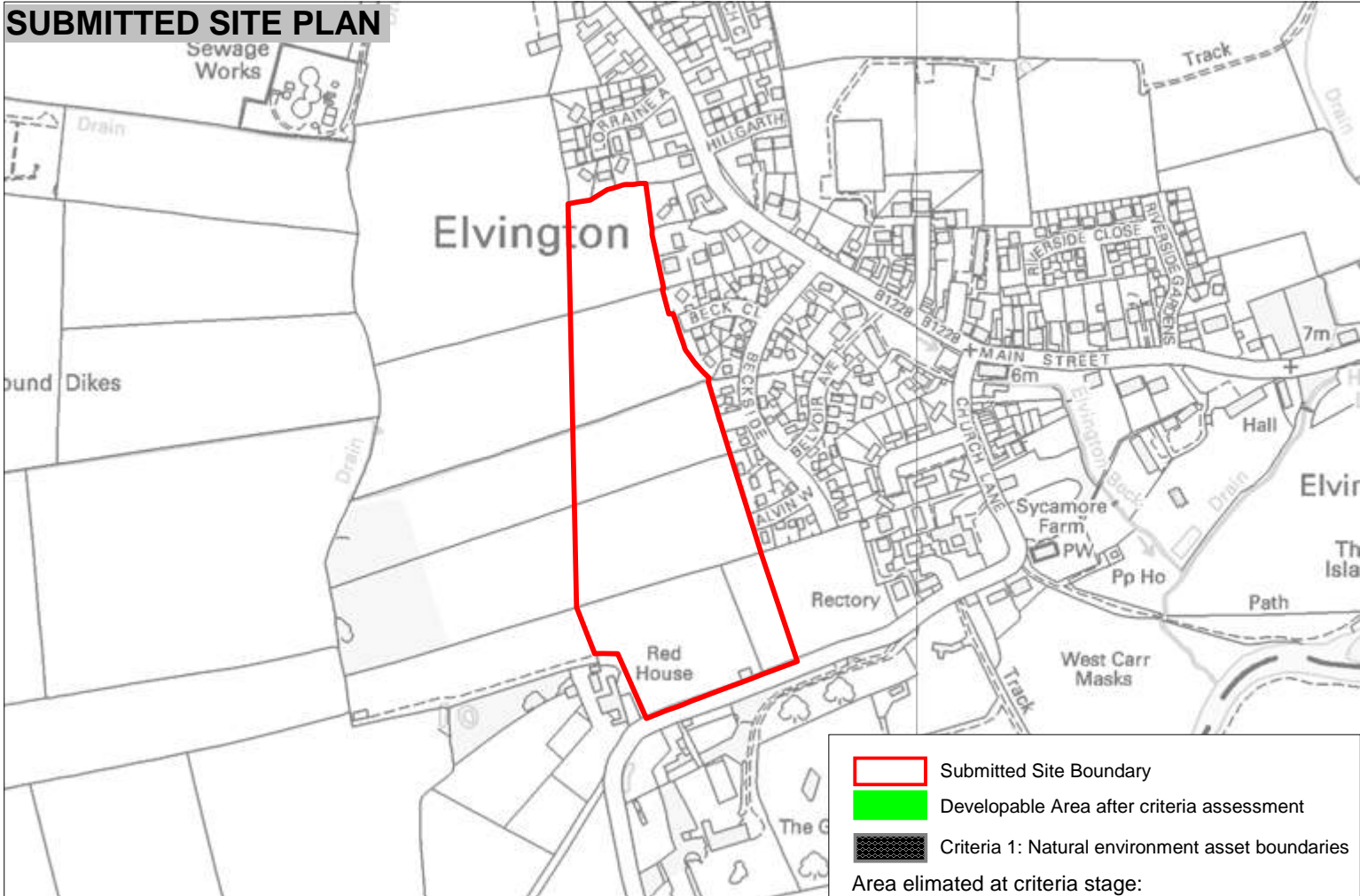
	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

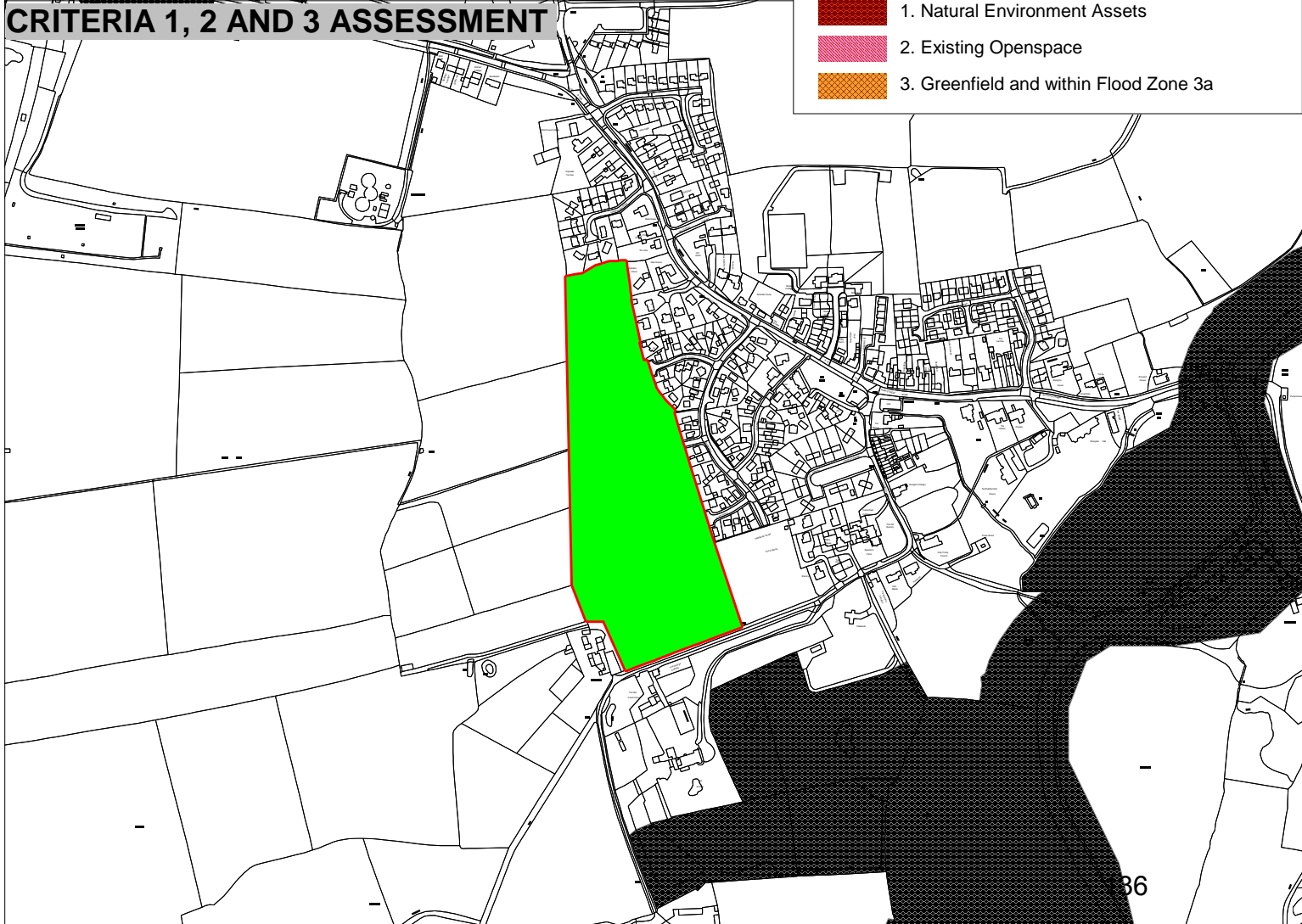


ID Ref:	ID6046
New site ref:	
Original Site Ref Number:	789
Allocation Ref:	
Site Name:	Land to West of Becksid Elvington
Submitted for:	Housing
Agent:	Directions Planning
Response submitted by:	Kathryn Jukes
On behalf of:	Landowner
Additional Evidence Through FSC:	None submitted
Summary of Response Recieved:	Object to the rejection of site in FSC for safeguarding or residential. Failed on technical officer assessment in FSC based on landscape comments. Representation states that there is not enough justification for the landscape statement that the site could materially affect the character of the western side of the village and that development of Becksid has already affected the original character of the western boundary by establishing a dense estate of housing. White house grove has affected the Northern boundary. Site does not fulfil green belt objectives
Flooding/Drainage:	n/a
Landscape Comments:	No further landscape evidence or visual impact assessment has been put forward including any assessment of key views as set out in technical officer comments at FSC. It is maintained that the development of this site would constitute a considerable extension to Elvington village in a sensitive location which could potentially impact on a significant number of residential receptors and on a number of public rights of way (PROW).
Ecology Comments:	n/a
Transport Comments:	No further evidence submitted. Comments as per original FSC
EDU comments:	n/a
Open Space Comments:	n/a
Archaeology Comments:	n/a
Retail Comments:	
Proposals Map Action Required:	n/a
Trajectory implications:	n/a
ID:	52
Officer Recommendation:	No further evidence submitted including landscaping appraisal or visual impact assessment. No change to comments made at FSC. It is considered that the site would have a visual impact on a number of receptors and public rights of way and would constitute a considerable extension to Elvington into the surrounding countryside.

SUBMITTED SITE PLAN



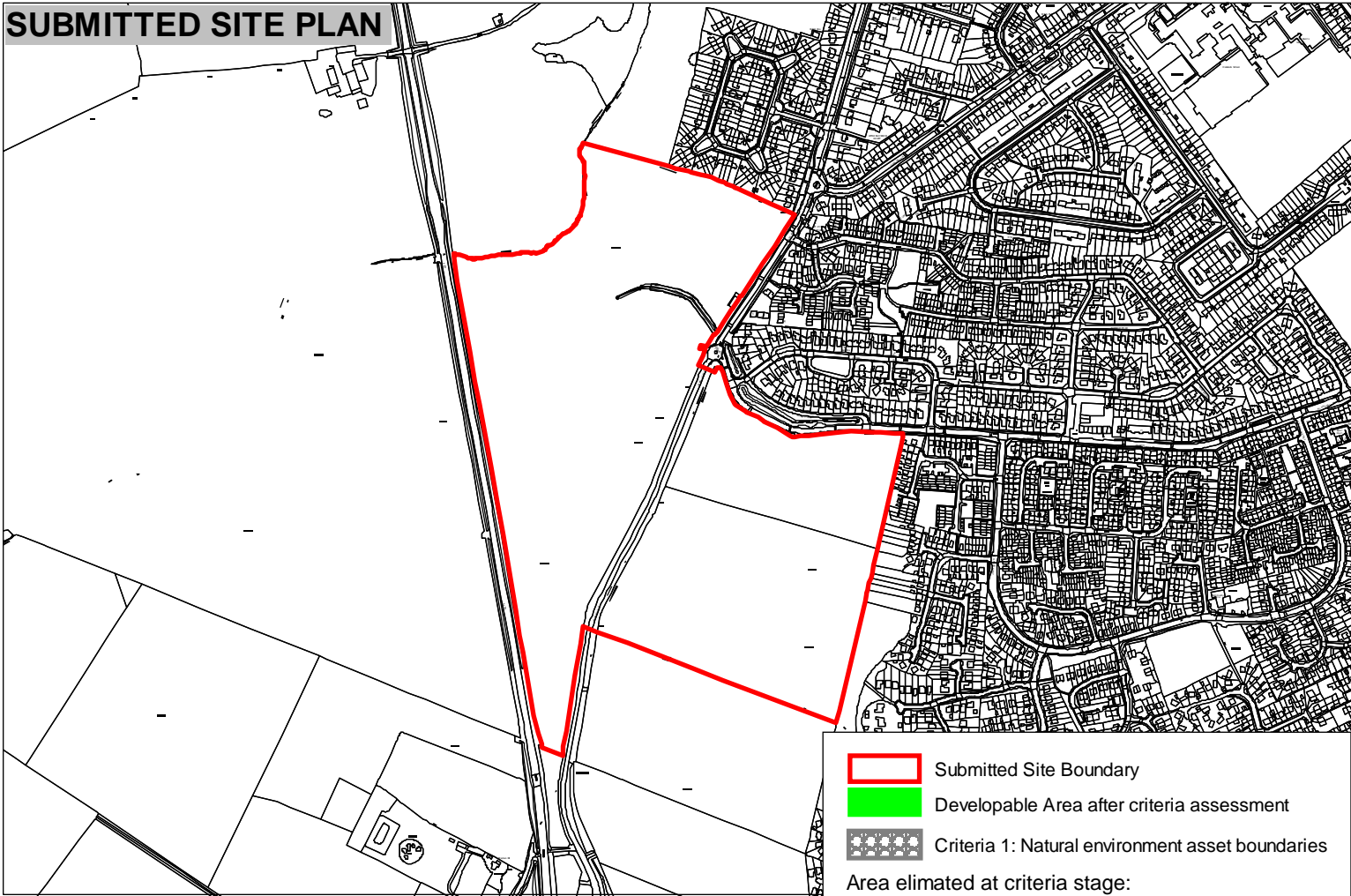
CRITERIA 1, 2 AND 3 ASSESSMENT



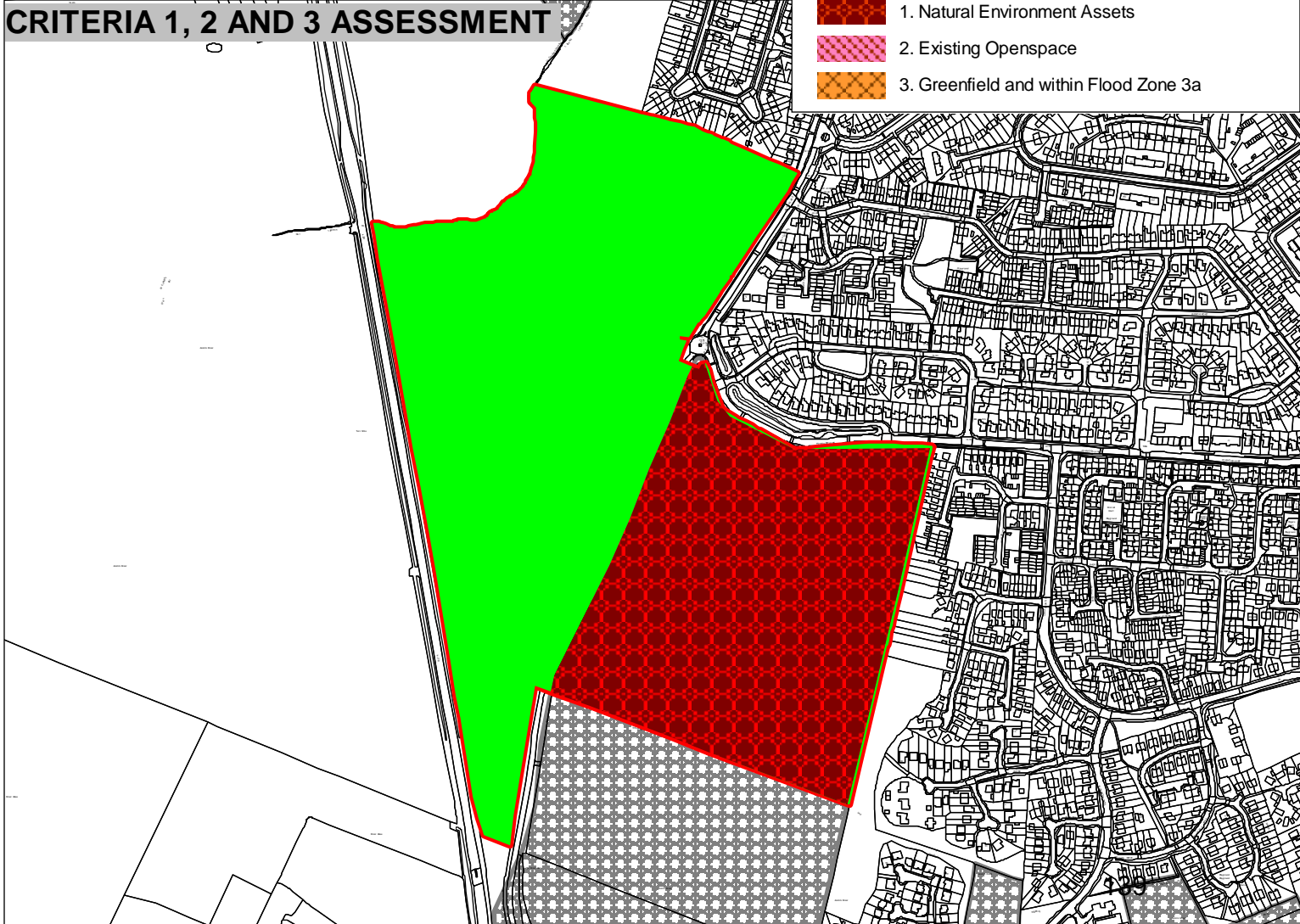
ID Ref:	ID9809
New site ref:	
Original Site Ref Number:	791
Allocation Ref:	H9 (part)
Site Name:	Land at Askham Lane
Submitted for:	Housing
Agent:	ID Planning
Response submitted by:	ID Planning
On behalf of:	Linden Homes
Additional Evidence Through FSC:	Yes - Landscape and Visual appraisal (FDA), revised masterplan and Transport Statement (BWB)
Summary of Response Received:	Further evidence submitted in support of site 791 rejected for housing in FSC as part falls within HC&S (2011) and considered based on scheme and evidence submitted at PO that development would compromise the setting of the city and that rural edge of city would be lost which is experienced on approach to Askham Lane and A1237. Landscaping proposed would not mitigate for loss of openness, landscape character impact and setting. Further evidence submitted for revised scheme. Not accepted that site has an impact on the wider open landscape or the setting of the city
Flooding/Drainage:	N/A
Landscape Comments:	Further evidence reviewed. Previous comments made still stand and conclusion remains unchanged. It is considered that the development of this site would undermine the setting of the city especially given the gentle topography of the site. Development up to the Western A1237 boundary would change the feel and setting of the city as perceived from this route. High hedging or trees could not mitigate this as the introduction of buildings in this location (even screed) would still introduce a solid form which would compromise the fluidity and feel of the landscape. The rural Character of Askham lane also needs to be preserved, The sense of leaving or entering the city currently occurs where Askham Lane meets Foxwood lane and this shouldn't be extended outwards towards the ring road as the proposed masterplan would encourage. RED
Ecology Comments:	N/A
Transport Comments:	Further evidence submitted through the FSC has been reviewed. There remains a concern regards the likelihood of trips on foot and by bike being a realistic prospect, given the distances/routes to the range of local services, the majority being in the 10-15 minute range which for pedestrians is at the edge or beyond what is considered reasonable. Detail of immediate cycling facilities that would facilitate door to door journeys, which are direct, attractive, convenient and safe is not apparent. Further highway network impact assessment would be required to look at local road junctions and A1237 (including the cumulative picture). AMBER
EDU comments:	N/A
Open Space Comments:	
Archaeology Comments:	N/A

Retail Comments:	
Proposals Map Action Required:	
Trajectory implications:	N/A
ID:	53
Officer Recommendation:	<p>Further evidence submitted has been reviewed. The previous comments made on the site at FSC still stand and the conclusion remains unchanged. It is considered that the development of this site would undermine the setting of the city especially given the gentle topography of the site. Development up to the Western A1237 boundary would change the feel and setting of the city as perceived from this route. High hedging or trees could not mitigate this as the introduction of buildings in this location (even screed) would still introduce a solid form which would compromise the fluidity and feel of the landscape. The rural Character of Askham lane also needs to be preserved. REJECT - NO CHANGE</p>

SUBMITTED SITE PLAN



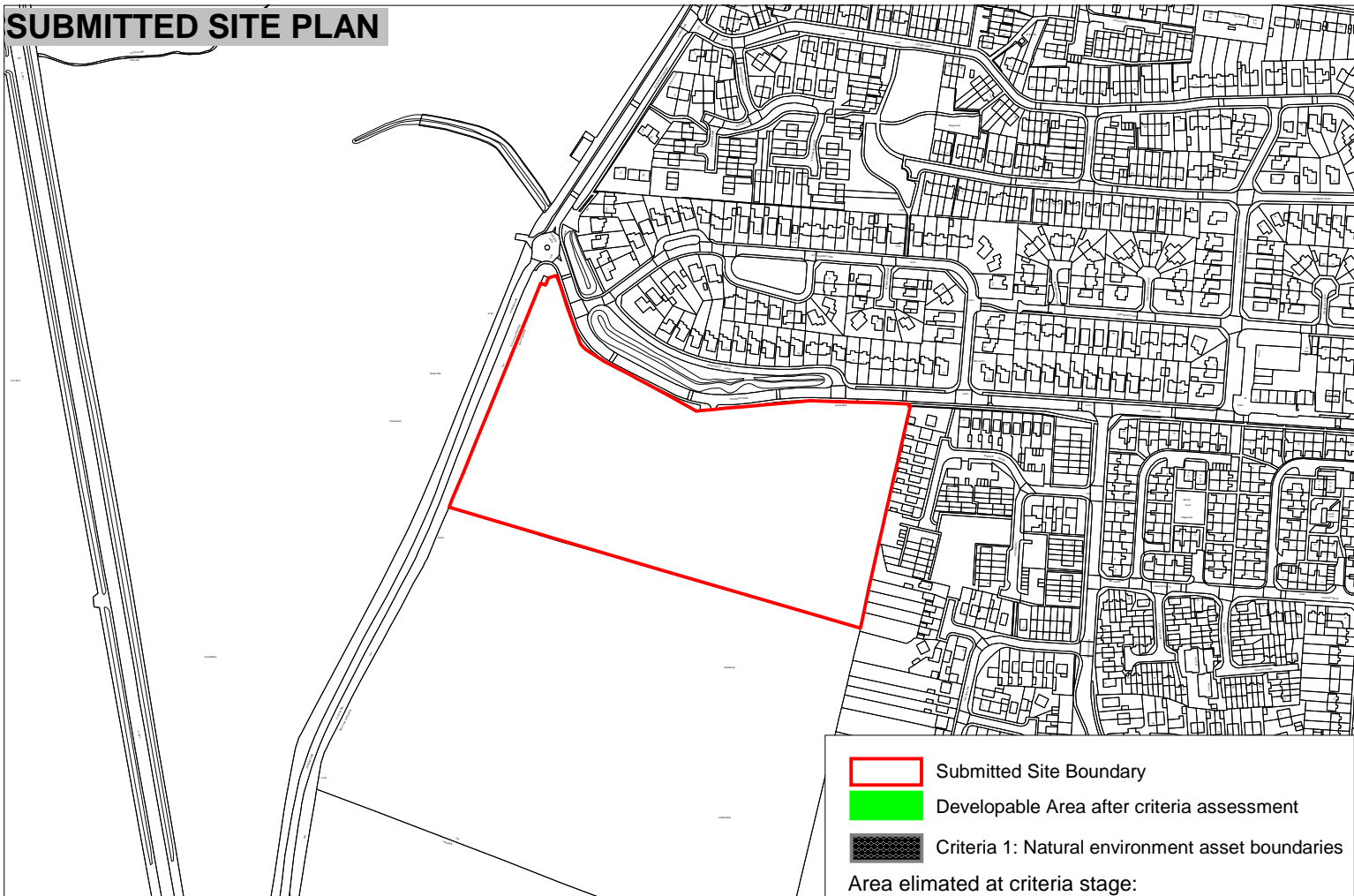
CRITERIA 1, 2 AND 3 ASSESSMENT









ID Ref:	ID528
New site ref:	
Original Site Ref Number:	792
Allocation Ref:	h9 (part)
Site Name:	Land West of H9
Submitted for:	Housing
Agent:	Smiths Gore
Response submitted by:	Robert Murphy
On behalf of:	York Diocese and Board of Finance
Additional Evidence Through FSC:	Yes - Initial Access Appraisal (WYG) and Wainwright Landscape Architecture Landscape Appraisal
Summary of Response Received:	Site rejected at FSC as considered that extension of H9 on land to west would undermine the setting of the city given the topography of the site. Also transport concerns flagged in terms of impact on Moor Lane junction of A1237 as well as capacity at the existing junction. Additional evidence has been submitted through the FSC including initial access appraisal (WYG) and Landscape Appraisal (Wainwright Landscape Architecture).
Flooding/Drainage:	No additional comments to FSC. GREEN
Landscape Comments:	Further evidence reviewed. Previous comments made still stand and conclusion remains unchanged. It is considered that the development of this site would undermine the setting of the city especially given the gentle topography of the site. Do not agree that the undulating topography would screen any development from long distance views from the west and south of the site. It is considered that the introduction of buildings in this location would introduce a solid form which would compromise the fluidity of the landscape. The perception of entering/leaving the city which is currently experiences where Askham Lane meets Foxwood Lane should not be pushed further towards the South as the proposed scheme would lead to. RED
Ecology Comments:	No additional comments to FSC. GREEN
Transport Comments:	There remains a concern regards the likelihood of trips on foot and by bike being a realistic prospect, given the distances/routes to the range of local services, the majority being in the 10-15 minute range which for pedestrians is at the edge or beyond what is considered reasonable. Detail of immediate cycling facilities that would facilitate door to door journeys, which are direct, attractive, convenient and safe is not apparent. Further highway network impact assessment would be required to look at local road junctions and A1237 (including the cumulative picture). RED
EDU comments:	N/A
Open Space Comments:	No additional comments to FSC. No mention of providing or enhancing open space/recreational facilities. AMBER
Archaeology Comments:	No additional comments to FSC. No further evidence submitted. An Archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Any archaeological evidence found on the site may influence the masterplan and site viability and would need to be carried out prior to that process. AMBER

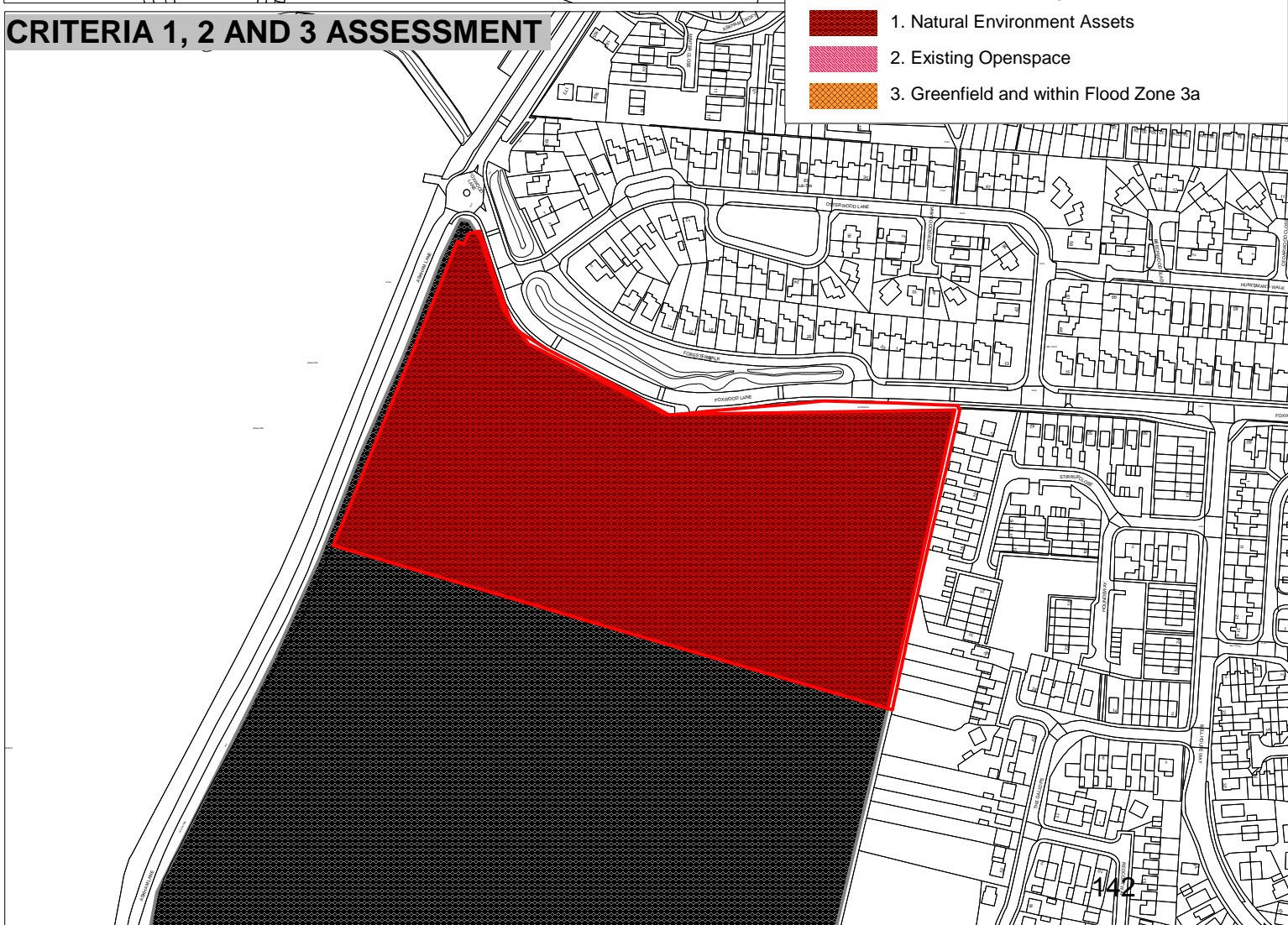
Retail Comments:	
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	54
Officer Recommendation:	Further evidence reviewed. Previous comments made still stand and conclusion remains unchanged. It is considered that the development of this site would undermine the setting of the city especially given the gentle topography of the site. Do not agree that the undulating topography would screen any development from long distance views from the west and south of the site. It is considered that the introduction of buildings in this location would introduce a solid form which would compromise the fluidity of the landscape. The perception of entering/leaving the city which is currently experiences where Askham Lane meets Foxwood Lane should not be pushed further towards the South as the proposed scheme would lead to.REJECT - NO CHANGE

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

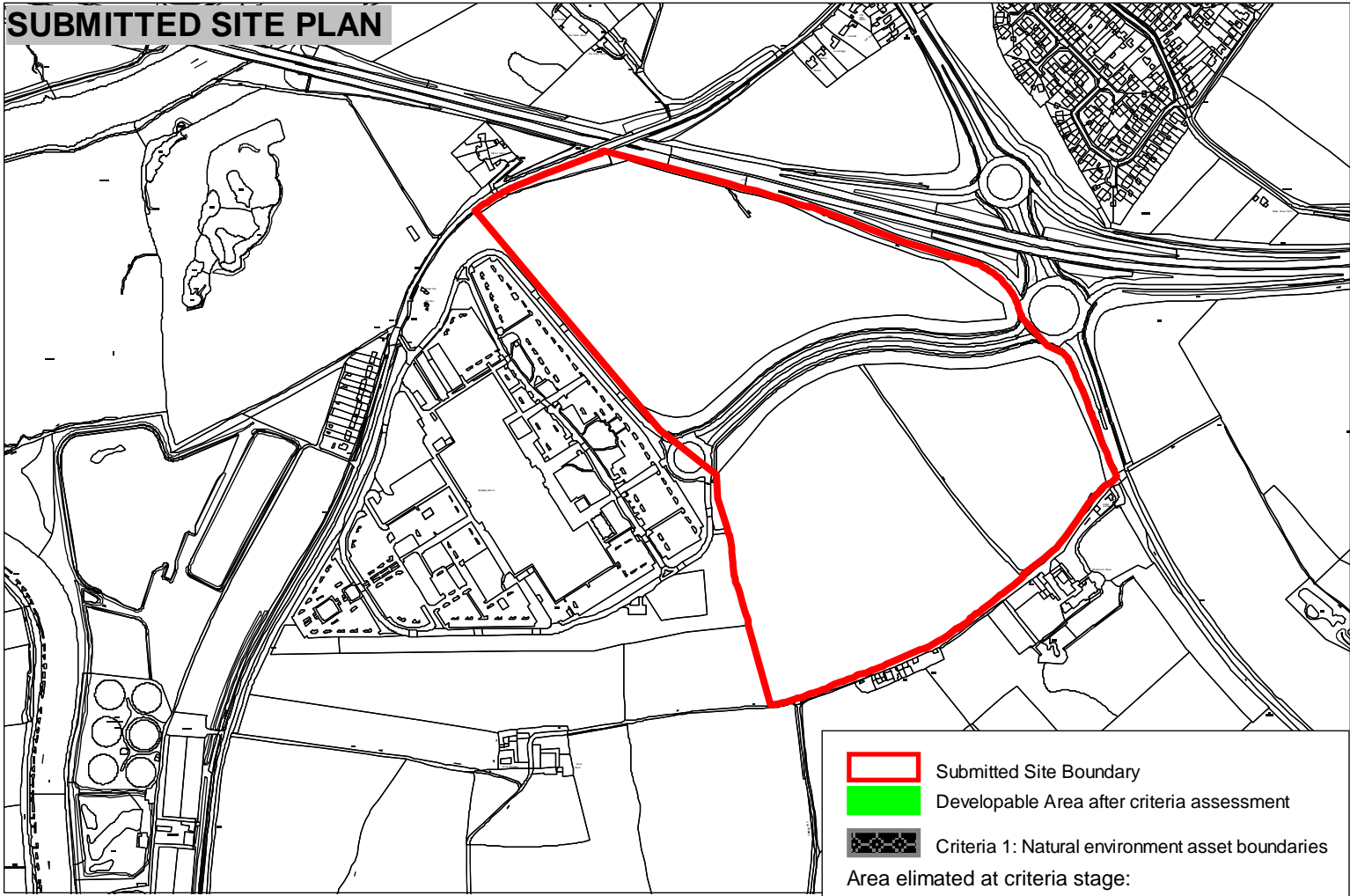
CRITERIA 1, 2 AND 3 ASSESSMENT



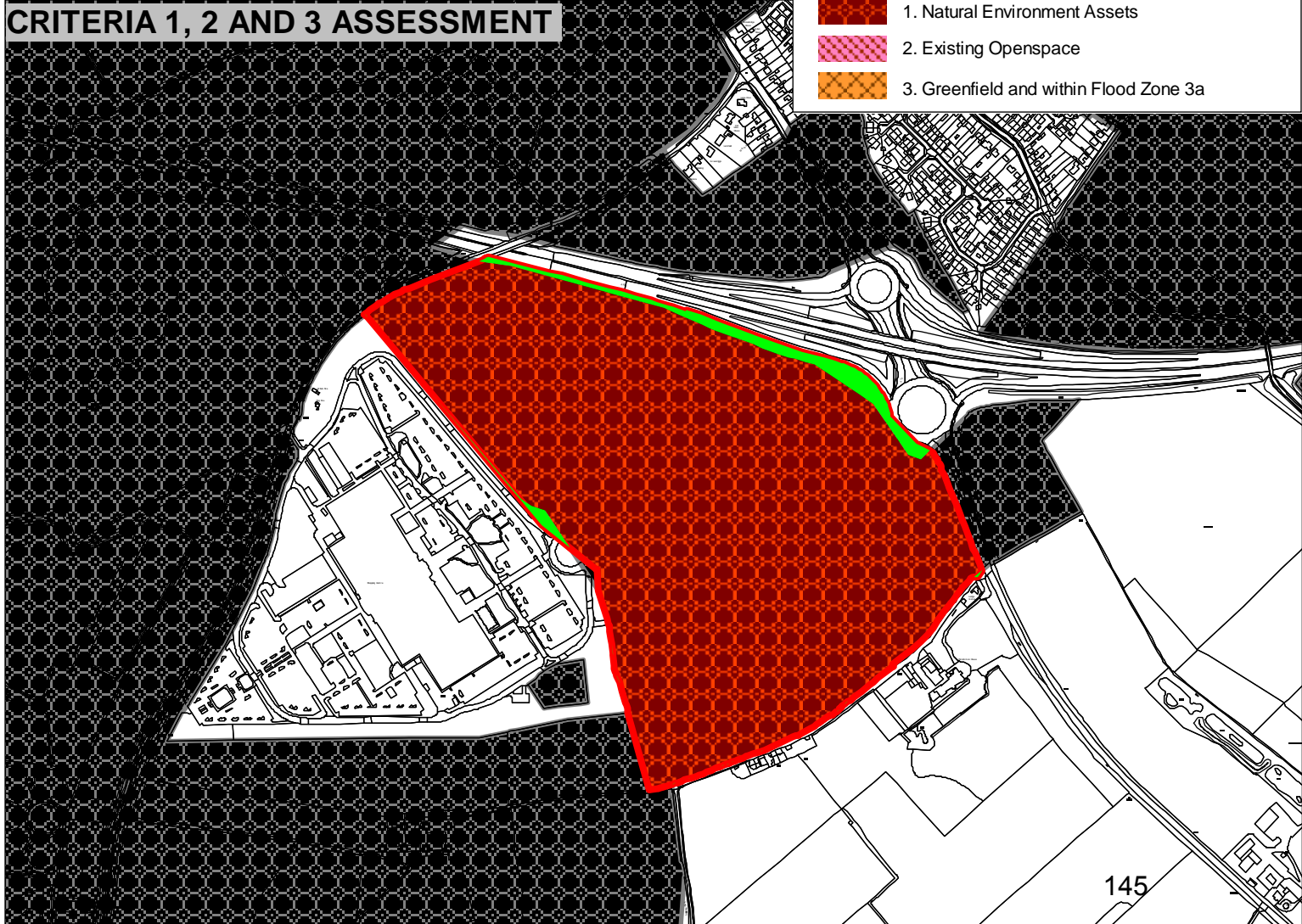
ID Ref:	ID1736
New site ref:	
Original Site Ref Number:	798
Allocation Ref:	
Site Name:	land to East of Designer Outlet
Submitted for:	Employment/Leisure/Retail
Agent:	MM Planning
Response submitted by:	Melissa Madge
On behalf of:	Oakgate PLC
Additional Evidence Through FSC:	Yes - Phase 1 Habitat Survey (Wold Ecology) and Landscape Appraisal (Rosetta Landscape Design)
Summary of Response Received:	Object to rejection of site at FSC. Believe site is deliverable and developable for leisure and employment opportunities and there is inconsistencies between technical officer comments on this site and land to south of designer outlet (site 800). Both sites are in the extension to green wedge designation in the HC&S 2011 Update but only site 800 is proposed to be removed. Don't consider that development of this site would have an adverse impact on landscape character or habitat. Have submitted further Ecology and Landscape evidence.
Flooding/Drainage:	No additional comments to FSC. Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Mainly Flood Zone 1, part Flood Zone 2 and 3a to the south. AMBER
Landscape Comments:	Further landscaping evidence submitted has been reviewed. It is still considered that the site would have a significant negative impact on both the setting of the city and Fulford as it would bring development right up to the A19 and A64. It is acknowledged that landscaping could help to mitigate some impacts however there would remain a solid development within what is currently a fluid landscape creating a visual impact on what are currently open fields viewed from both the A19 and the A64. The open countryside currently presents a rural approach to the city and to Fulford and also provides separation between the existing Designer Outlet and Fulford Village. The site would bring the built form closer to Fulford from the south and would constitute a large encroachment into open countryside. Do not agree with statement that there is inconsistencies between approach with this site and site to south of Designer Outlet (Site 800). It is acknowledged in the officer comment for site 800 (South of Designer Outlet) that considerable landscape mitigation will be required in order for the site to fit in with the surrounding landscape. However, the site sits behind the existing Designer Outlet and an area of open land will still exist between the site and the A19 to the east which helps to keep the sense of openness and protect the setting of the city and the approach to Fulford. RED
Ecology Comments:	Further evidence submitted in form of extended Phase 1 Habitat Survey. This evidence has been considered however there is no material change to the comments made at FSC and it would remain as an AMBER. The site is adjacent to Naburn Marsh SSSI Wetland habitat so would need to be careful with drainage. This would be less detrimental for the leisure/employment/retail led scheme as proposed than would for residential development. AMBER

Transport Comments:	No additional comments to FSC. Significant concerns remain regarding the ability of A19 and A64 to accommodate the quantum of additional trips that would be generated from the significant quantum and mix of floorspace proposed. AMBER
EDU comments:	he site may offer an attractive location based on commercial demand for B1a office use as it is located in the south of the City close to A64/A19 corridor however there are concerns regarding the scale of what is proposed in this location. AMBER
Open Space Comments:	No site specific comments.
Archaeology Comments:	No further evidence submitted. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. AMBER
Retail Comments:	No further evidence submitted. There is no compelling evidence provided to justify retail floorspace in an out of centre location. This would be contrary to the NPPF criteria as it could erode the virility and viability of York City Centre (and other centres) as well as absorb any further capacity beyond the study period which would be better placed to focus initiatives on the city centre. RED
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	55
Officer Recommendation:	Further landscaping evidence submitted has been reviewed. It is still considered that the site would have a significant negative impact on both the setting of the city and Fulford as it would bring development right up to the A19 and A64. It is acknowledged that landscaping could help to mitigate some impacts however there would remain a solid development within what is currently a fluid landscape creating a visual impact on what are currently open fields viewed from both the A19 and the A64. The open countryside currently presents a rural approach to the city and to Fulford and also provides separation between the existing Designer Outlet and Fulford Village. The site would bring the built form closer to Fulford from the south and would constitute a large encroachment into open countryside. Do not agree with statement that there is inconsistencies between approach with this site and site to south of Designer Outlet (Site 800). It is acknowledged in the officer comment for site 800 (South of Designer Outlet) that considerable landscape mitigation will be required in order for the site to fit in with the surrounding landscape. However, the site sits behind the existing Designer Outlet and an area of open land will still exist between the site and the A19 to the east which helps to keep the sense of openness and protect the setting of the city and the approach to Fulford. Also the scale of proposals put forward on this site (Site 798) is far greater than that proposed at site 800. REJECT - NO CHANGE

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

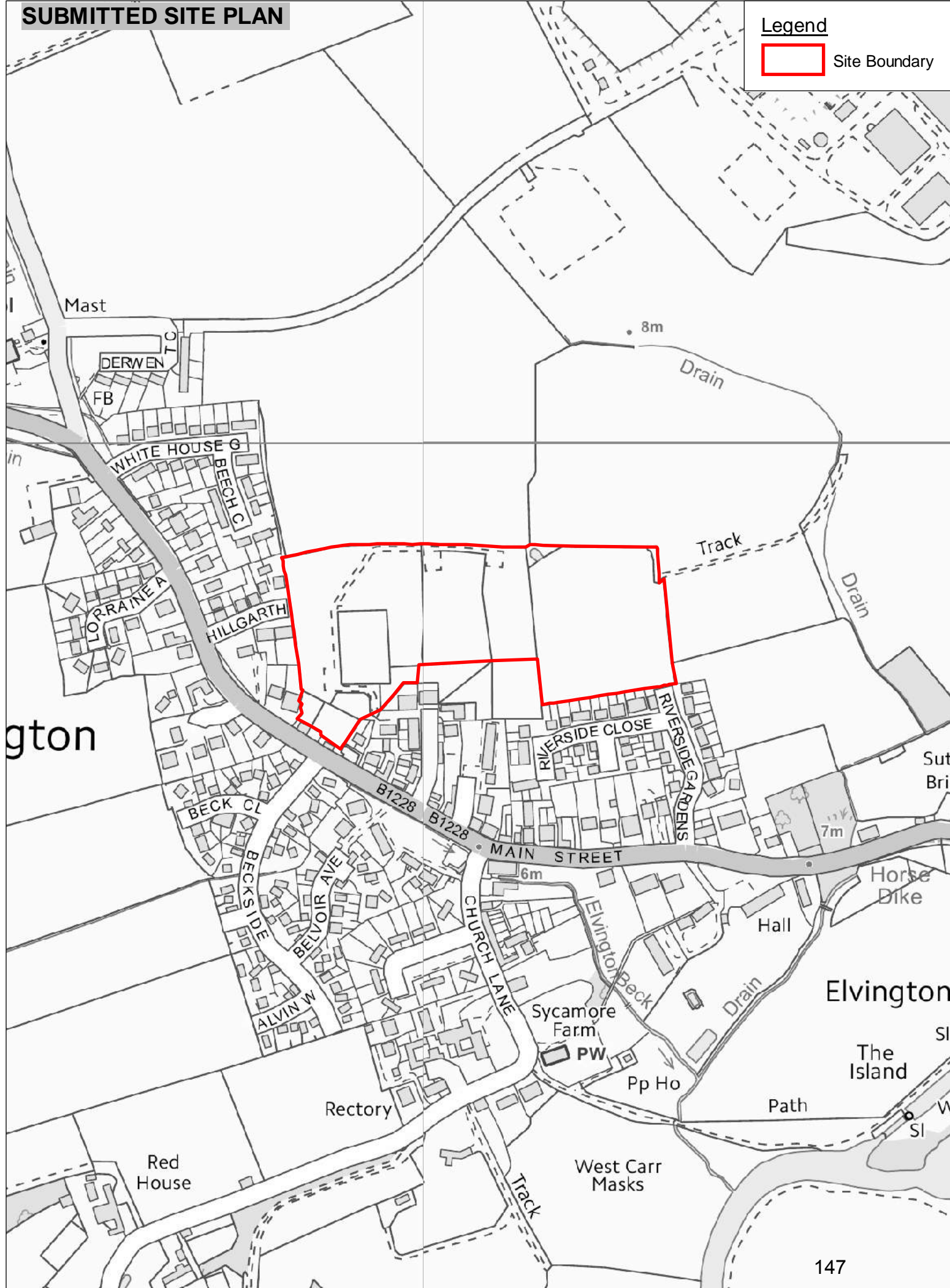


ID Ref:	ID10272
New site ref:	
Original Site Ref Number:	802
Allocation Ref:	SF10
Site Name:	Safeguarded Land Elvington Village
Submitted for:	Housing
Agent:	Barton Willmore
Response submitted by:	Paul Butler
On behalf of:	Barratts and David Wilson Homes
Additional Evidence Through FSC:	Delivery statement
Summary of Response Received:	Support safeguarded land but put forwards as housing allocation (4.15ha) plus a further 12.75ha as safeguarded land. Site is covered by site 749 in FSC and site 297. Both sites failed technical officer comments with concerns over transport access and landscape impacts (wider site) in terms of impact on eastern boundary of village and on Dauby Lane and Stamford Bridge bridge. Summary brochure submitted which summarises case for site by topic but no new evidence submitted
Flooding/Drainage:	
Landscape Comments:	This would potentially have a significant impact on the residents on that side of the village, but the visual impact on the wider landscape and setting of the city/village would be relatively limited in comparison to some other sites. Due to the curved form of the existing village and the site's relationship with surrounding roads and footpaths, the site would be fairly contained. Amber/Green
Ecology Comments:	
Transport Comments:	They have not provided any technical evidence/assessment to demonstrate the availability/suitability of the access points they suggest can serve the site. This is what we required in our officer comments. Without such, it is impossible to determine the access situation such as whether any of them could provide access, to what degree/level of development and what highway improvements will be required on existing highways such as Main Street for example.
EDU comments:	
Open Space Comments:	
Archaeology Comments:	
Retail Comments:	
Proposals Map Action Required:	Retain as safeguarded land allocation - SF10
Trajectory implications:	n/a
ID:	56
Officer Recommendation:	Further comments received from landscape and transport which were showstoppers to original site/s considered for housing in FSC. Landscape impacts on this reduced 4ha site not considered a showstopper. Highways issues remain a showstopper with no further technical evidence submitted to demonstrate suitable access. Retain as safeguarded Land

SUBMITTED SITE PLAN

Legend

 Site Boundary

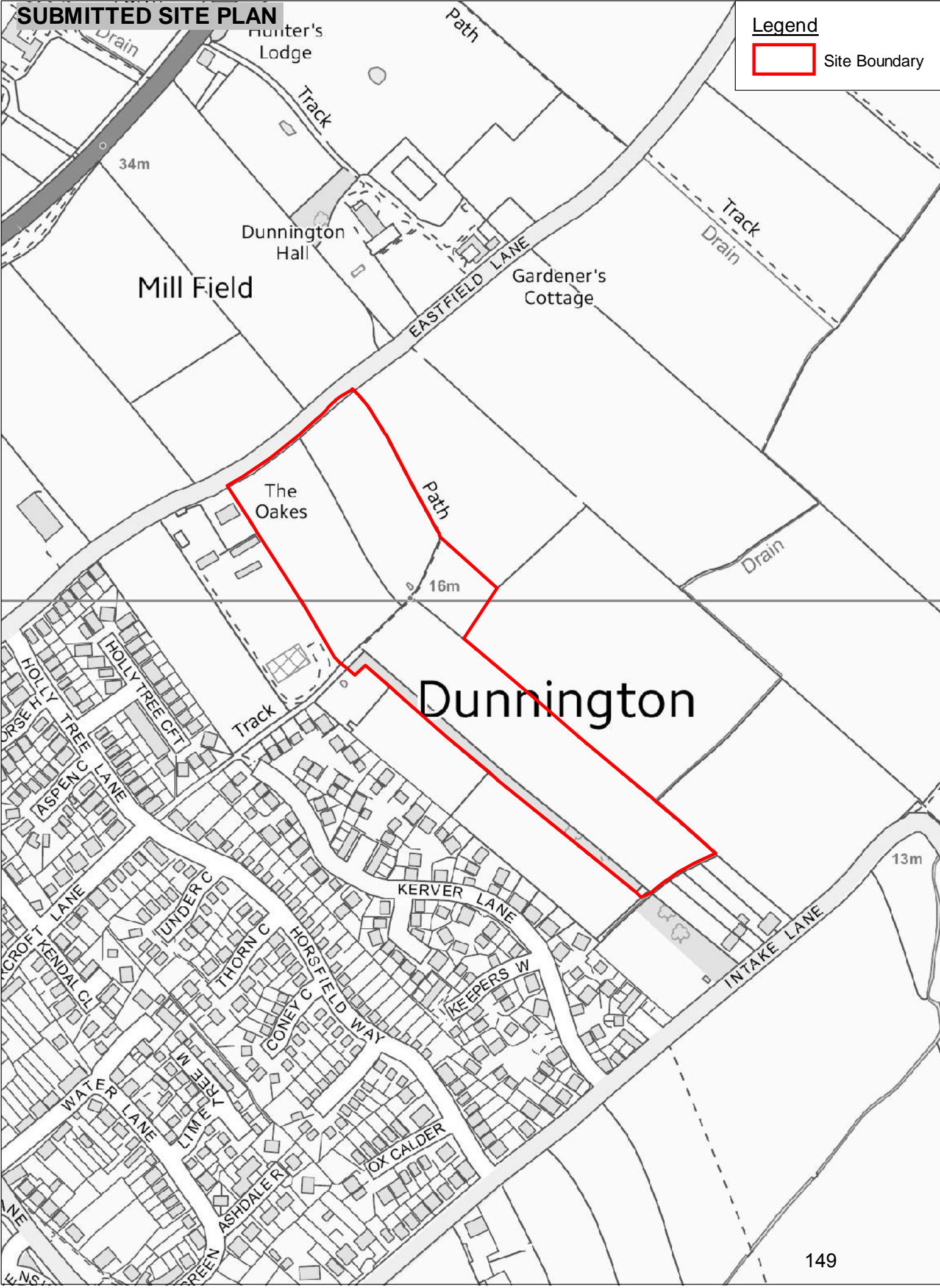


ID Ref:	ID10272
New site ref:	
Original Site Ref Number:	811
Allocation Ref:	SF9
Site Name:	Safeguarded Land at Intake Lane, East of Dunnington
Submitted for:	Housing
Agent:	Barton Willmore
Response submitted by:	Paul Butler
On behalf of:	Barratts and David Wilson Homes
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Support safeguarded land allocation but believe potential for housing allocation within plan period alongside existing H31 allocation. Circa 150 homes. Available and expressed interest from housebuilder
Flooding/Drainage:	
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	
Open Space Comments:	
Archaeology Comments:	N/A
Retail Comments:	
Proposals Map Action Required:	No further action required. Site to remain as safeguarded as existing allocation H31 needs to be developed first in order for safeguarded land to act as future potential extension should it be required at Plan review.
Trajectory implications:	None. Leave as safeguarded
ID:	57
Officer Recommendation:	

SUBMITTED SITE PLAN

Legend

 Site Boundary



ID Ref:	ID1713
New site ref:	820
Original Site Ref Number:	
Allocation Ref:	N/A
Site Name:	Poppleton Strategic Site
Submitted for:	Housing
Agent:	Directions Planning
Response submitted by:	Kathryn Jukes
On behalf of:	Northminster Limited
Additional Evidence Through FSC:	Landscape Appraisal, Transport Statement, Masterplan, Viability proformaPhase 1 Habitat SurveyDrainage StatementArchaeology
Summary of Response Recieved:	New strategic site made up of combined parcels of previously rejected sites. All previously rejected as failed criteria 1 with no evidence submitted at LPPO. Further evidence submitted including landscape appraisal, transport statement, masterplan, viability proforma. Three phases put forwards plus element of safeguarded land. 1st phase adjacent to Poppleton station and includes car parking provision for station.
Flooding/Drainage:	
Landscape Comments:	In response to proposed allocation by Northminster and DSP architects 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 along the ring road. It prevents coalescence between Poppleton and the city. The land retains a degree of separation between Upper Poppleton (which has a strong association with the A59) and Nether Poppleton, (which has a strong association with the river Ouse) in the way that they relate to the surrounding fields and the ring road. In light of the above points, the site is inappropriate as a plan allocationThe masterplan goes someway to addressing these issues by retaining some open space and screening along the ring road and railway; and the village extensions would be naturally split by the railway and further open space and natural features. Despite these conscious efforts, it leaves the site as unsuitable for development because the open space that exists today is down to a fairly critical level for its effectiveness to remain intact. Both sides of Millfield Lane work together in this respect. The development would also alter the linear approach to the village centre along Station Road. RED
Ecology Comments:	There are no statutory or non-statutory nature conservation sites within the site. There is a Site of Interest for Nature Conservation (SINC) located immediately south east separated from the site by the railway line. This SINC, named Ring Road Embankment Millfield Lane A1237, is designated for its acid grassland interest. The southern boundary of the site connects to The Ring Road Local Green Infrastructure Corridor. It is noted that the corridor has the potential to be of particular value for invertebrates as movement corridors but also particularly where the embankments have been constructed of lighter soils such as at Poppleton. Clifton Ings and Rawcliffe Meadows Site of Special Scientific Interest (SSSI) lies c.km south east of the site. The site falls within this SSSI's Impact Risk Zone which includes residential development of 100 units or more. This means that the local planning authority will need to

consult Natural England on the likely impacts of this development. A report entitled 'Extended Phase 1 Habitat Survey' has been submitted however this is just the findings of a desk top study for designated sites and protected species records. The absence of records does not confirm that protected species or habitats of biodiversity value are absent from the site. The masterplan should be informed by Phase 1 Habitat Survey and any specific surveys recommended from this (e.g. water vole, badger etc). The masterplan currently presents opportunities for biodiversity enhancement along the Ring Road Green Infrastructure corridor and the railway line which could be extended further into the site. In the original technical officer assessment the three separate sites (774; 775; 769) were all assessed as Green for biodiversity constraints. This still applies to the larger site boundary.

Transport Comments:

Access to key facilities meets criteria. The northern part of the site has more possibilities for journeys by foot/cycle with bridge across the railway line. Detailed work has been provided but there is no assessment of the cumulative impact of this site alongside the other potential sites along the A59 corridor including ST1, ST2 and ST29AMBER

EDU comments:

Open Space Comments:

Archaeology Comments:

The information submitted on behalf of Northminster Ltd includes an archaeological Desk Based Assessment carried out by On-Site Archaeology. The DBA suggests that the archaeological potential of the site is "fairly low. It goes on to state that a post-allocation geophysical survey and evaluation trenching will be carried out. I disagree with this statement. In order to ascertain at this allocation stage in the Local Plan it is essential to know if a site is deliverable and viable. At present it is impossible to state whether there are archaeological assets on this site which will have an impact on deliverability or viability. If there are significant archaeological heritage assets present on the site, these will have a significant impact on the proposed masterplan and will have an impact on economic assessments of deliverability and viability. It is likely that these issues will be tested at the Examination in Public. It is essential therefore that a geophysical survey and a problem-oriented evaluation exercise is carried out to inform (a) the allocation process and (b) assess the impact of archaeological heritage assets on the masterplan, deliverability and viability. If this work is not carried out, I consider that on archaeological grounds this site cannot be supported for allocation in the Local Plan. RED

Retail Comments:

Proposals Map Action Required:

No Action

Trajectory implications:

ID:


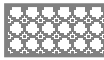
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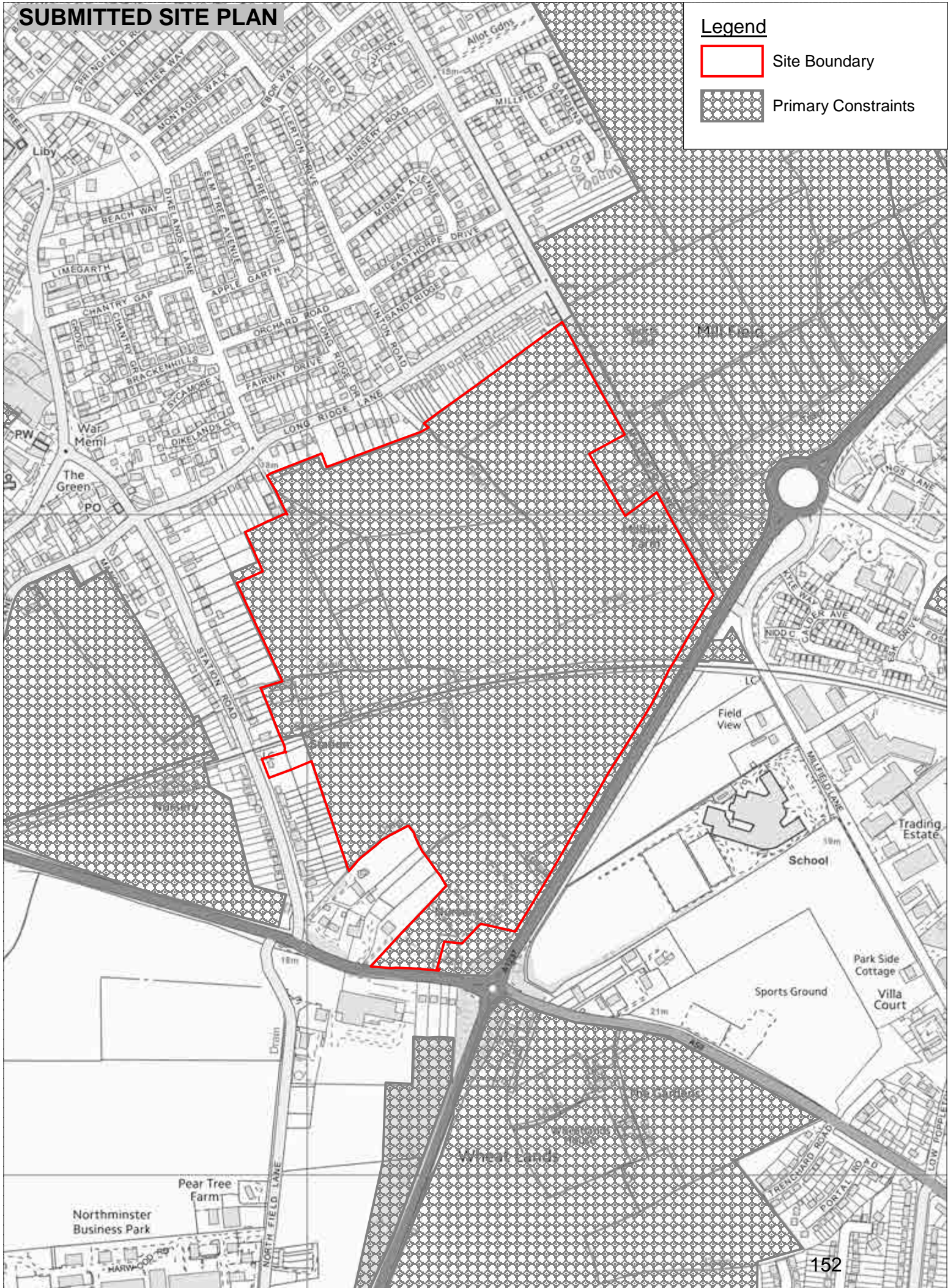
Officer Recommendation:

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 along the ring road. It prevents coalescence between Poppleton and the city. The land retains a degree of separation between Upper Poppleton (which has a strong association with the A59) and Nether Poppleton, (which has a strong association with the river Ouse) in the way that they relate to the surrounding fields and the ring road. In light of the above points, the site is inappropriate as a plan allocation. REJECT

SUBMITTED SITE PLAN

Legend

-  Site Boundary
-  Primary Constraints

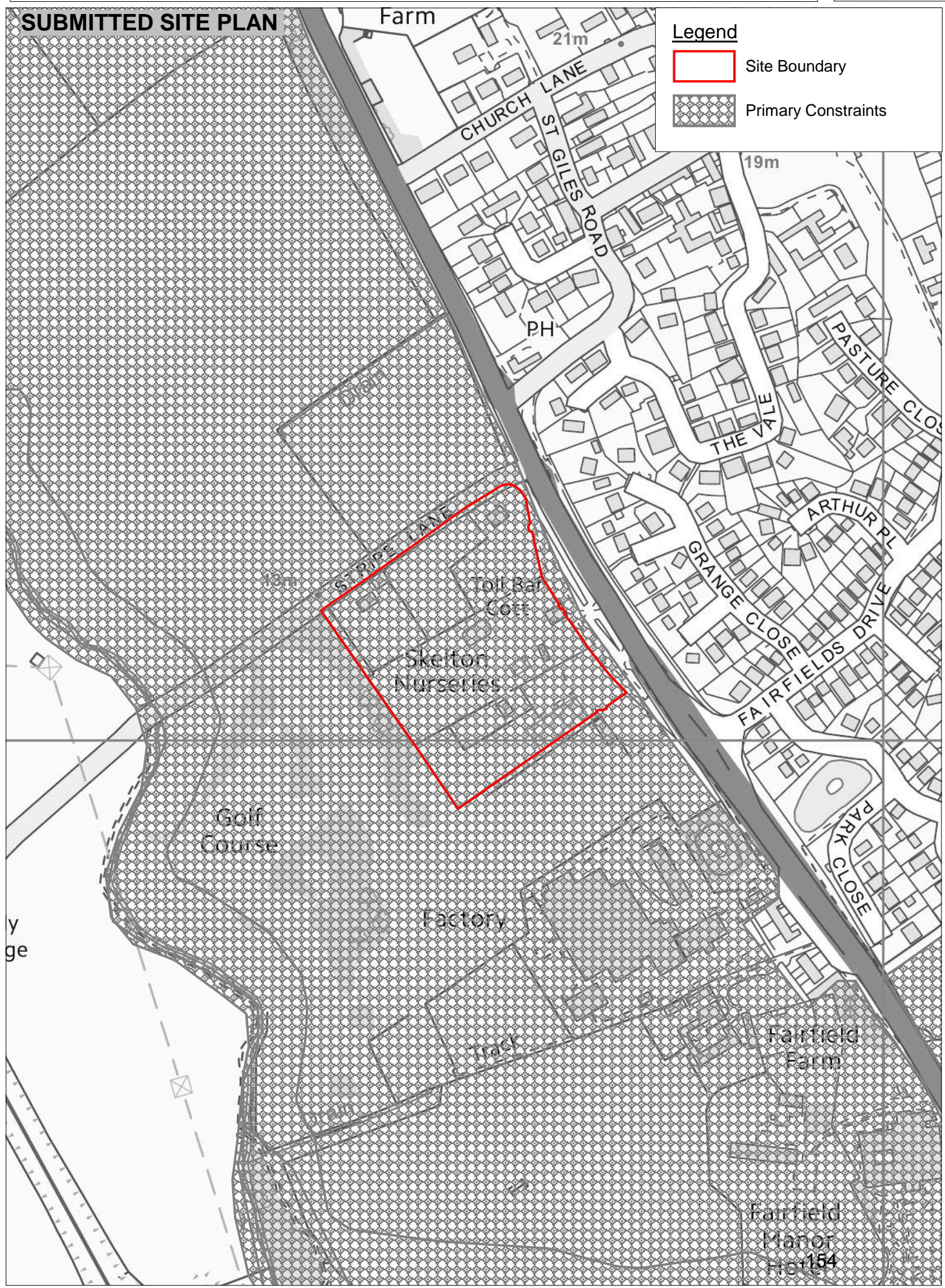


ID Ref:	ID9888
New site ref:	833
Original Site Ref Number:	
Allocation Ref:	N/A
Site Name:	Land at Skelton Garden Centre
Submitted for:	Housing
Agent:	Savills
Response submitted by:	Rob Moore
On behalf of:	KCS Developments Ltd
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Put forward new site not put forward in previous SHLAA or Call for Sites. Seeking housing, retail or mixed use allocation to be included within the settlement limit of Skelton. Would use existing access off Skelton Road. 4 dwellings already exist on site plus the garden centre use (A1 as approved in CLU 05/01755/CLD) so approx 60% PDL. Could deliver circa 70-80 units in years 1-5. No further evidence submitted
Flooding/Drainage:	N/A
Landscape Comments:	Site fails criteria 1 and is within historic character and setting. No landscape appraisal submitted. RED
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	60
Officer Recommendation:	Site fails criteria 1 of the site selection methodology as it falls within historic character and setting - extended green wedge. No additional landscape evidence or other supporting evidence has been submitted in support of site.Site fails criteria 1

SUBMITTED SITE PLAN

Legend

- Site Boundary
- Primary Constraints



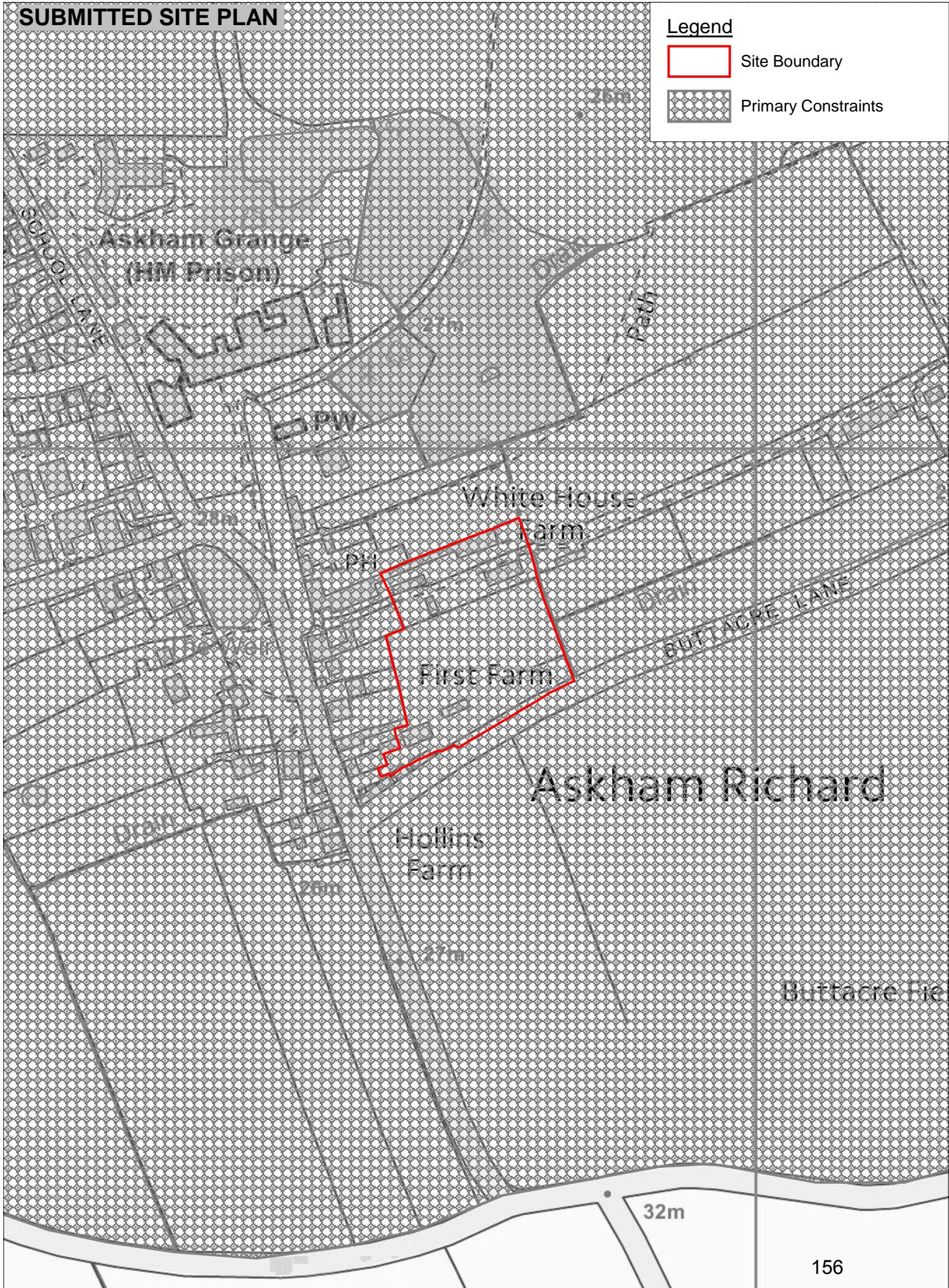
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ge

ID Ref:	ID10098
New site ref:	834
Original Site Ref Number:	
Allocation Ref:	N/A
Site Name:	Land adj. Buttacre Lane, Askham Richard
Submitted for:	Housing
Agent:	Niche Design Architects
Response submitted by:	Chris Hunt
On behalf of:	Landowner
Additional Evidence Through FSC:	No
Summary of Response Recieved:	New site submitted. 1.3ha on edge of village. Site is within village conservation boundary. Access proposed to north from School Lane (through farm) and to south from Buttacre Lane. Propose residential use, retention of significant part of site for POS, Green landscaped buffer, retention of eastern hedgerow boundary, definition of southern boundary with smaller scale cottages, conversion of existing brick buildings to residential use. Propose 26 dwellings (1 conversion and 25 new build)
Flooding/Drainage:	N/A
Landscape Comments:	Site fails Criteria 1 (Environmental Constraints) as the land around Buttacre Lane falls within a Historic Character and Setting Area (as defined in the York Greenbelt Appraisal, 2003) as an area 'protecting the village setting'. No further evidence submitted
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	N/A
Archaeology Comments:	N/A
Retail Comments:	N/A
Proposals Map Action Required:	N/A
Trajectory implications:	N/A
ID:	61
Officer Recommendation:	Site fails criteria 1 of the site selection methodology as it falls within historic character and setting - area protecting village setting. No additional landscape evidence or other supporting evidence has been submitted in support of site.Site fails criteria 1

SUBMITTED SITE PLAN

Legend

- Site Boundary
- Primary Constraints

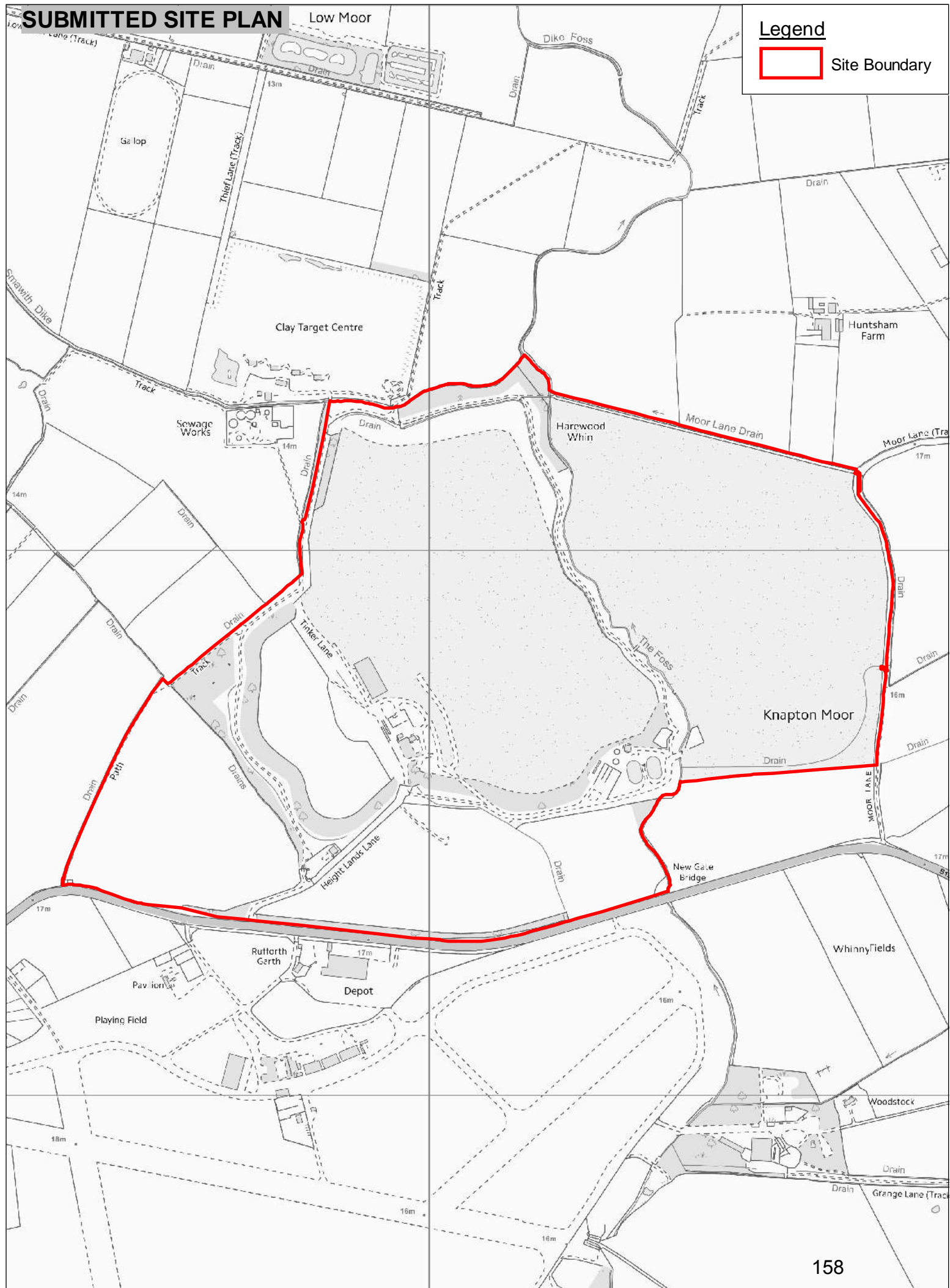


ID Ref:	ID6507
New site ref:	835
Original Site Ref Number:	
Allocation Ref:	RE3
Site Name:	Harewood Whin
Submitted for:	Renewable energy (Solar Farm)
Agent:	N/A
Response submitted by:	Paul Fox
On behalf of:	CYC Property
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Site submitted for renewable energy generation - Solar Farm. CYC is freehold owner but on long lease to Yorwaste
Flooding/Drainage:	Site considered as part of Renewable Energy Study (Amec)
Landscape Comments:	Site considered as part of Renewable Energy Study (Amec)
Ecology Comments:	Site considered as part of Renewable Energy Study (Amec)
Transport Comments:	Site considered as part of Renewable Energy Study (Amec)
EDU comments:	Site considered as part of Renewable Energy Study (Amec)
Open Space Comments:	Site considered as part of Renewable Energy Study (Amec)
Archaeology Comments:	Site considered as part of Renewable Energy Study (Amec)
Retail Comments:	Site considered as part of Renewable Energy Study (Amec)
Proposals Map Action Required:	Allocate for Renewable Energy (Solar Farm) - RE3
Trajectory implications:	N/A
ID:	62
Officer Recommendation:	Site submitted for specialist use - renewable energy (solar) through FSC. Site analysis is detailed in Renewable Energy Study (AMEC, 2014) published as evidence base to Local Plan (Publication Draft). Site allocated (RE3) in Policy CC1. The site was deemed technically viable in the Renewable Energy Study and has a willing landowner who wishes to explore further the potential for generating renewable energy subject to detailed feasibility and planning processes.

SUBMITTED SITE PLAN

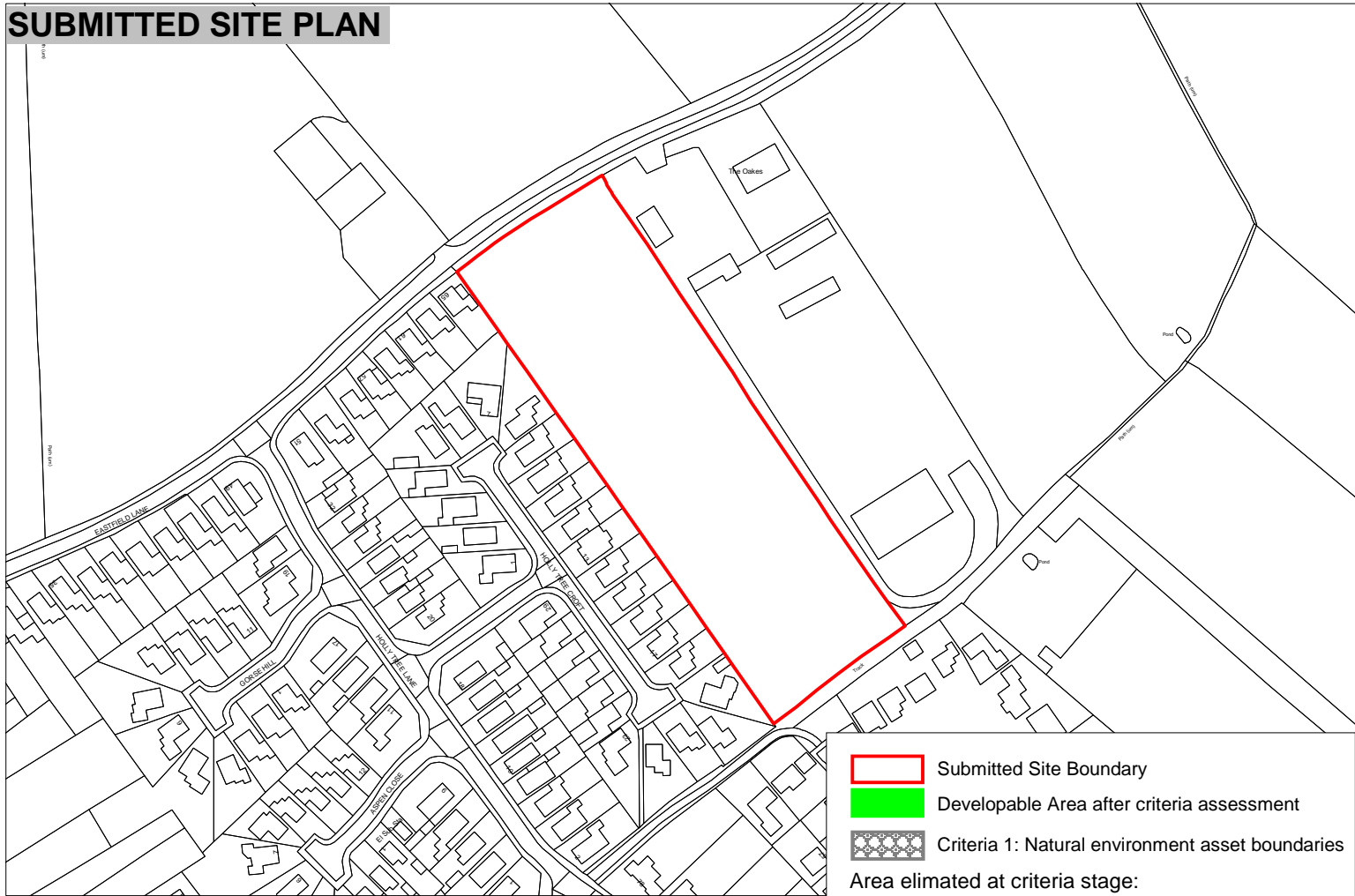
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 Site Boundary

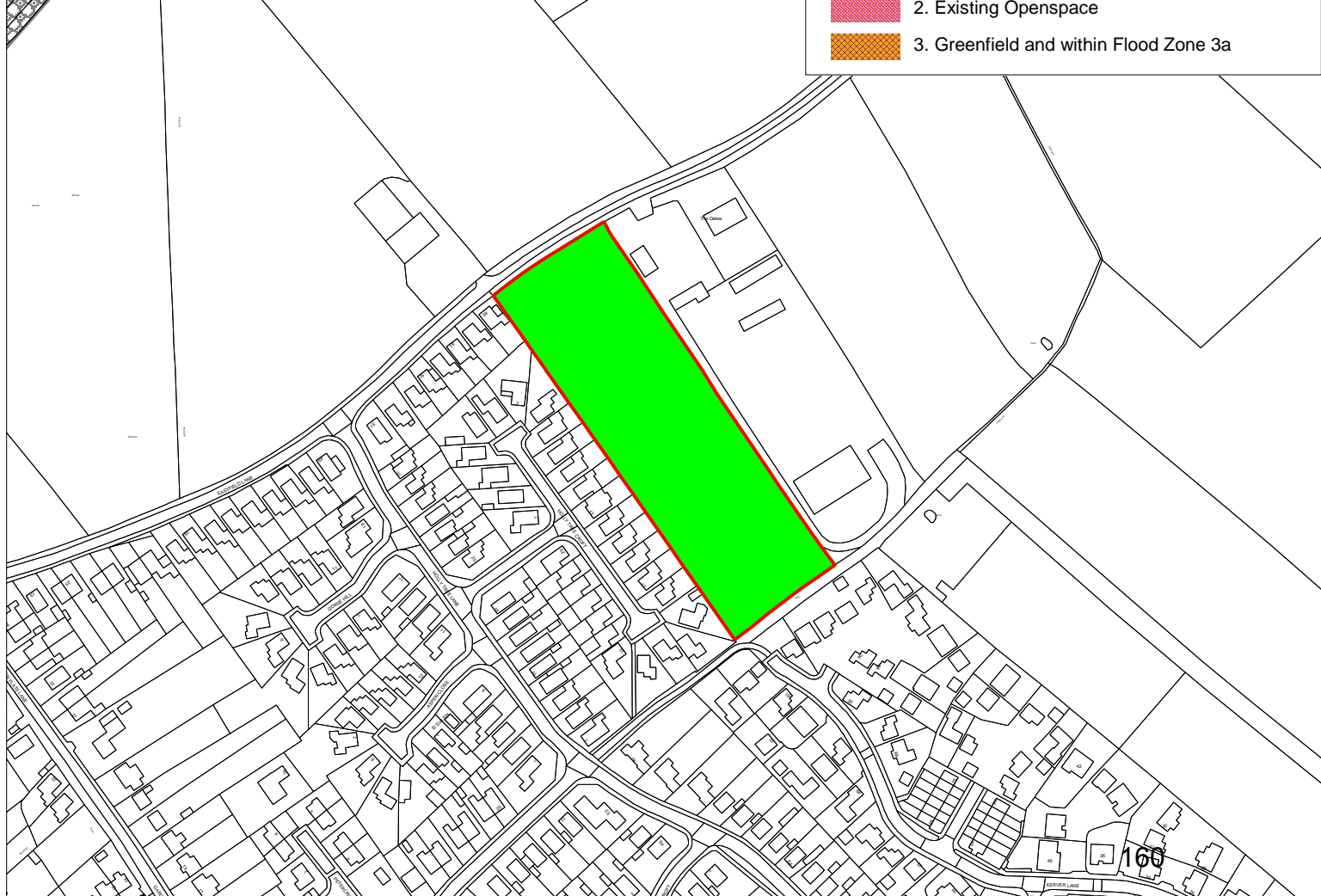








ID Ref:	ID10272
New site ref:	
Original Site Ref Number:	
Allocation Ref:	H31
Site Name:	Land at Eastfield Lane, Dunnington
Submitted for:	
Agent:	
Response submitted by:	Paul Butler
On behalf of:	David Wilson Homes
Additional Evidence Through FSC:	No
Summary of Response Received:	Support for H31 allocation. Confirmation that site is available now and in control of housebuilder.
Flooding/Drainage:	
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	
Open Space Comments:	
Archaeology Comments:	N/A
Retail Comments:	
Proposals Map Action Required:	Confirm trajectory
Trajectory implications:	Support for circa 80 dwellings in years 1-5
ID:	63
Officer Recommendation:	No action required. Support for H31 allocation and estimated yield

SUBMITTED SITE PLAN



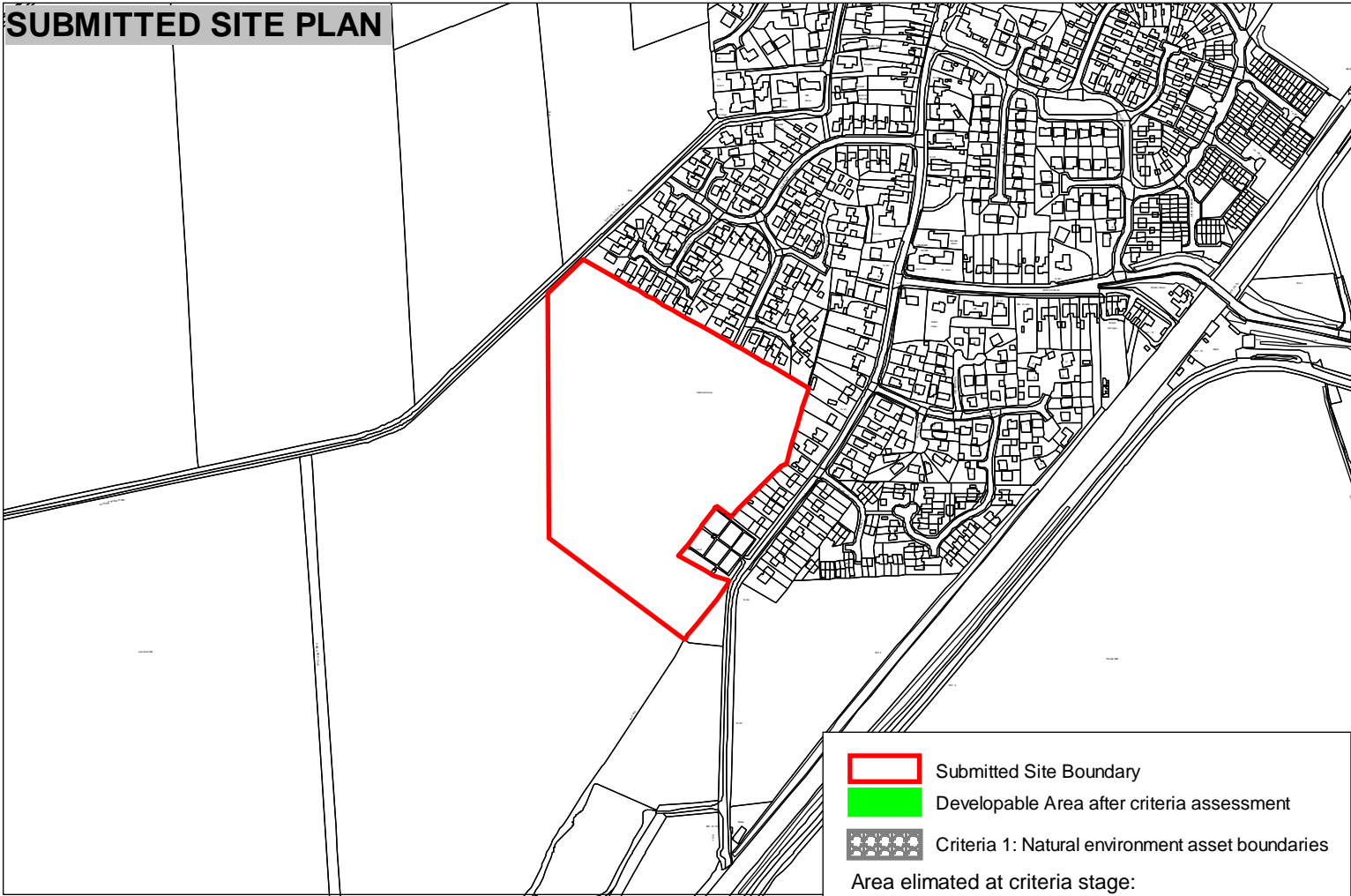
CRITERIA 1, 2 AND 3 ASSESSMENT









-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a

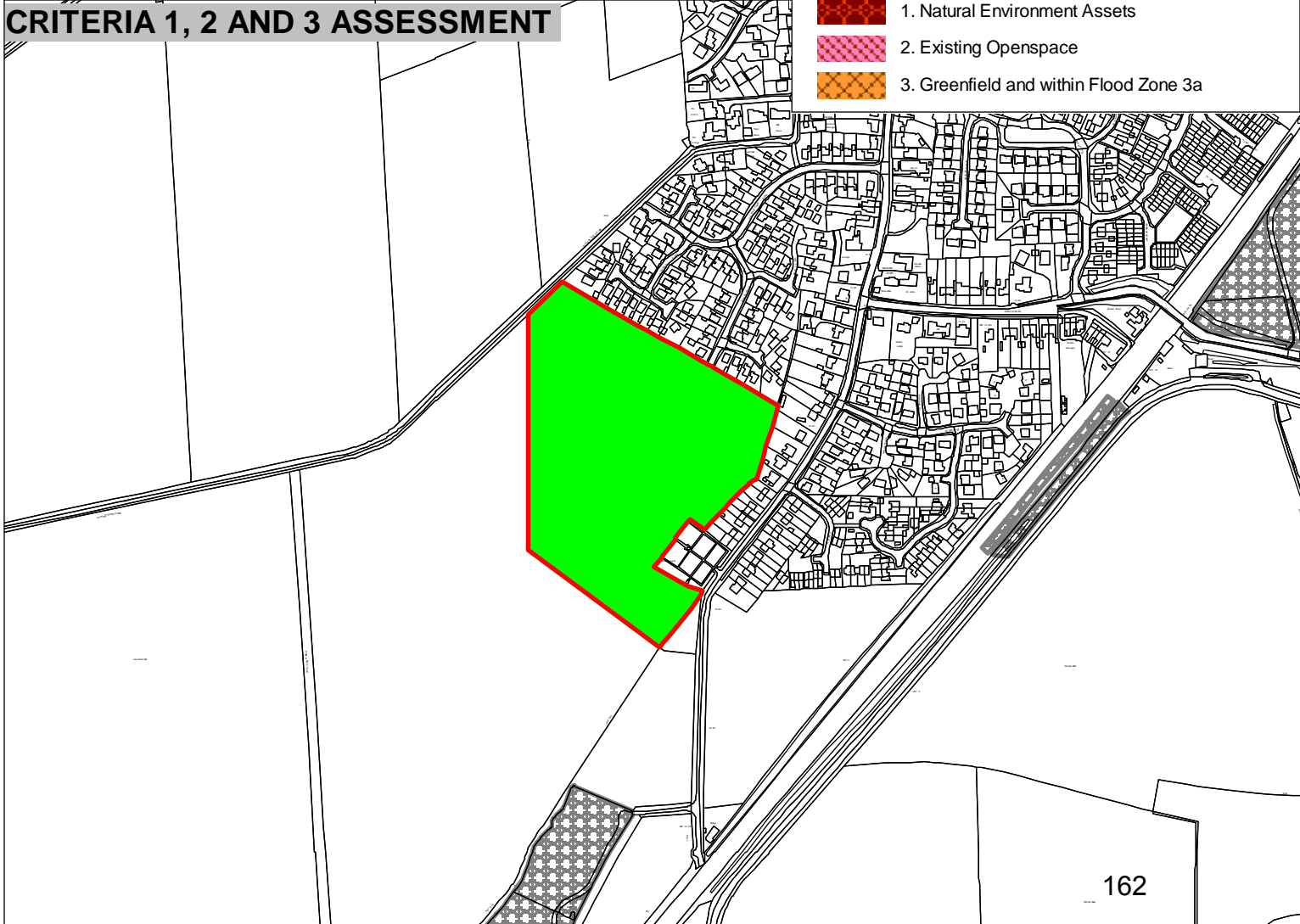
ID Ref:	ID10272
New site ref:	
Original Site Ref Number:	
Allocation Ref:	H29
Site Name:	Land at Moor Lane. Copmanthorpe
Submitted for:	
Agent:	
Response submitted by:	Paul Butler
On behalf of:	Barratts and David Wilson Homes
Additional Evidence Through FSC:	No
Summary of Response Recieved:	Support allocation for circa 70 homes.
Flooding/Drainage:	
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	N/A
Open Space Comments:	
Archaeology Comments:	N/A
Retail Comments:	
Proposals Map Action Required:	No further action required
Trajectory implications:	Confirm circa 70 dwellings in trajectory. Years 1-5
ID:	64
Officer Recommendation:	No action required. Support for H29 allocation and estimated yield

SUBMITTED SITE PLAN



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
 -  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



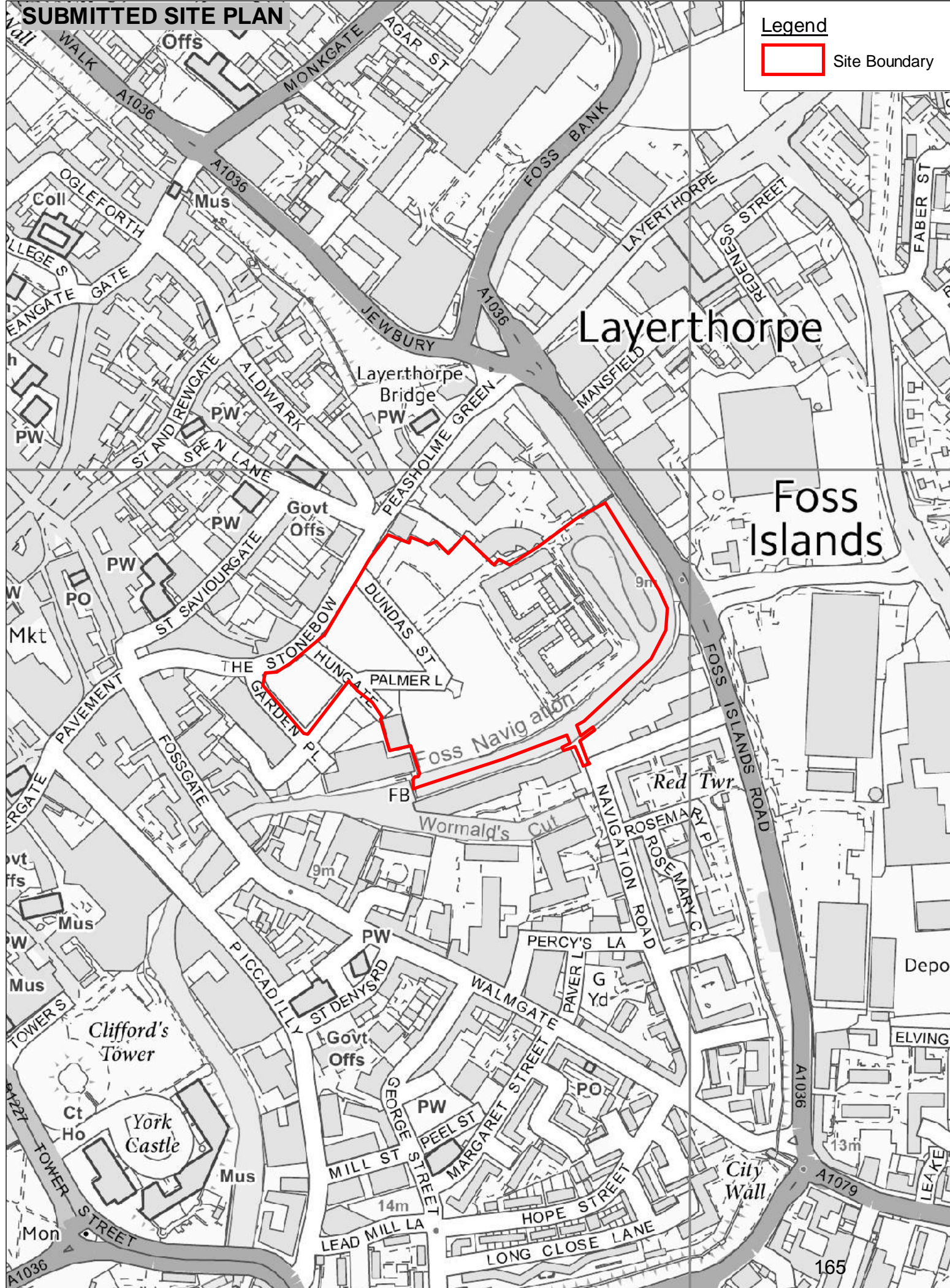
ID Ref:	ID9940
New site ref:	829
Original Site Ref Number:	
Allocation Ref:	E1/MU1
Site Name:	Hungate
Submitted for:	
Agent:	NLP Planning
Response submitted by:	
On behalf of:	Hungate (York) Regeneration Limited
Additional Evidence Through FSC:	Office Market Assessment (Storeys Edward Symmons)
Summary of Response Recieved:	<p>Seek consolidation of residential uses on site rather than E1 allocation for B1a office floorspace to better reflect market conditions, be more viable and deliverable and assist in delivering housing requirement in early years on brownfield site. Office market assessment submitted. Development brief (2005) put forward minimum 9,290 sq m B1 office of landmark status. Extant consent for mix use incl. 720 dwellings, 12,062 B1a, 6,392 A uses, focal building and central square. 1st phase complete. Full reserved matter for phase 2 approved which is largely resi plus element of commercial (A1-A4 and/or D1) - 13/03015FULM. Phase 2 anticipated to commence Sept 2014. Anticipate 4 further phases and outline consent extended to allow phases to be delivered to 2022. Change in market conditions and viability for commercial elements more limited. NPPF new planning context. Hiscox building - 6,454 sq m B1a (13/03302/FULM) and 4,248 sq m adjacent for B1a office/hotel use. Has delivered close to 12,062 sqm envisaged in Dev brief. NPPF - avoid retention of allocations for emp use with 'no reasonable prospect of delivery'.</p>
Flooding/Drainage:	N/A
Landscape Comments:	N/A
Ecology Comments:	N/A
Transport Comments:	N/A
EDU comments:	<p>In respect of Hungate this is a city centre location which offers significant potential for further office use and we would not like to see this diluted.</p> <p>The case put forward by the applicant in respect of quantum are on the face of it compelling. However the main issue we have is with the quality of office stock (rather than pure quantum), and in particular a significant shortage of city centre Grade A office accommodation – the applicant themselves recognise this in their submission. So whilst we would recognise there is potentially an oversupply of lower quality Grade B and C office stock, this is largely in geographical and quality terms unable to meet the need we see for Grade A city centre office space. Rather than accepting that the space provided at Hungate will be Grade B and therefore not needed we would wish to see them providing some of the much needed Grade A space.</p>
Open Space Comments:	
Archaeology Comments:	N/A
Retail Comments:	

Proposals Map Action Required:	Allocate as B1a Office - E1
Trajectory implications:	N/A
ID:	65
Officer Recommendation:	<p>The further evidence put forward in FSC has been considered by the Economic Development Unit. It is considered that Hungate this is a city centre location which offers significant potential for further office use and we would not like to see this diluted. The main issues is the quality of the stock (rather than pure quantum), and in particular a significant shortage of city centre Grade A office accommodation – the applicant themselves recognise this in their submission. So whilst we would recognise there is potentially an oversupply of lower quality Grade B and C office stock, this is largely in geographical and quality terms unable to meet the need we see for Grade A city centre office space. Rather than accepting that the space provided at Hungate will be Grade B and therefore not needed we would wish to see them providing some of the much needed Grade A space. Site should be retained as B1a allocation in the Local Plan for 12,000 sq m as per the existing outline consent and the Preferred Options position</p>

SUBMITTED SITE PLAN

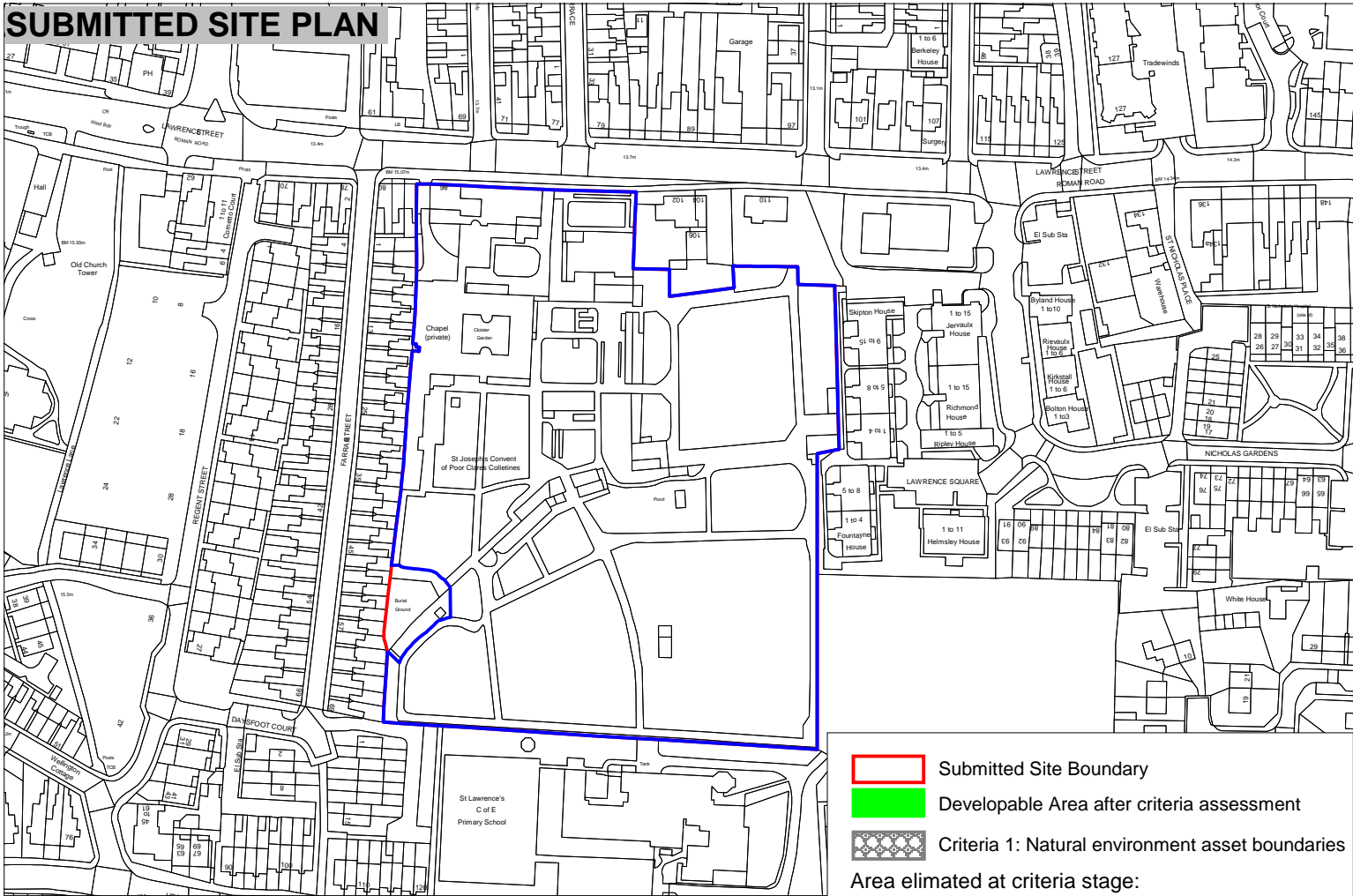
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
 Site Boundary



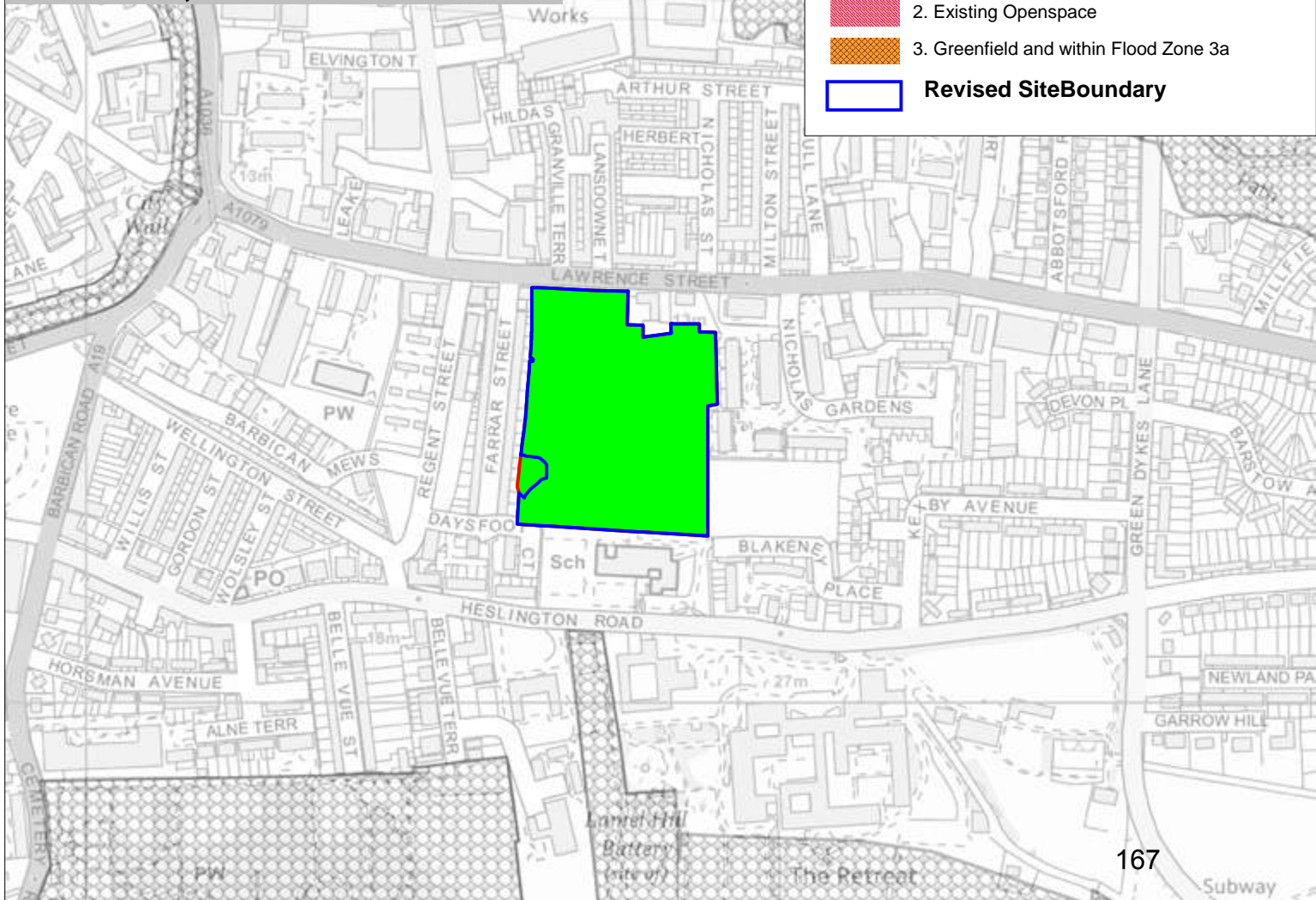
ID Ref:	ID1748
New site ref:	
Original Site Ref Number:	
Allocation Ref:	H4
Site Name:	St Josephs Monastery
Submitted for:	
Agent:	Savills
Response submitted by:	Natasha Rowland
On behalf of:	Landowner
Additional Evidence Through FSC:	
Summary of Response Recieved:	Support allocation of H4 and amendment in FSC to exclude graveyard from development boundary. Seeking bespoke student housing scheme and seek allocation in Local Plan for residential/student residential. Vita Ventures Ltd proposal for luxury student accommodation who have entered into agreement with Diocese. Privately managed student accommodation. 2.6ha site, propose 680 student beds incl new build and retention/conversion of convent buildings (grade ii listed)
Flooding/Drainage:	Comments will be given through formal pre-app process
Landscape Comments:	Comments will be given through formal pre-app process
Ecology Comments:	Comments will be given through formal pre-app process
Transport Comments:	Comments will be given through formal pre-app process
EDU comments:	Comments will be given through formal pre-app process
Open Space Comments:	Comments will be given through formal pre-app process
Archaeology Comments:	Comments will be given through formal pre-app process
Retail Comments:	Comments will be given through formal pre-app process
Proposals Map Action Required:	No Change
Trajectory implications:	No change
ID:	66
Officer Recommendation:	Site to be retained as housing allocation H4. If support is given through the DM process for student residential then this will be reflected in the Plan prior to Submission. If site is granted consent for student residential and is off-campus and privately managed then the figures will be included within the trajectory based on guidance from CLGNO CHANGE - RETAIN AS HOUSING ALLOCATION H4

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a
-  **Revised Site Boundary**

CRITERIA 1, 2 AND 3 ASSESSMENT



ID Ref:	ID UNKNOWN
New site ref:	
Original Site Ref Number:	810
Allocation Ref:	SF14
Site Name:	Land at Earswick
Submitted for:	Housing
Agent:	
Response submitted by:	O'Neill Associates
On behalf of:	Thirteen Group and Landowner Consortium
Additional Evidence Through FSC:	"Transport Issues Paper (Bryan G Hall) Revised Masterplan Statement of Community Involvement Viability Proforma Affordable Housing Statement"
Summary of Response Received:	Site rejected as housing site in FSC due to transport concerns and need for site specific viability assessment to prove site deliverable with high anticipated infrastructure costs, need for local services to make site sustainable and other policy asks. Further submission received in FSC to demonstrate deliverability of 54.3ha site for 1018 dwellings plus 90 care village flats. Net developable area of 37ha. 420 place 2 form entry primary school, 26 place nursery, 4 retail units x 132 sqm net. 8.2ha open space plus 50% affordable. Delivery anticipated at 80-90 dw per annum of which 50 would be affordable. Willing to accept specific affordable housing target in plan and planning condition to tie in target to outline planning application. Five landowners who have all confirmed willing and confirmed inclusion in landowner consortium.
Flooding/Drainage:	No further comments.
Landscape Comments:	No further comments
Ecology Comments:	No further comments
Transport Comments:	"Email sent to transport consultants on 11th July stating that the local highway authority would resist in principle any new roundabout/junction/access on the A1237 due to the inevitable impacts which would arise to the operation/performance of this Principal Traffic Route, given the proximity and interaction between junctions and saturation on the link. As such the advancement of work considering such an approach is considered to carry significant risk. Any such evaluation would need to be a comprehensive analysis which scrutinised the impact of the development traffic on the A1237, including a series of junctions along the route. Such assessments would be in a micro simulation format and in parallel have to be considered on a cumulative basis, through the Councils Strategic Transport Model. No further evidence has been submitted further to the advice given. Transport issues remain a showstopper. RED"
EDU comments:	n/a
Open Space Comments:	n/a
Archaeology Comments:	n/a
Retail Comments:	n/a
Proposals Map Action Required:	Allocate as safeguarded land (SF14
Trajectory implications:	Allocate as safeguarded land (SF14)

ID:

67

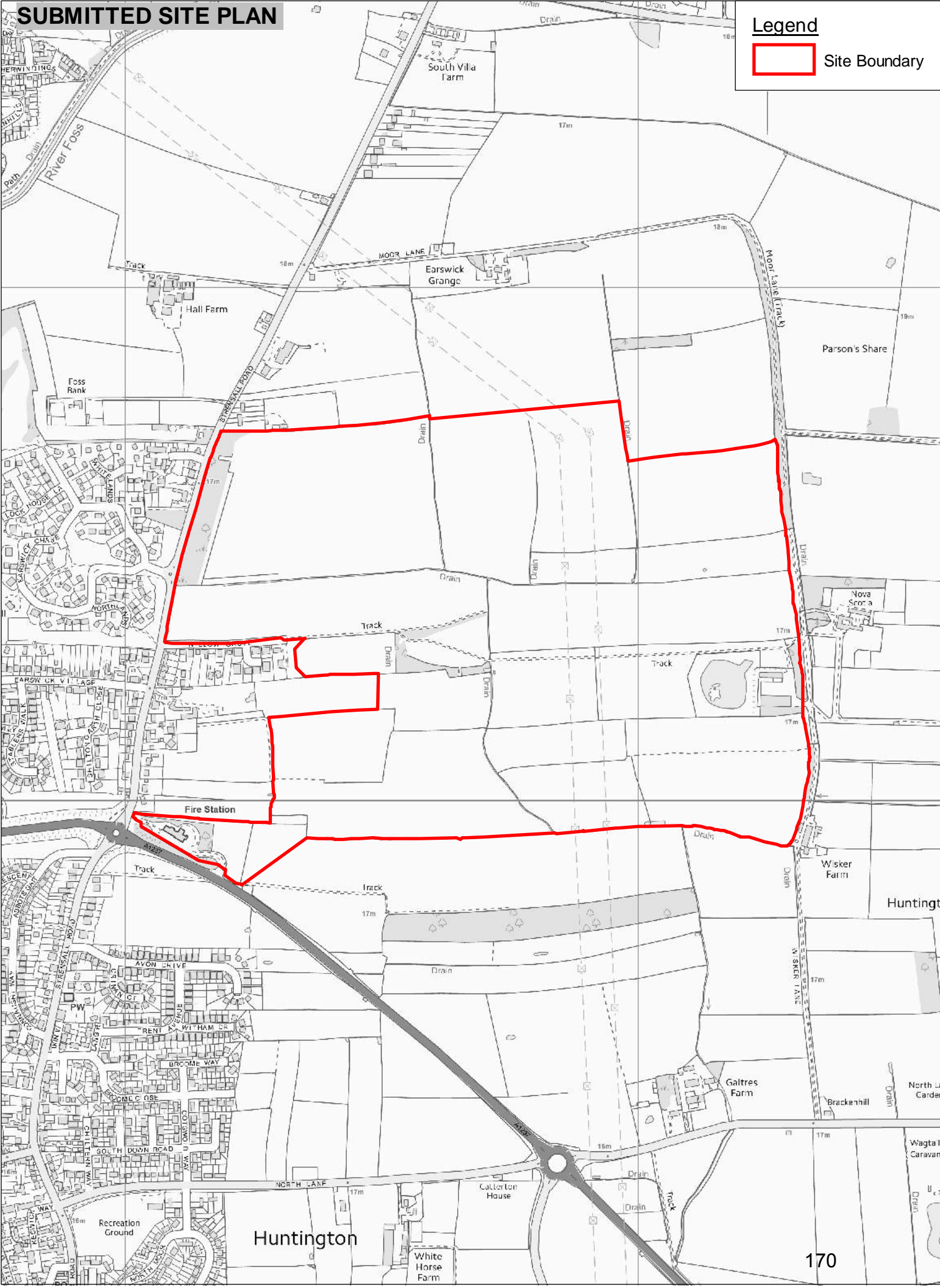
Officer Recommendation:

"Fundamental issues raised at FSC have not been resolved and transport issues remain a showstopper. Providing suitable access to the site and mitigating the impacts of this site on the highway network are likely to be very difficult and very expensive which would impact on site viability and deliverability. The submissions to date do not evidence a suitable, safe access that is acceptable to the Council and in addition that the site would still be able to provide the required local services on site including a new primary school and local shops that would be required to make the site a sustainable community. It is considered that the site should be safeguarded."

SUBMITTED SITE PLAN

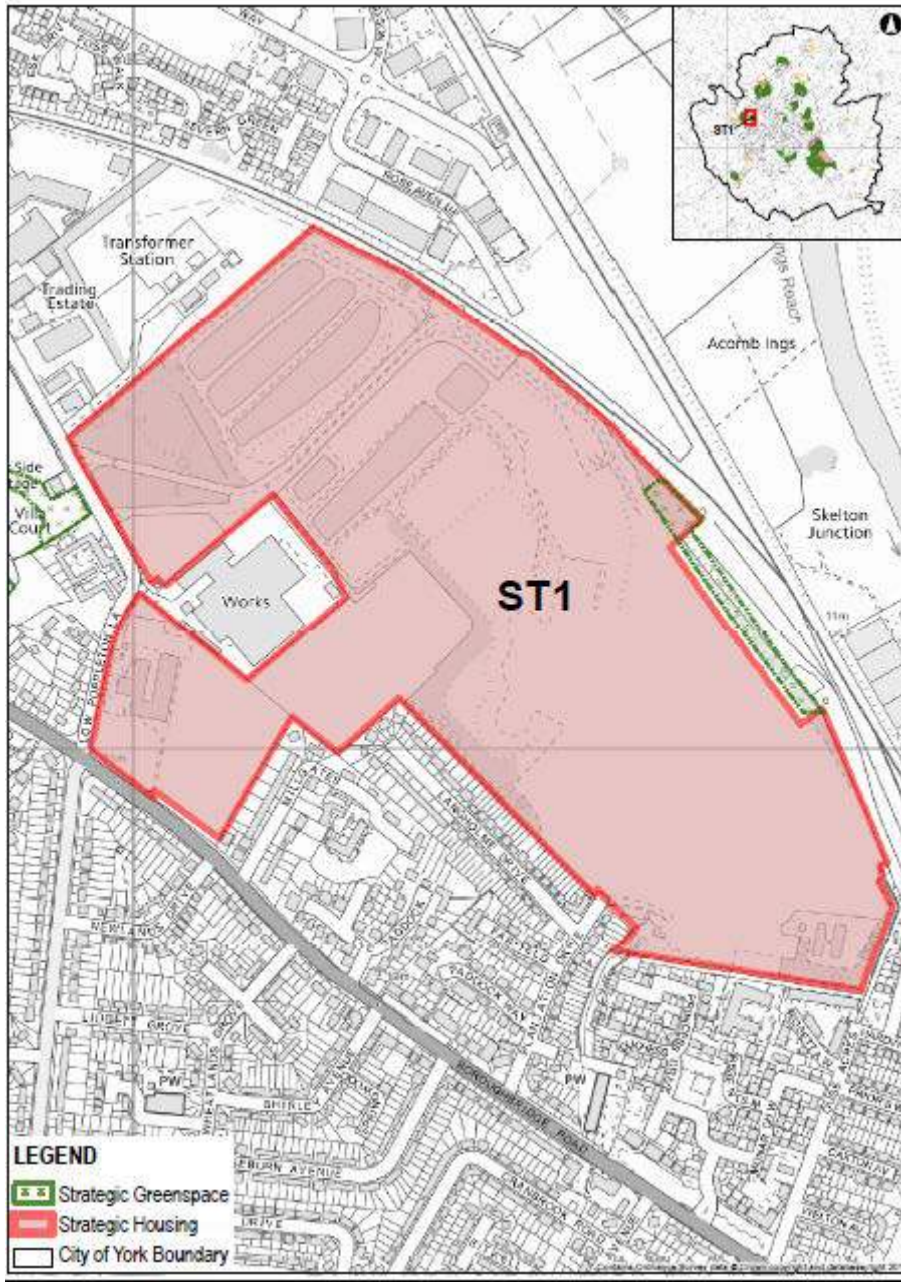
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 Site Boundary



Strategic Site Addendum

Site Reference	ST1
Site Name	British Sugar/ Manor School
Site Size	40.7ha



Site Allocation Approach Description
 It is proposed that land identified on the proposals map be allocated for residential development within the plan period. Indicative strategic greenspace is shown around the SINC site 203, in accordance with policy G16.

Site Allocation Approach Justification

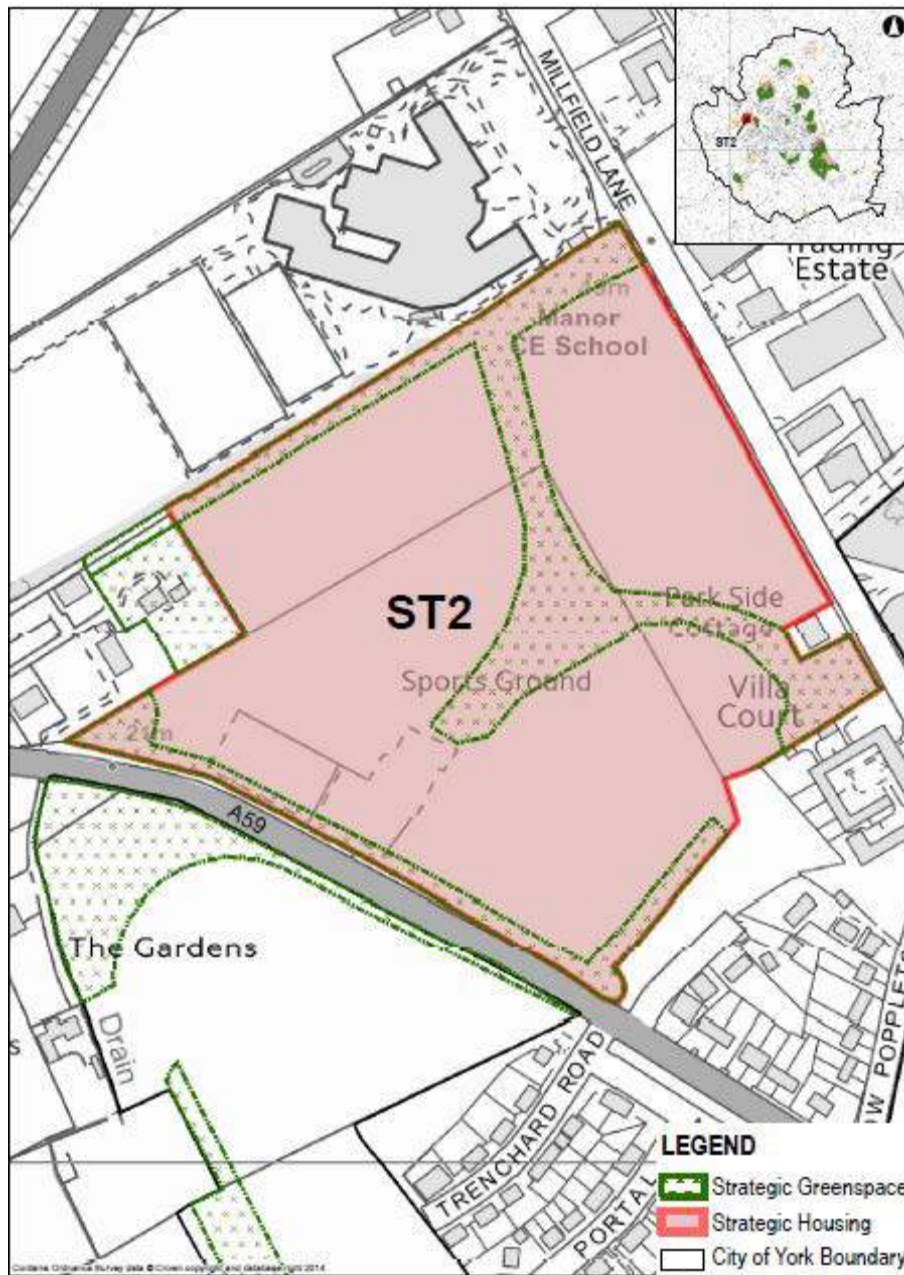
Work to date indicates that the land is controlled by a willing landowner, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters in including all relevant land that is controlled by willing landowners. This includes the whole of the former Manor School site, as well as sports facilities associated with the former British Sugar site: It should be noted that significant levels of open space will be provided as part of the redevelopment, and these could include both new and retained spaces, dependent on masterplan approach - inclusion of existing and former open spaces within the site allocation boundary will not bring about their loss per se.

Technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals are acceptable, a sustainable transport approach is deliverable, and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Ecological impacts are likely to be minimal and can be managed through masterplan approach.
- Landscape impacts are likely to be minimal given brownfield nature of site and urban context, and can be managed through masterplan approach where appropriate
- Greenbelt impacts (as assessed through Heritage Impact Assessment) show minor harm, largely mitigable through masterplan approach and planning agreements.
- Heritage impacts are likely to be minimal given brownfield nature of site, level of known assets, and scope to minimise harm through masterplan approach.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination can be successfully managed through masterplan approach and planning agreements.

Site Reference	ST2
Site Name	Former Civil Service Sportsground
Site Size	10.43ha



Site Allocation Approach Description

It is proposed that land identified on the proposals map be allocated for residential development within the plan period. Indicative strategic greenspace is shown per latest masterplan discussions and in order to reflect the sites rural adjacency and former sports use.

Site Allocation Approach Justification

Work to date indicates that the land is controlled by a willing landowner, meets the Councils site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

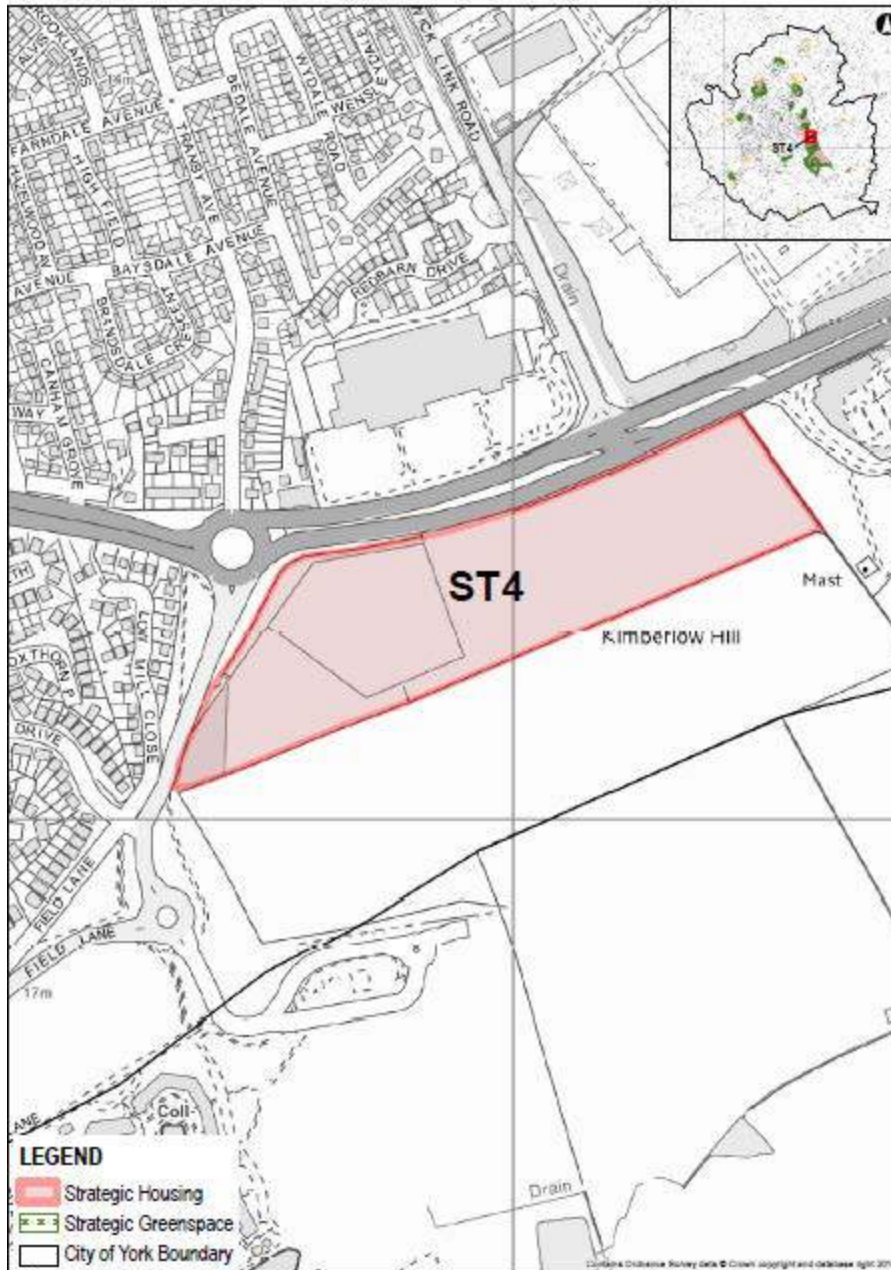
Inclusion of an additional 0.4ha of land at Acres Cottage, Cinder Lane was consulted on as part of the Further Sites Consultation. This land was deemed through technical officer assessment to not perform a greenbelt function, and to be developable, but only if accessed from an alternative method than Cinder Lane (ie through the principle ST2 allocation). In the absence of an agreement to access

the land through ST2, the decision has been made not to include this land in the strategic allocation, however, the land will be excluded from the greenbelt in proposals map, and may be brought forward as part of the allocation at a future date.

On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be minimal.
- Landscape impacts are minimal and can be easily managed through an appropriate masterplan approach
- Greenbelt impacts (as assessed through Heritage Impact Assessment) show partial minor harm, which is capable of mitigation through masterplan approach and planning agreements.
- Heritage impacts are likely to be minimal given location of site, level of known assets, and scope to minimise harm through masterplan approach.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination can be successfully managed through masterplan approach and planning agreements.

Site Reference	ST4
Site Name	Land adjacent Hull Road and Grimston Bar
Site Size	7.54ha



Site Allocation Approach Description

It is proposed that land identified on the proposals map be allocated for residential development within the plan period.

Site Allocation Approach Justification

Work to date indicates that the land is controlled by willing landowners, meets the Councils site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable 176 transport approach is deliverable and network impacts are mitigable.

- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be minimal.
- Landscape impacts can be managed through an appropriate masterplan approach – further technical analysis of the proposed development approach in respect of views from the South beyond Kimberlow Hill has been undertaken and impacts are deemed to be manageable through masterplan approach.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for serious harm in terms of impact on archaeological impacts, though assessment work is underway, and impacts are deemed mitigable through masterplan approach and planning agreements.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Site Reference

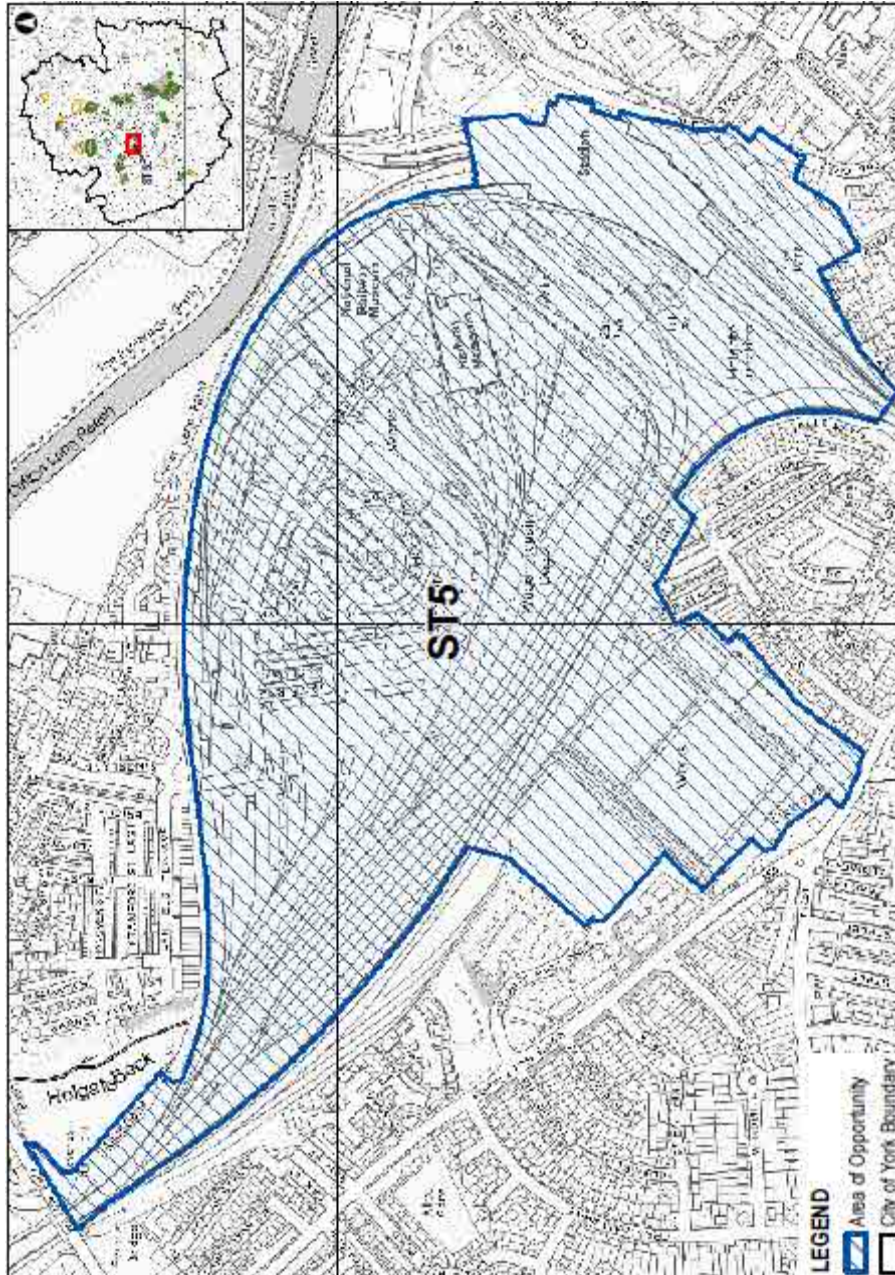
ST5

Site Name

York Central

Site Size

37ha opportunity area



Site Allocation Approach Description

It is proposed that land identified on the proposals map be identified as an area of opportunity for development of commercial and residential development within and beyond the plan period.

Site Allocation Approach Justification

Work to date indicates that the land is controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is deliverable, at the least in part, over the plan period.

The proposed area of opportunity boundary reflects the comprehensive masterplan approach being pursued by site promoters, albeit the site is only identified in the plan to accommodate 410 residential units and 80,000 sq m commercial space over the plan period.

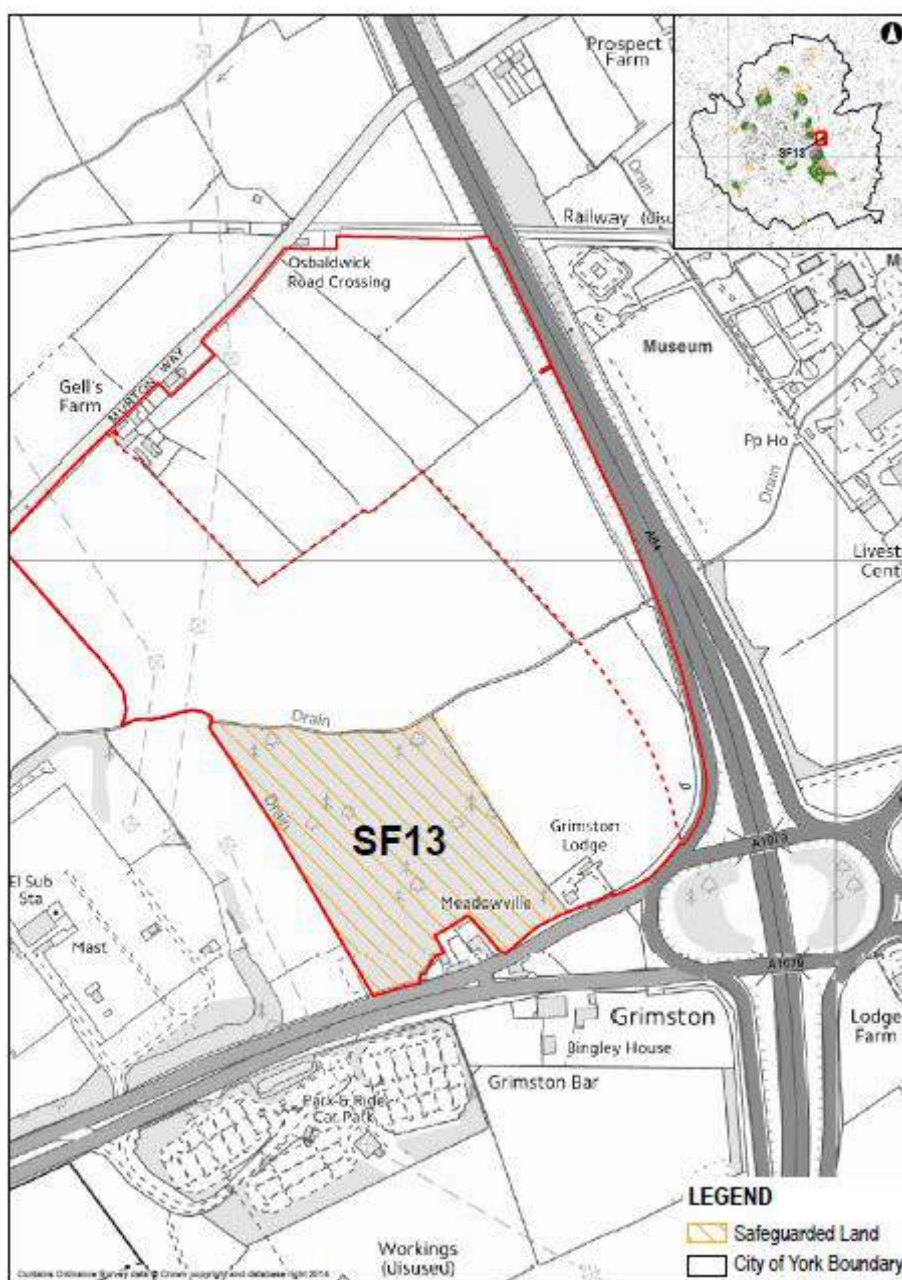
On the basis of this proposed allocation approach, technical work to date indicates that during the plan period:

- The quanta of residential development identified is viable and deliverable in the context of site conditions and policy approach. Speculative office development is identified in strategic viability assessments undertaken for the plan as being unviable in the short term. This is,

however, a condition currently affecting the whole of the UK outside of London and is a result of widespread economic conditions, which there is a reasonable prospect will be overcome beyond the immediate and short terms. More bespoke site assessment undertaken by site promoters indicates that a mixed use scheme including components of residential and commercial development will be viable in the short to medium term.

- Site access proposals are likely to be acceptable, a sustainable transport approach is deliverable and network impacts will be mitigable as part of a strategic approach.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be minimal.
- The site will not have any landscape impacts due to its urban location, and impacts on views and the general setting of the historic city can be managed through an appropriate masterplan approach.
- Heritage impacts (as assessed through Heritage Impact Assessment) show potential for serious harm in terms of impact on archaeological complexity, as well as potential for harm in terms of compactness, architectural character and Landmark Monuments. These impacts can be satisfactorily mitigated through detailed planning approach.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Site Reference	ST6
Site Name	Land to the East of Grimston Bar
Site Size	0ha (SF13 5ha)



Site Allocation Approach Description

A potential residential allocation of 5.5ha of land was set out in consultation on the Preferred Options Local Plan. The site promoters, whilst supportive of this approach, identified wider site areas of 25 and 19ha that they felt could be brought forward for a combination of employment and residential uses within the plan period.

Further information was submitted in response to the Further Sites Consultation, including revised masterplan approach, updated transport assessment and landscape appraisal.

Following technical officer assessment of the submitted information, it is proposed that land forming the original Preferred Options stage consultation area be safeguarded for residential development beyond the plan period, and that the wider site areas promoted by the developers be rejected.

Site Allocation Approach Justification Summary

Work to date indicates that the land is controlled by willing landowners and meets the Councils site selection criteria relating to environmental constraints and accessibility of services and transport. However, notwithstanding these points, technical officer concerns set out in the further sites

consultation remain:

Landscape/ Greenbelt

In rejecting wider proposed site are in the Further Site Consultation document, officers outlined landscape and greenbelt concerns in respect of potential for coalescence between Murton and Dunnington and the City, sense of openness and setting and compactness of the City, as well as loss of field boundaries and remnant ridge and furrow.

The revised allocation approach proposed in response to Further Sites Consultation document proposes a reduced site area, pulling the eastern site boundary back between 60 – 150m from the original extent, and excluding areas of remnant ridge and furrow and field boundaries to the north western corner of the original site. Alternative landscape treatment of southern boundary is also proposed in indicative masterplan, and removal of commercial development formerly proposed to the southern boundary. An updated landscape and greenbelt assessment has also been submitted to support this approach, which concludes that the revised wider site area is land of an ordinary quality, with no special greenbelt or landscape function

Updated technical officer comments on this revised approach indicate that fundamental concerns regarding the setting of York remain, both for the wider site extent proposed, and for the original preferred options potential allocation (for which limited information on landscape treatment etc has been submitted). Whilst it is accepted that the approach results in less harm to remnant ridge and furrow and field boundaries, for both proposed development extents, the substantial reduction to field margins and resultant adverse effect on city setting would result in direct harm, as well as eroding the rural margins between the City and Murton, and diminishing the distinctive character of clustered farmsteads and their associated landscape setting either side of the A64. This is a sensitive site location, particularly when experienced cumulatively and sequentially as part of the wider landscape along the A64 (and Hull Road), from which local topography make the site and therefore any potential development prominent..

Heritage Impact Assessment of the original preferred options and latest proposed site extents revealed potential for varying degrees of serious harm to characteristics 2 and 6, with the larger proposed boundary potentially resulting in serious harm (rather than minor-serious) to principal characteristic 6 (landscape and setting). Whilst some of these impacts might be mitigated through planning approach, they are more severe for the larger proposed sites area, and limited information on proposed masterplan approach has been submitted in respect of the smaller site area.

Sustainable transport and site access

Technical officer comments in the further sites consultation raised serious concerns relating to the impact of a signalised junction on the flow of traffic on the A1079 and Grimston Bar gyratory, and the extent of trips being made by foot, cycle or public transport, and sustainability of this location.

A new signalised junction to A1079 is proposed as a principal means of access in both site extents promoted by landowners. This remains a fundamental concern in terms of network performance implications, and modelling is not currently considered sufficient in form and extent to satisfy these concerns. Microsimulation modelling that also took cumulative account of other Local Plan development sites would be required, and consideration of other access options such as an off line roundabout with left in/ left out may be required. In terms of secondary access points, further evidence on the carrying capacity, and impact on Murton Way would also be required though distributing trips to this part of the network may have the effect of reducing impacts, and could be explored further for both the wider site extents and original preferred options proposed allocation.

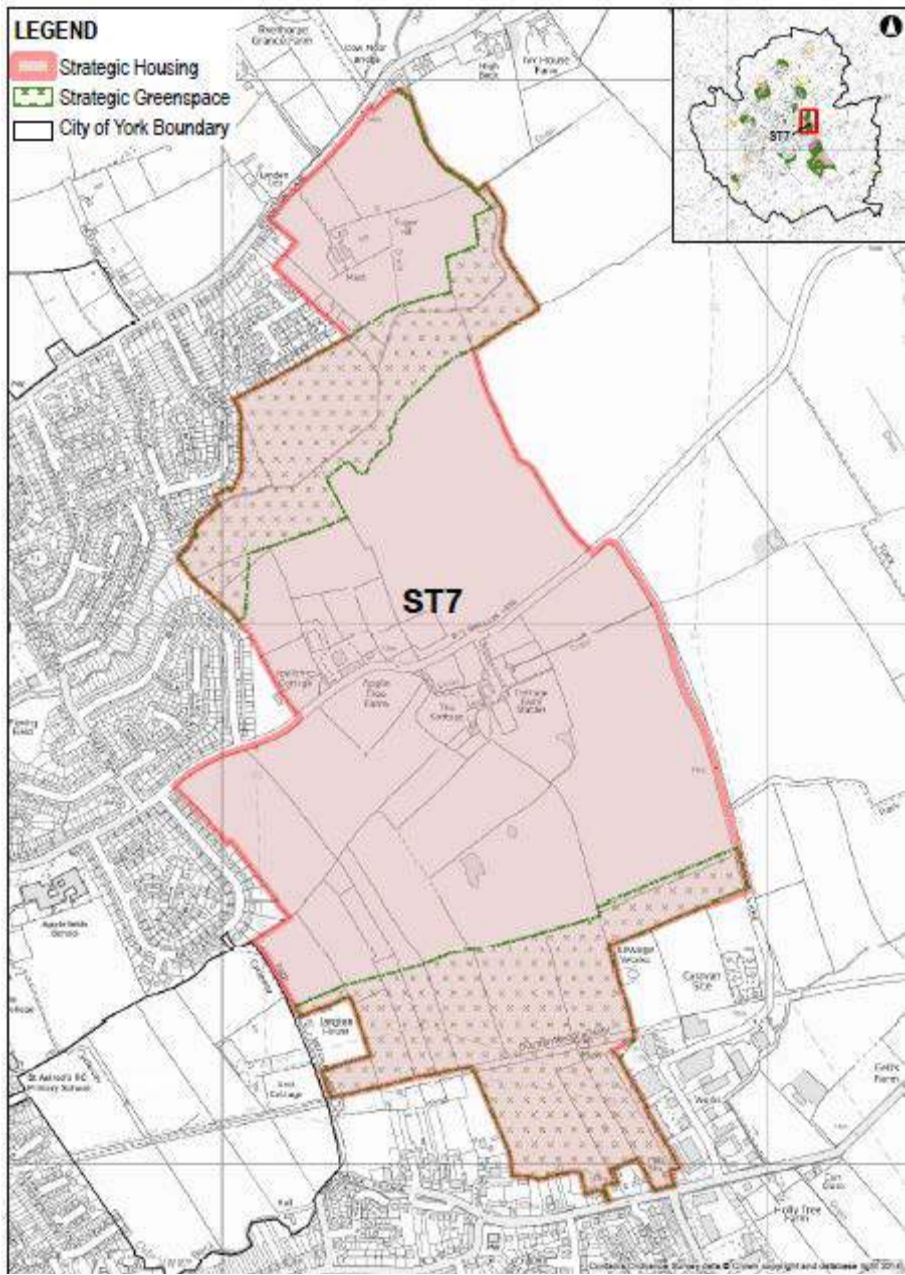
In addition to site access concerns, the distance and nature of routes for walking and cycling are not considered conducive to realising travel in those forms to any material degree given local highway/ environmental conditions and distance of parts of the potential development site from bus services. More radical options such as pedestrian footbridge to A1079 bus services do not appear to have been tested.

Whilst it is acknowledged that all three potential site extents are controlled by willing landowners, and the originally proposed preferred options site extent meets the land constraint and access to services related criteria for site selection, the potential for landscape and greenbelt impacts, transport network implications, and sustainability of transport approach currently represent key risks at the site.

For the larger proposed site extents, given the nature and location of the wider land proposed for allocation, landscape and greenbelt impacts will be greater than those that may result from the original preferred options site extent. The transport impacts associated with a larger quantum of development will also be greater. For these reasons the decision has been made that both of the wider land area proposals are not taken forward for allocation within the plan.

For the smaller preferred options land extent, impacts will be less severe, though still represent a key unknown and therefore site delivery risk at this stage. Within the context of availability of alternative development sites with fewer development risks, capable of meeting objectively assessed need over the plan period, the decision has been made to safeguard the smaller preferred options site. This will allow development decisions to be made at a later date, when a better understanding of technical impacts, mitigation measures and deliverability issues is available.

Site Reference	ST7
Site Name	Land to the East of Metcalfe Lane
Site Size	113ha



Site Allocation Approach Description
 It is proposed that land identified in the proposals may be allocated for residential development within the plan period

Site Allocation Approach Justification
 Work to date indicates that the land is controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

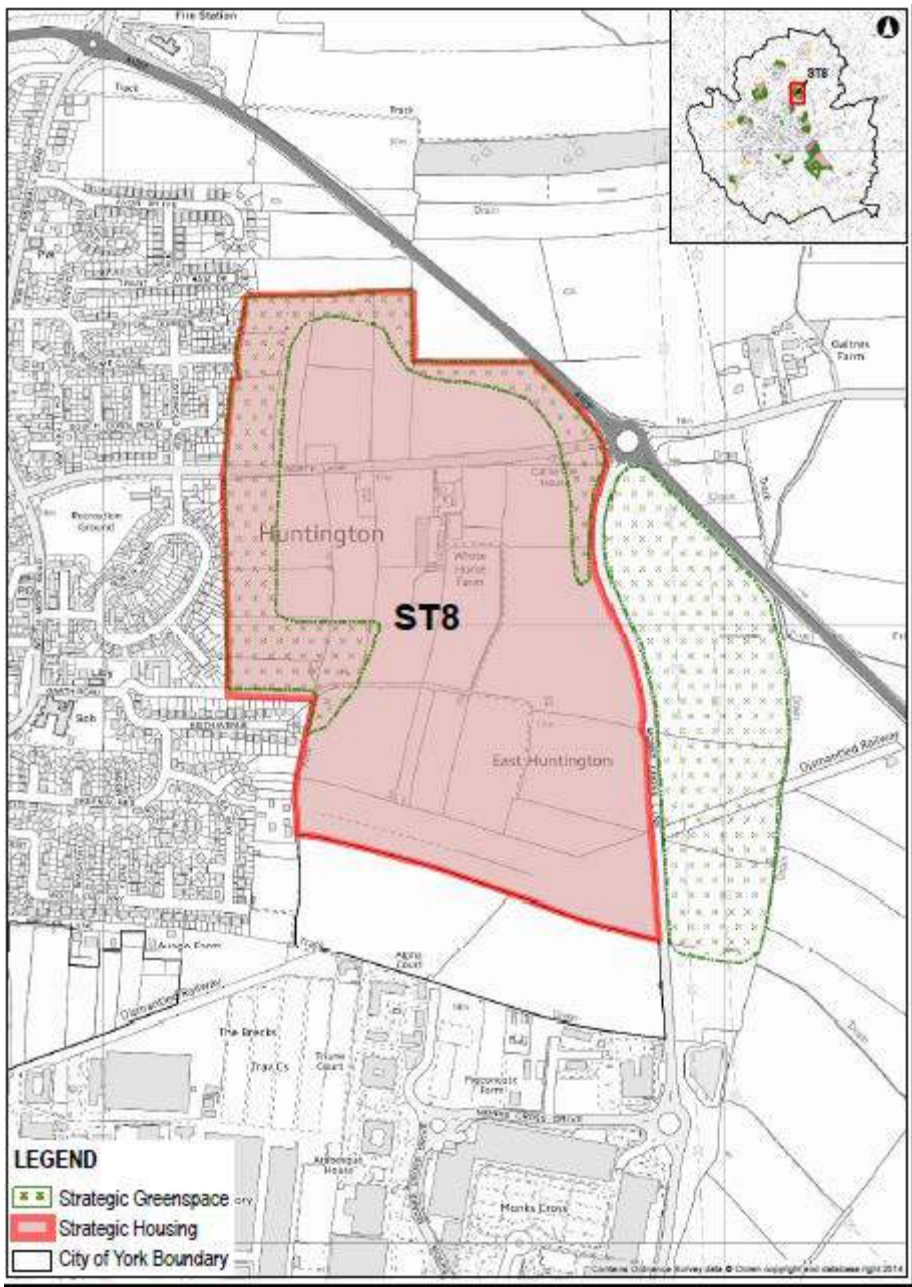
On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water,

open space and community facilities) for the site.

- Any ecological impacts are likely to be minimal and are capable of being mitigated.
- Landscape impacts can be managed through an appropriate masterplan approach. Indicative Strategic Greenspace is identified on the proposals map and referred to in a bespoke site policy to help manage landscape impact and create an appropriate settlement form and setting. Representation to the Further Sites consultation objected to the identification of this on the proposals map, but it is considered that, as an indicative approach, identification on the map provides sufficient certainty to concerned parties, and flexibility to developers, to warrant inclusion.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for serious harm in terms of characteristic 3, through impacts on key view 5 of York Minster – these impacts are avoidable through detailed design approach though, and avoidance will be ensured through planning control. The assessment also identifies potential for minor-serious harm to characteristics 5 & 6, which are again mitigable through masterplan and planning approach. HIA highlights impact in terms of compactness characteristic and discusses potential reduction of eastern site extent in response. The site has been selected as part of a package to meet objectively assessed housing need over the plan period, this package has been selected with regard to the heritage criteria. In addition, there will be opportunities to meet open space requirements on the eastern edge of the site concentrating built form toward the urban adjacency, which will mitigate this impact.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Site Reference	ST8
Site Name	Land North of Monks Cross
Site Size	52.28ha



Site Allocation Approach Description
 It is proposed that the land identified in the proposals map be allocated for residential purposes within the plan period, with an associated area of Strategic Greenspace to the east delivered over the same period to mitigate landscape and greenbelt impacts arising from development, and accommodate green and blue infrastructure associated with the site.

Site Allocation Approach Justification
 Work to date indicates that the land is controlled by willing landowners, meets the Councils site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

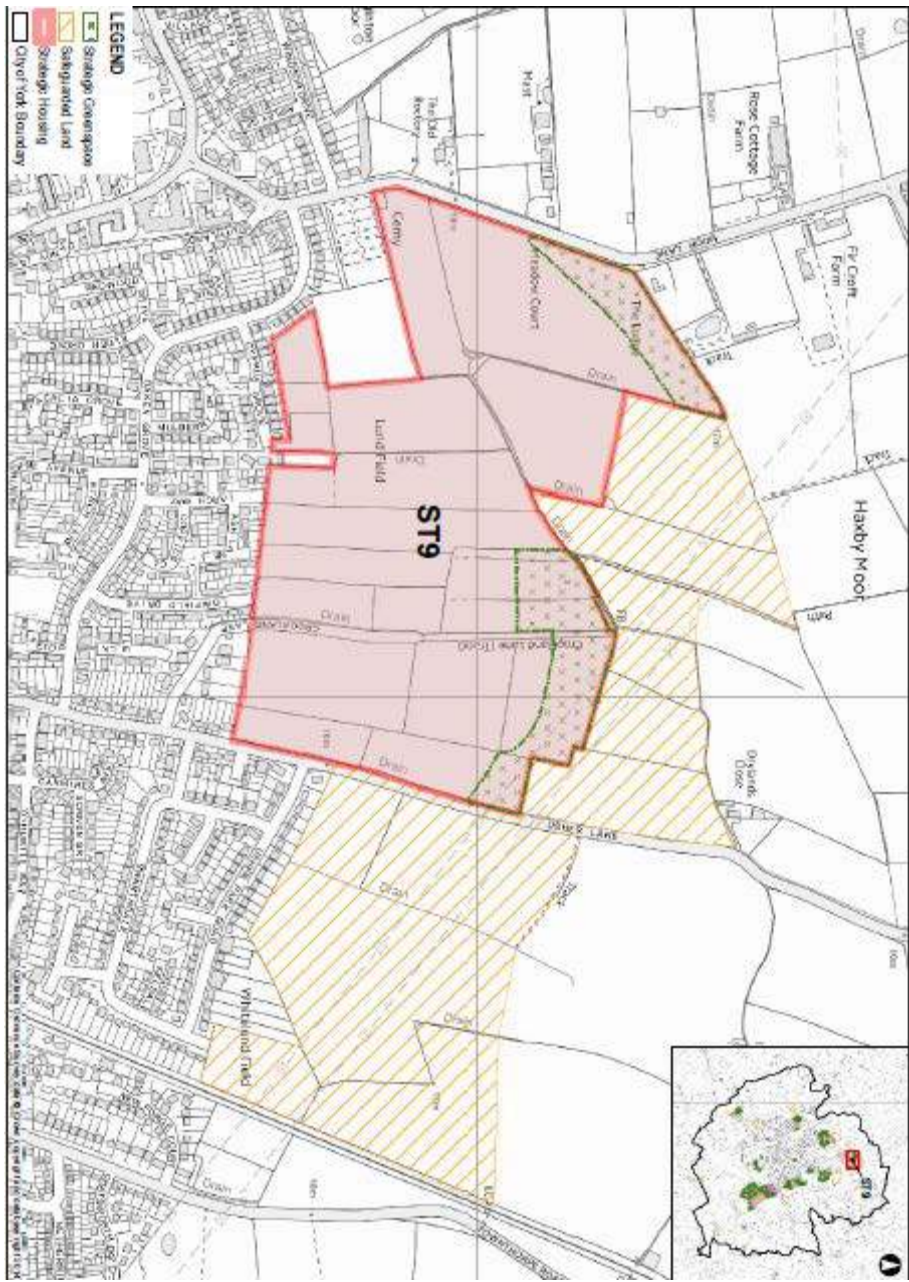
- On the basis of this proposed allocation approach, technical work to date indicates that:
- The allocation is viable and deliverable in the context of site conditions and policy approach
 - Site access proposals as set out in current masterplan work are acceptable, a sustainable

transport approach is deliverable and network impacts are mitigable.

- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be manageable.
- Landscape impacts can be managed through an appropriate masterplan approach – Strategic Greenspace is identified within the proposals map.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for minor harm to principal characteristics 2,4,5 & 6. This minor harm can be avoided for the most part through sensitive masterplan approach and planning control.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Representations to the Further Sites Consultation paper proposed an overarching approach to the development of site ST8 and employment site ST18. The decision has been taken to keep two separate allocations within the plan since the emerging masterplan proposed distribution of and uses in accordance with the two site boundaries anyway, and in order to ensure clarity in the plan.

Site Reference	ST9
Site Name	Land to the north of Haxby
Site Size	33.48ha



Site Allocation Approach Description
 It is proposed that land identified within the proposals map be allocated for residential development purposes within the plan period.

Site Allocation Approach Justification
 Work to date indicates that the land is controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

On the basis of this proposed allocation approach, technical work to date indicates that:

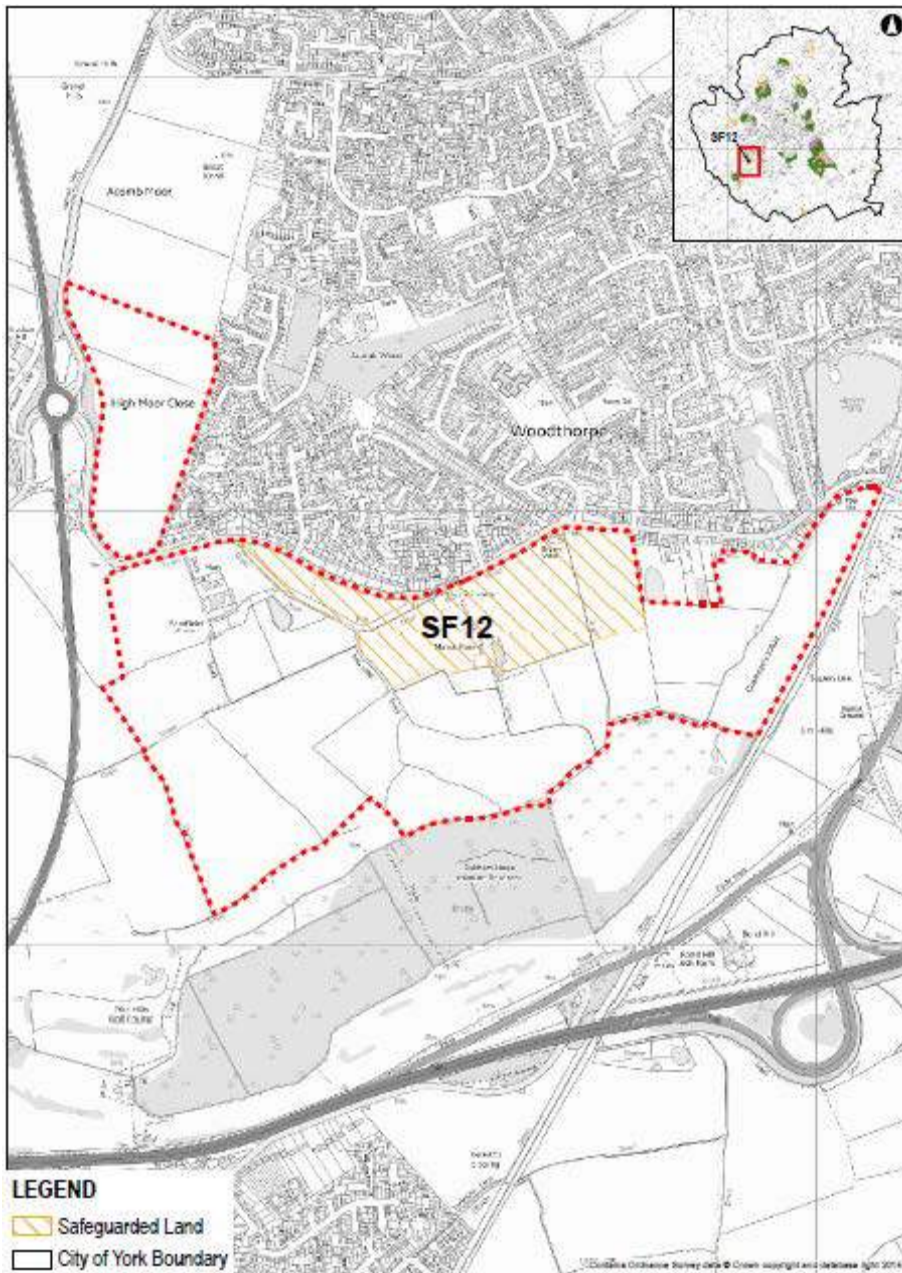
- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water,

open space and community facilities) for the site.

- Any ecological impacts are likely to be minimal.
- Landscape impacts can be managed through an appropriate masterplan approach.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for minor harm to principal characteristics 2,4,& 6, and minor – serious harm to characteristic 5. This harm can be avoided for the most part through sensitive masterplan approach and planning control.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Representation to the Further Sites Consultation raised issues with part of the Strategic Greenspace area depicted on the proposed plan, which has now been removed from the plan.

Site Reference	ST10
Site Name	Land at Moor Lane, Woodthorpe
Allocated Site Size	0 ha (SF13 17ha)



Site Allocation Approach Description

17ha of land to the south of Moor Lane, Woodthorpe was identified for consultation purposes in the 2013 Preferred Options Local Plan for potential residential development. Site promoters indicated support for this allocation, but have promoted the development of a wider 98 hectare area of land, extending west, east and south of the preferred options extent, and including a separate 12ha parcel to the northwest of the original extent. The wider site was promoted initially at a 64% net developable area, though latest masterplan submissions have reduced this to 52% principally as a result of environmental concerns.

It is proposed that the original ‘preferred options’ extent of 17ha of land is safeguarded for potential development beyond the plan period, and that the wider residual 81 hectares of land put forward by site promoters is rejected.

Site Allocation Approach Justification

Work to date indicates that although the promoted land is controlled by a willing landowner, and meets the Councils site selection criteria relating to accessibility of services and transport, however several constraints to delivery exist at the site. The precise nature and extent of these constraints

has not yet been established by site promoters, and it is considered that both cumulatively and individually, these constraints could fundamentally affect the residential deliverability of both the 'preferred options' land at 17ha, and the larger 98ha area put forward by site promoters. A summary of these constraints is set out below:

Ecology

Although impacts on ecological interest within the proposed development extent could be mitigated through masterplanning/ planning agreement, Askham Bog Site of Special Scientific Interest (SSSI) lies immediately to the south of the proposed 98ha site, and, at its nearest point, some 200m south of the 17ha site. The SSSI is of national significance; designated as a result of its lowland fen, marsh and swamp habitat which is considered to be secondary raised bog, and the associated invertebrate assemblage it supports. In addition the site provides habitat for notable birds of conservation concern.

CYC, key stakeholders and site promoters have identified that development of both the 17ha and 98ha site extent has potential to impact on the integrity of the SSSI through:

- Changes to the hydrology of the SSSI in quantitative terms,
- Changes to the hydrology of the SSSI in qualitative terms,
- Disturbance impacts through increased unregulated recreational use,
- Disturbance impacts through increased domestic pet/ pest predation.
- Impact on SSSI invertebrate assemblage through loss of adjacent habitat

In terms of hydrological impacts, site investigation and desk based assessment has been undertaken by site promoters to understand current conditions and relationship between both the 98ha and 17ha sites, and SSSI. Existing third party data relating to the surrounding hydrological regime has also been interrogated. The exploratory work has been shared with key stakeholders. The work concludes that existing groundwater quality is satisfactory and that the hydrological relationship between both site extents and the designated SSSI is likely to be limited, though that a 12 month period of monitoring is likely to be required to substantiate these initial findings. A detailed and robust understanding of the existing hydrological relationship between either development site and the SSSI would form an essential baseline to the consideration of any development, surface water management, and ecological mitigation proposals – it is not considered that this baseline has yet been fully established, given the length of time that monitoring has been undertaken for.

Moving beyond the baseline position, in terms of the likely impact of development of both the 17ha or 98ha site on the existing quantitative and qualitative hydrological relationship between the land and SSSI, masterplanning and technical work to date assumes that surface water flows from the site(s) would be attenuated within the 'red line' of the development site to greenfield rates, and discharged directly to Holgate Beck to the North East. Moving beyond these principles, the detail of this surface water management strategy is understood to not yet have been formulated. Attenuation measures will likely need to be designed in such a manner that a failsafe approach to insulate the SSSI from any failure or overtopping is ensured - in the absence of such an approach having been formulated, it is unclear at this time whether this is likely to be feasible in engineering terms and viable, and what the environmental and heritage related impacts of the approach might be (on this latter point, please refer to comments on archaeology below). This lack of clarity is currently compounded by the lack of certainty around baseline hydrogeological conditions.

A concept approach to mitigating disturbance impacts has been set out by site promoters, the principal provision of which being a 175m buffer, incorporating 125m Ecological Protection Zone, to which public access would be prevented by a continuous waterbody, also performing a surface water attenuation function. This proposed mitigation approach has been put forward in respect of the 93ha site extent – current measures have not been prepared that relate to the smaller 17ha site. The views of stakeholders are that a 125m buffer would be insufficient to mitigate disturbance impacts to the SSSI. In addition, the principal tool of the EPZ – namely surface water attenuation measures, are in themselves not currently demonstrably deliverable as set out above. Further, in addition to their principal function of attenuating surface water flows, these water bodies would need to be designed in such a manner that their forming an effective barrier could be guaranteed at all times of year, including in drought events and prolonged dry spells – this is also not currently

assessed.

In addition to potential unmanaged/ unregulated disturbance impacts directly between the potential development sites and SSSI, opportunities have been highlighted by site promoters to better manage regulated visits through the development and funding of visitor facilities. These facilities are currently unspecified, and their viability has not yet been tested through site assessment.

It has been agreed with the site promoters that an invertebrate survey of proposed development site will be undertaken in order to establish the degree of interaction between SSSI and on site habitat, and, if necessary, formulate an impact mitigation strategy. This survey data has not yet been made available meaning that this represents another critical unknown.

Landscape

Latest masterplan and technical submissions in response to the Further Sites Consultation set out a revised development approach in response to officer concerns regarding landscape impacts, and informed by the recommendations of an earlier Landscape and Visual Assessment. The latest masterplan for 98ha site proposes a 'Western Standoff' in response to local topography and landscape features including Ridge and Furrow, and informed by analysis of views of York Minster. The latest development approach outlined is considered by officers to still have detrimental landscape and visual impacts principally in terms of extent of development to the west of the masterplan area. The smaller 17ha site area would be likely to be acceptable in landscape and visual impact terms, subject to an appropriate masterplan approach.

Greenbelt and Heritage Impact

Whilst the smaller 17ha site lies outwith the greenbelt character areas identified in CYC assessment, the additional land which forms the balance of the 98ha site is identified as a character area important for the retention of rural setting of the City. Site specific heritage impact assessment undertaken by City of York Council identifies potential for serious harm to heritage characteristics for the larger 98ha site area, compared to neutral-minor impacts for the smaller 17ha site area.

Archaeology

There is potential given site location and characteristics, for archaeological interest within both the 17ha and 98ha site extents. Geophysical assessment and geo-archaeological desk assessment of the larger 98ha development area has now been undertaken, in accordance with an agreed programme of site works, and intrusive site investigations (trial trenching) is being instigated.

Presence of archaeological interest and implications for masterplan approach are unlikely to represent a 'showstopper' issue in their own right (although further site investigation is required, in accordance with the agreed programme, to fully establish this), although the presence (and need for retention) of remains may preclude provision of surface water attenuation measures in areas of the site, which may undermine the principle or detailed implementation of forthcoming surface water management plan, with knock-on (and potentially severe) implications for either site viability or impact on SSSI. At the current time, in the absence of meaningful outcomes from intrusive site investigations, archaeology is considered to be a key, and potentially fundamental constraint when considered in conjunction with drainage and ecological issues.

Notwithstanding the technical issues relating to ecology, heritage and landscape, it is acknowledged that:

- Acceptable site access could be provided, a sustainable transport approach is feasible, and network impacts are mitigable;
- It is feasible to provide service infrastructure (including energy supply, water, open space and community facilities) for the site, and;
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination can be successfully managed through masterplan approach and planning agreements.

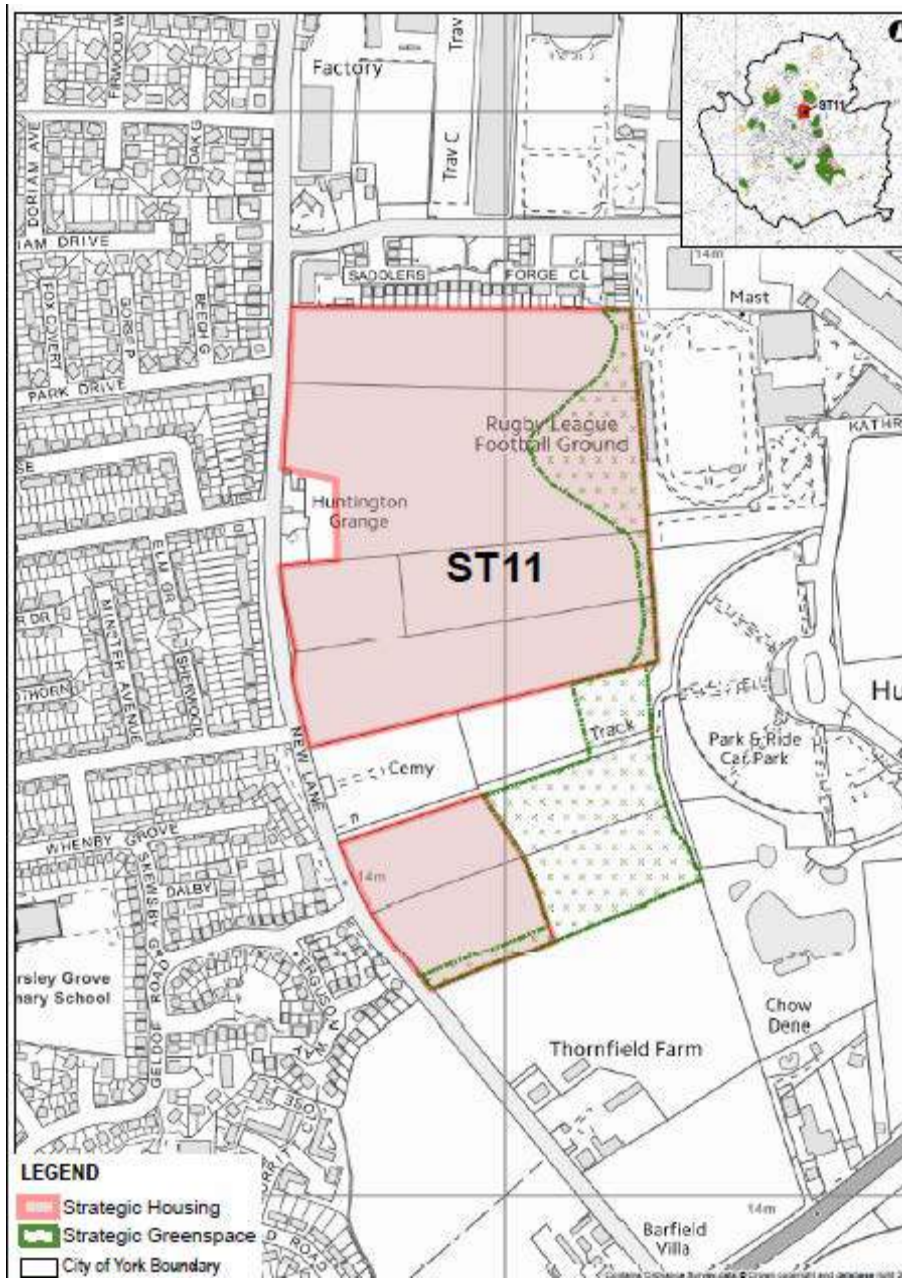
Conclusions

Whilst it is acknowledged that both the 17ha and 98ha site extents are controlled by a willing landowner, and the smaller site extent meets the constraint and accessibility related criteria for site selection, the potential for ecological impact on the adjacent Askham Bog SSSI, and potential implications of any mitigation approach on site viability and deliverability are currently uncertain and require further detailed assessment. In the context of requirements set out at paragraph 118 of the NPPF, these unknowns represent a key risk to site delivery.

The severity and complexity of these issues is likely to be increased for the larger 98ha site extent, due to closer proximity to the SSSI and larger quanta of development (albeit it is acknowledged that a larger development will generate greater value to implement mitigation). In addition, there are key and fundamental landscape and greenbelt/ heritage impact concerns relating to the larger proposed site allocation. For this combination of reasons, the decision has been made to not take the larger potential site forward for allocation in the plan.

On the smaller site, landscape and greenbelt issues are less severe, and ecological impacts and mitigation requirements would still be required, though may be of a commensurately smaller scale and therefore more manageable. Given that in the current absence of firmer evidence, risks around delivery still exist, and within the context of availability of alternative development sites with fewer development risks capable of meeting objectively assessed need over the plan period, the decision has been made to safeguard the smaller 17ha site. This will allow development decisions to be made at a later date, when a better understanding of technical impacts, mitigation measures and deliverability issues is available.

Site Reference	ST11
Site Name	Land at New Lane Huntington
Site Size	13.76ha



Site Allocation Approach Description
 It is proposed that land identified on the proposals map be allocated for residential development over the plan period.

Site Allocation Approach Justification
 Work to date indicates that the land is controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

On the basis of this proposed allocation approach, technical work to date indicates that:

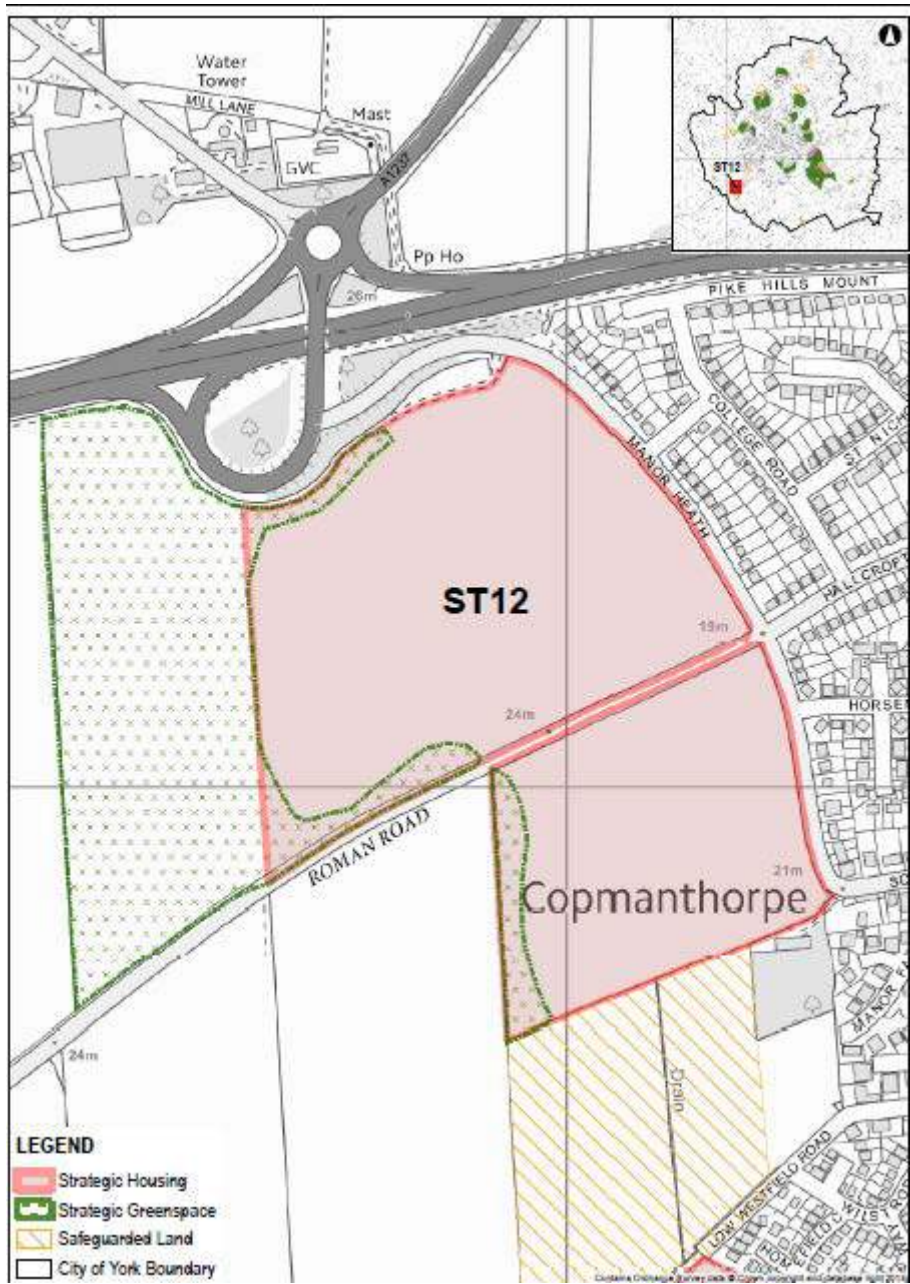
- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water,

open space and community facilities) for the site.

- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes. Known ecological interest lies within the site and is identified as a Site of Local Interest on the proposals map. It is proposed that this area form part of the sites Strategic Greenspace (also identified on the proposals map) unless evidence is produced indicating an appropriate alternative approach.
- Landscape impacts can be managed through an appropriate masterplan approach.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for minor harm to characteristics 4 & 6, which is capable of mitigation through the detailed masterplanning and planning control processes. More serious potential harm is identified in terms of characteristic 5 Archaeological complexity – known archaeological interest lies within the site boundary, and it is proposed that the site approach to open space provision reflect this (as indicated on the proposals map in the form of Strategic Greenspace .
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Representation to the Further Sites Consultation raised issues with part of the Strategic Greenspace area depicted on the proposed plan, which, for the reasons set out above under ecology and greenbelt headings, it is proposed remain identified as indicative provision on the proposals map.

ite Reference	ST12
Site Name	Land at Manor Heath Road, Copmanthorpe
Site Size	20ha



Site Allocation Approach Description

It is proposed that land identified on the proposals map be allocated for residential development within the plan period, with an associated area of Strategic Greenspace to the west delivered over the same period to mitigate landscape and greenbelt impacts arising from development.

This allocation represents the position of landowners as set out in response to the Further Sites consultation paper, and, whilst larger than the preferred options extent, represents a smaller housing allocation to one originally promoted as a sustainable village extension, and as such responds to officer concerns related principally to landscape.

Site Allocation Approach Justification

Work to date indicates that the land is controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

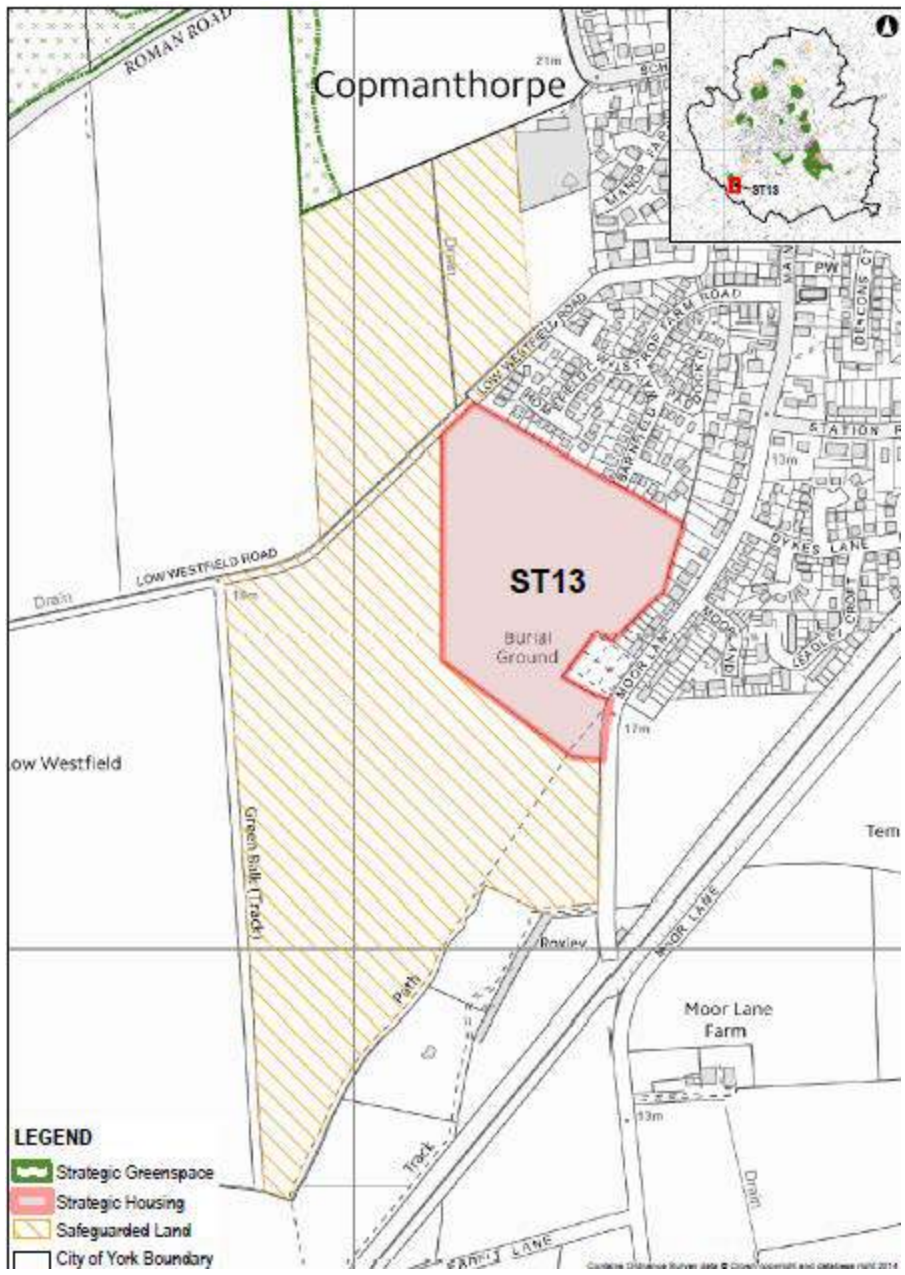
The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes. Known ecological interest lies within the site and is identified as a Site of Local Interest on the proposals map. It is proposed that this area form part of the sites Strategic Greenspace (also identified on the proposals map) unless evidence is produced indicating an appropriate alternative approach.
- Landscape impacts can be managed through an appropriate masterplan approach.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for minor harm to characteristics 4 & 6, which is capable of mitigation through the detailed masterplanning and planning control processes. More serious potential harm is identified in terms of characteristic 5 Archaeological complexity – known archaeological interest lies within the site boundary, and it is proposed that the site approach to open space provision reflect this (as indicated on the proposals map in the form of Strategic Greenspace .
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Representation to the Further Sites Consultation raised issues with part of the Strategic Greenspace area depicted on the proposed plan, which, for the reasons set out above under ecology and greenbelt headings, it is proposed remain identified as indicative provision on the proposals map.

Site Reference	ST13
Site Name	Land at Moor Lane, Copmanthorpe
Site Size	5.61ha



Site Allocation Approach Description

It is proposed that land identified within the proposals map be allocated for residential development purposes within the plan period

Site Allocation Approach Justification

Work to date indicates that the land is controlled by willing landowners, meets the Councils site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

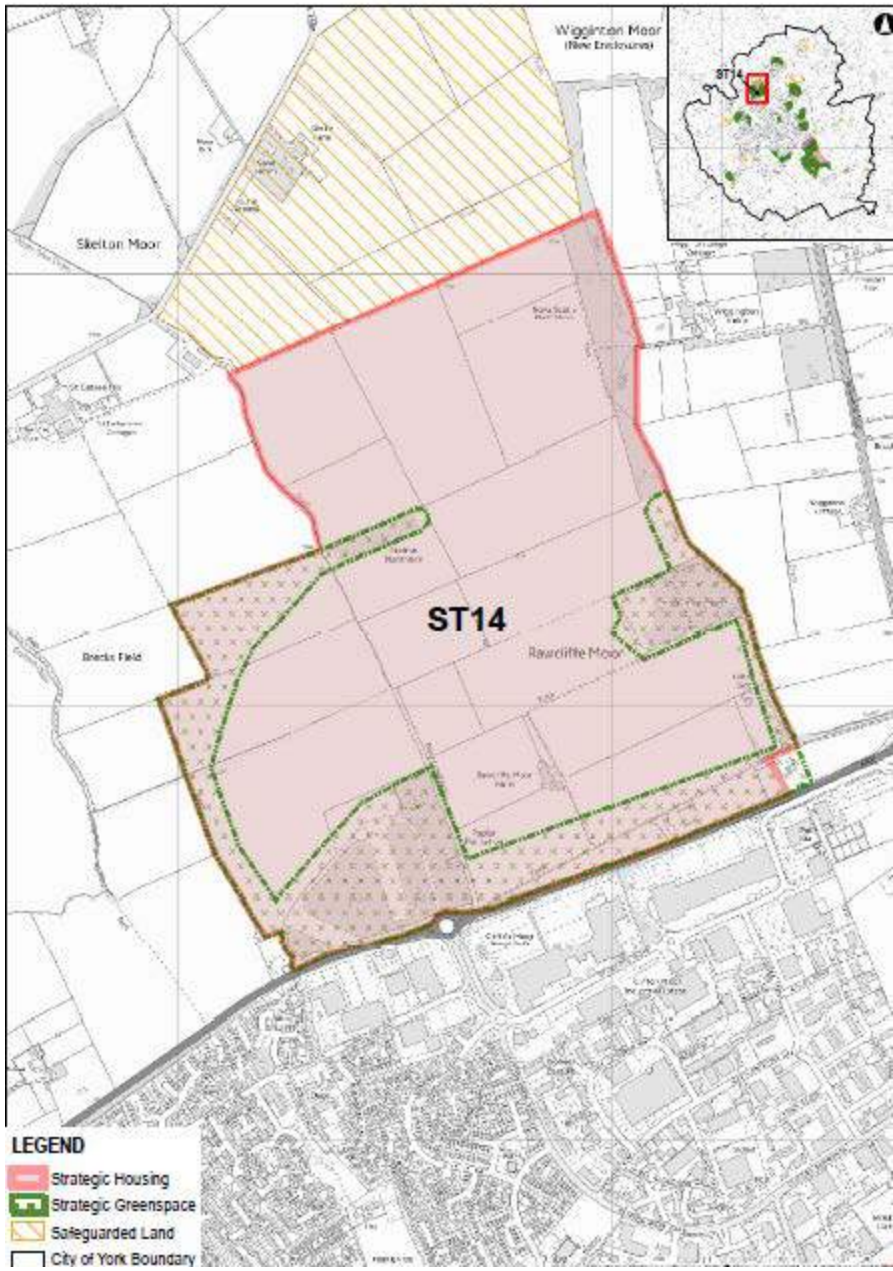
On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water,

open space and community facilities) for the site.

- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes. Known ecological interest lies within the site and is identified as a Site of Local Interest on the proposals map. It is proposed that this area form part of the sites Strategic Greenspace (also identified on the proposals map) unless evidence is produced indicating an appropriate alternative approach.
- Landscape impacts can be managed through an appropriate masterplan approach.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for minor harm to characteristics 4 & 5, which is capable of mitigation through the detailed masterplanning and planning control processes.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Site Reference	ST14
Site Name	Land to the north of Clifton Moor
Site Size	157ha



Site Allocation Approach Description
 It is proposed that land identified within the proposals map be allocated for residential development purposes within the plan period

Site Allocation Approach Justification
 Work to date indicates that the land is controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters, in the context of the likely level of development that is deliverable over the plan period, reflective of the greenbelt constraints surrounding the allocation.

- On the basis of this proposed allocation approach, technical work to date indicates that:
- The allocation is viable and deliverable in the context of site conditions and policy approach
 - Site access proposals as set out in current masterplan work are acceptable, a sustainable

transport approach is deliverable and network impacts are mitigable.

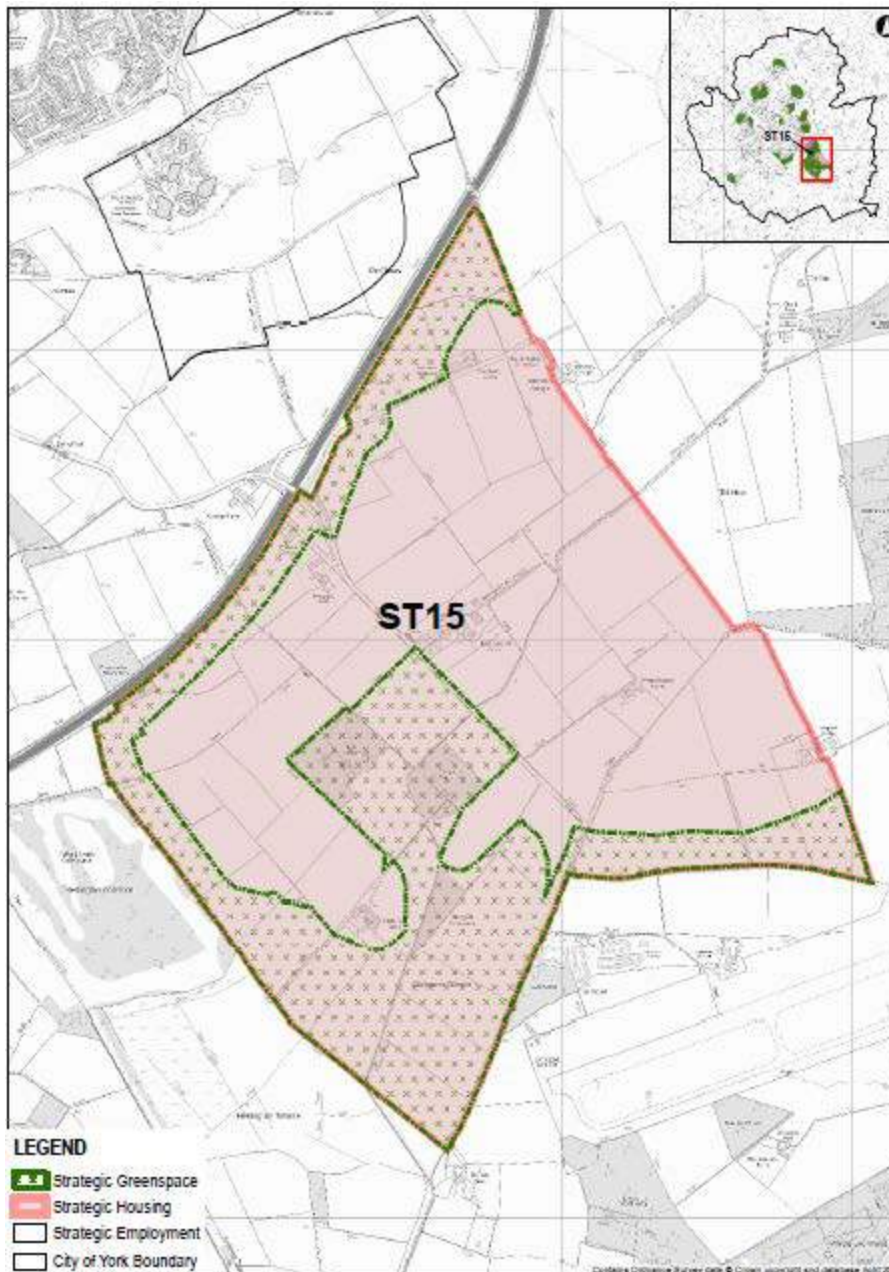
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes. Known ecological interest lies within the site and is identified as a Site of Local Interest on the proposals map. It is proposed that this broad area form part of the sites Strategic Greenspace (also identified on the proposals map) unless evidence is produced indicating an appropriate alternative approach.
- Landscape impacts can be managed through an appropriate masterplan approach, as reflected in the indicative provision of strategic greenspace on the proposals map
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for serious harm to principal characteristic 2 due to the site causing urban sprawl outside of the ring road, and suggests that the development could be set further north to read as a separate settlement to the min City, and potentially the western extent reduced in order to minimise impact. The site was selected as part of a package to meet Objectively Assessed Housing need over the plan period with as little environmental impact as possible – not all of this need can be met on available and suitable sites within the Outer Ring Road, and of the land available outwith the ORR, this site is less environmentally constrained than others. The proposals map illustrates an approach to strategic greenspace provision to distance development from the ORR, and there may be scope in evolving work for this distance to be increased, mitigating concerns in this respect

HIA also identified impacts in terms of potential to cause minor-serious harm to characteristics 5 (archaeological complexity) and 6 (landscape and setting – principally in terms of coalescence issues around Haxby and Skelton and the urban area). These impacts are capable of mitigation and control through the subsequent planning process.

- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Representation to the Further Sites Consultation raised concerns around identification of Strategic Greenspace on the proposal map, which, for the reasons set out above under ecology and greenbelt headings, it is proposed remain identified as indicative provision on the proposals map.

Site Reference	ST15
Site Name	Whinthorpe New Settlement
Site Size	392ha



Site Allocation Approach Description

It is proposed that land identified on the proposals map be allocated for residential use, with ancillary community and commercial development, over the plan period.

The allocated site extent differs from previous iterations in the Preferred Options plan and further sites consultation in order to facilitate the delivery of a sustainable new settlement whilst including additional central land potentially available through willing landowners and including land required for provision of site access routes.

An additional area of some 50ha forming part of an ‘Eastern Quarter’ was proposed by site promoters in response to the Further Sites Consultation (and indicated by red dashed land on above plan), but this most easterly area of land is not reflected in the proposals map boundary due to concerns around landscape and ecology as set out in the relevant sections below.

Site Allocation Approach Justification

Work to date indicates that the land it is proposed be allocated is controlled by willing landowners, meets the Councils site selection criteria relating to land constraints and accessibility of services ²⁰¹ transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters, with the exception of land forming part of the eastern quarter which is discussed below

Site promoters submitted further evidence in respect of the eastern quarter setting out the case for a masterplan approach which would reduce landscape and ecological impacts, and outlining viability, critical mass and sustainable settlement related rationale for its inclusion within the allocated area. These issues are responded to below:

Landscape: A detailed landscaping approach to the eastern quarter was set out by site promoters in response to officer concerns. In spite of this detailed approach, officers still have fundamental concerns with the most easterly extent of the eastern quarter relating to the fact that the area currently presents a higher concentration of public rights of way and access to tranquil and relatively attractive countryside that is readily accessible for the communities of Fulford, Elvington, and Heslington especially. The potential concentration of development in the most easterly area and proximity to Elvington Lane was considered to have potential to seriously compromise the greenbelt in this south east zone irrespective of detailed landscape approach proposed. In response to these concerns, the most easterly part of the eastern quarter has been excluded from the proposed allocation, and a proposed strategic greenspace approach in response to the site promoters landscape assessment has been identified on the residual site area.

Ecology: Officers outlined concerns relating to the proximity of parts of the eastern quarter to Elvington Airfield SINC sites and Grimston Wood SLI. The landscape approach outlined by site promoters responded to these issues through creation of landscape buffers and connective green corridors. Whilst secondary to landscape concerns, the ecological impacts of inclusion of the whole of the eastern quarter within residential allocation area would require careful consideration. The proposed approach to partial allocation of the eastern quarter, excluding that land closest to the ecological designations, is considered to be an appropriate cautionary approach in the context of wider considerations around landscape and delivery.

Viability and Critical mass/ sustainable settlement: Although it is acknowledged that the eastern quarter represents a potentially deliverable area of land, more free of constraint than other parts of the Whinthorpe allocation, and which could potentially contribute to the critical mass of the southern settlement proposed in masterplanning work, loss of the small easterly extent of the Eastern Quarter is not considered to fundamentally prejudice the viability or deliverability of a sustainable settlement in this location, particularly when considered alongside the inclusion of additional developable land to the north which was previously identified at preferred options stage as safeguarded.

In terms of the residual site area it is proposed be allocated, on the basis of this proposed approach, technical work to date indicates that:

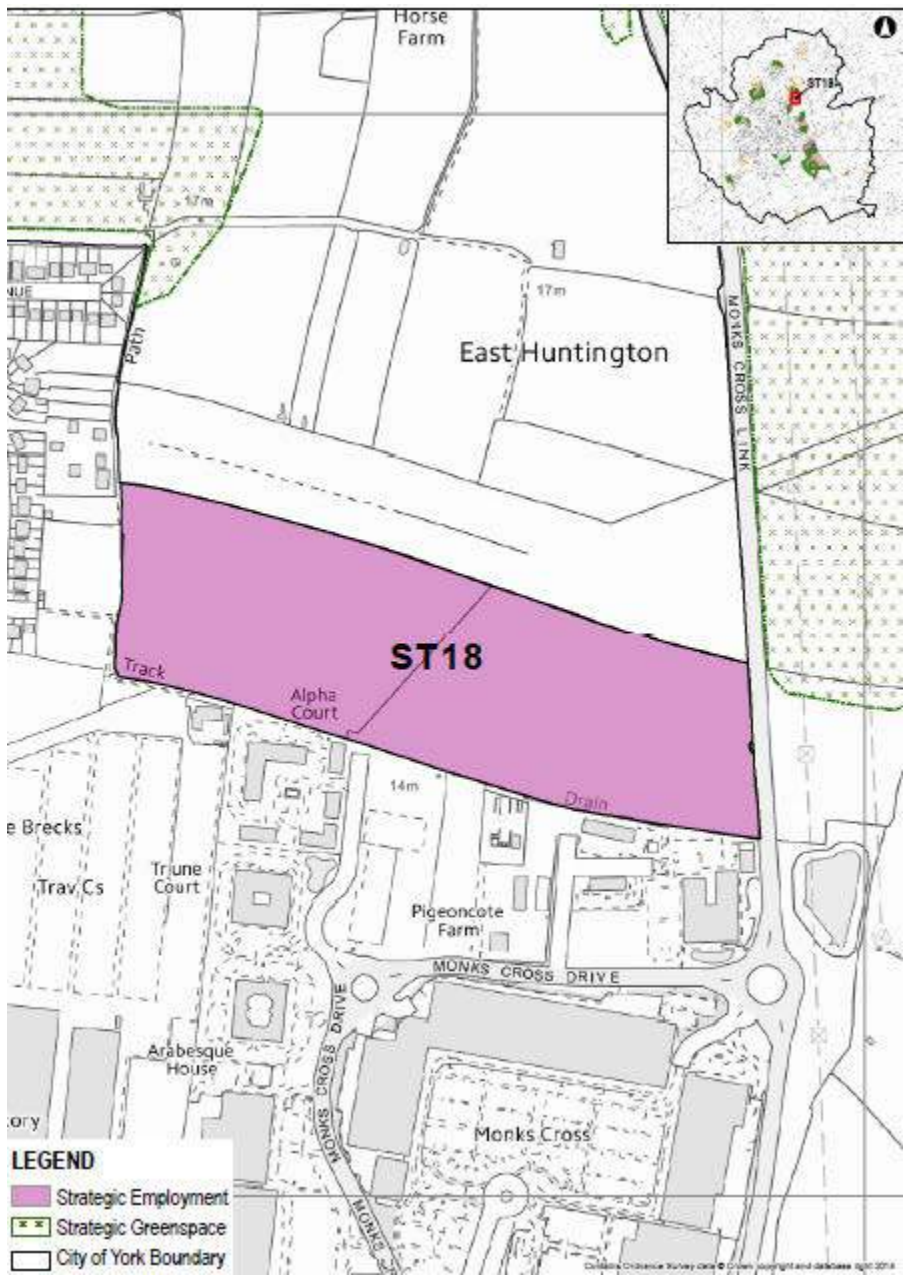
- The allocation is viable and deliverable in the context of site conditions and policy approach.
- An appropriate site access and sustainable transport approach is deliverable, and network impacts are mitigable as part of a strategic approach.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- The approach to ecological impact mitigation and enhancement, whilst needing further work prior to planning application, is broadly acceptable, and will be managed satisfactorily through masterplan and planning control approach.
- Landscape impacts can be managed through an appropriate masterplan approach, as indicated at high level in strategic greenspace approach in proposals map.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for minor-serious harm to characteristics 2,3 & 4, as well as serious harm to characteristic 5 (archaeological complexity). These impacts are capable of mitigation through the detailed masterplanning and planning control processes.

Serious potential harm was also identified for the proposed allocation approach in terms of characteristic 6 – landscape and setting, primarily due to its role in the open countryside. 202

rural setting of York and the views afforded from and to the site. Detailed views retention, landscape and buffering recommendations are made in order to mitigate these impacts – these are deliverable as part of the development approach, and will be secured through masterplanning work and planning control

- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Site Reference	ST18
Site Name	Monks Cross North
Site Size	8ha



Site Allocation Approach Description
 It is proposed that land identified in the proposals map be allocated for employment purposes within the plan period

Site Allocation Approach Justification
 Work to date indicates that the land is controlled by willing landowners, meets the Councils site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

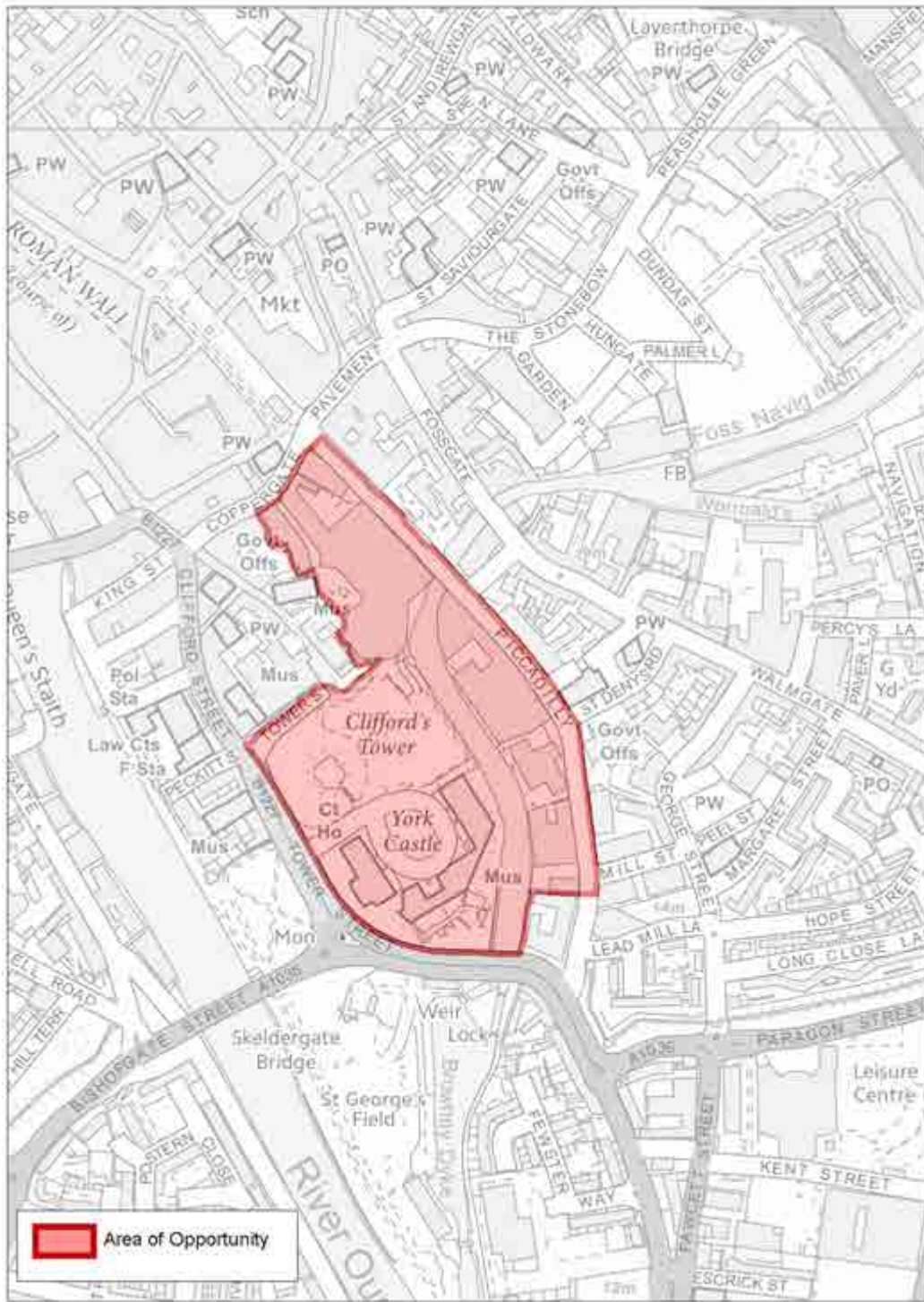
On the basis of this proposed allocation approach, technical work to date indicates that:

- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, 204 open space and community facilities) for the site.

- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes.
- Landscape impacts can be managed through an appropriate masterplan approach.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential for minor harm to characteristics 4 & 5, which is capable of mitigation through the detailed masterplanning and planning control processes.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Whilst viability assessment indicates that speculative commercial development is not currently viable, this is not as a result of existing or proposed policy requirements set out by the Council (which are minimal in any case), rather being a factor of wider economic conditions and their impact on development values, which are anticipated to improve over the lifetime of the plan.

Site Reference	ST20
Site Name	Castle Piccadilly
Site Size	6.8ha



Site Allocation Approach Description

It is proposed that land identified on the proposals map be allocated as an area of opportunity for retail development over the plan period

Site Allocation Approach Justification

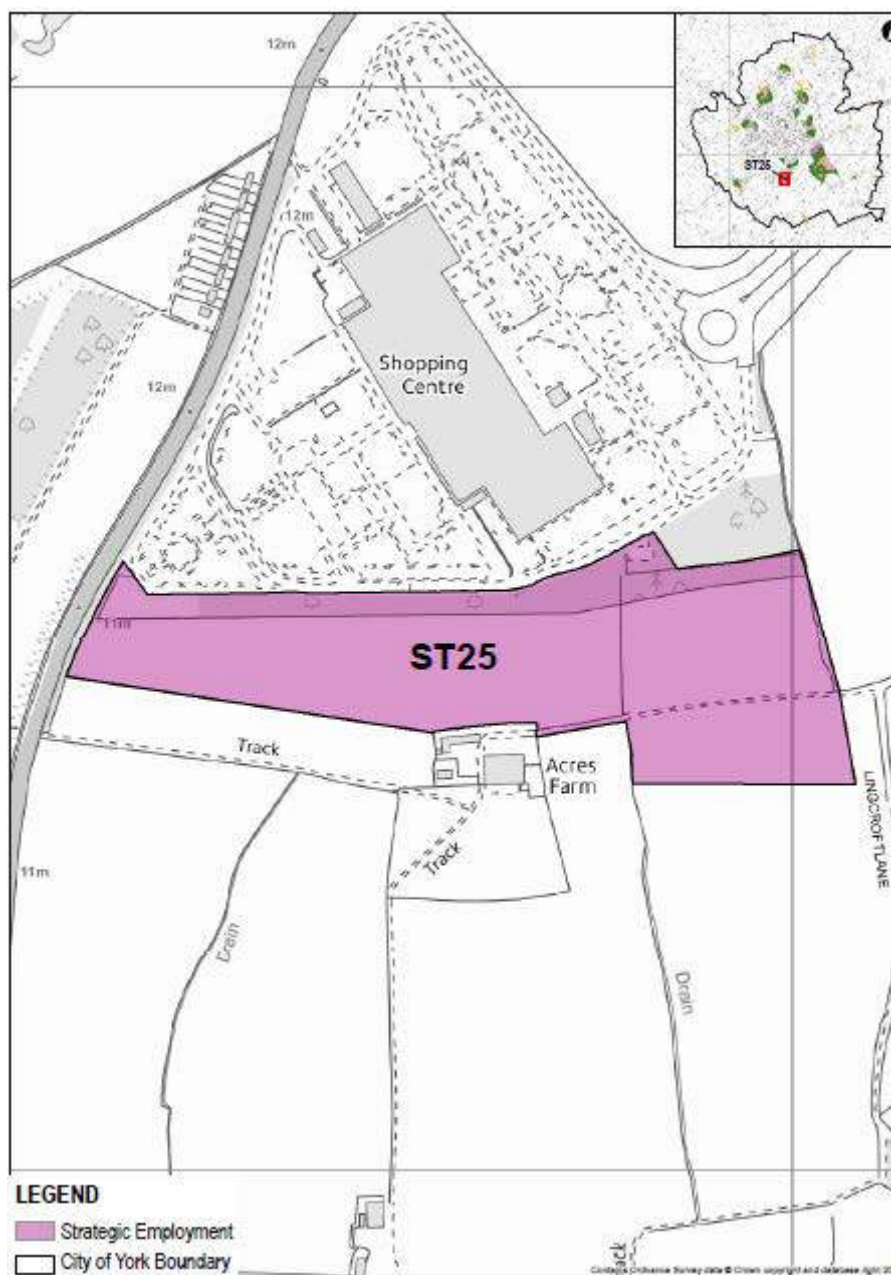
The site was previously (at preferred options stage) identified as a retail allocation within the plan period, with an estimated quantum of 25,000 sq m net of A1 retail attributed to it.

There is now less certainty to the sites delivery as a comprehensive retail proposition. Several component sites on Piccadilly have had applications for piecemeal and non comparison retail based uses approved now and as principal land owner, City of York Council, whilst supportive of a retail scheme on the remainder of the site, are not actively engaged in promoting this with developers at

this moment in time.

Although the site is considered likely to be technically deliverable, and is a sequentially preferable and sustainable location for development, given uncertainty around delivery timescales and likely mix/ quanta at this time, and in the context of limited quantitative retail growth projected over the plan period, it was considered that the site would be best represented in the plan as an area of opportunity rather than a strategic allocation.

Site Reference	ST25
Site Name	Land South of York Designer Outlet
Site Size	9.8ha



Site Allocation Approach Description

It is proposed that land identified in the proposals map be allocated for employment and transport related development over the plan period.

It is now proposed that land formerly included in the proposed site boundary at Further Sites Consultation to the south of the proposed allocation be allocated as a Gypsy & Traveller site, and this land has therefore been removed from the potential employment and transport allocation. 207

Site promoters also proposed the allocation of retail uses on the land identified. This proposed approach has not been taken forward in the plan due to technical analysis of retail impact set out below.

Site Allocation Approach Justification

Retail: The York Retail Study (2014) shows that the market share of the Designer Outlet (YDO) has doubled since 2007 in the clothing and footwear and small household goods sectors showing that the current format is successful. This is in comparison to the city centre's market share which has declined markedly in these two sectors since 2007. In addition the Retail Study has identified that after extant planning commitments are taken into account there is limited or no capacity for new floorspace across the City until at least after 2023 and that therefore any new floorspace, as put forward by YDO, is likely to impact on other existing destinations, including the city centre.

WYG recognise the economic benefits that the YDO brings to the City and its role in contributing to the overall economic success of the City however this is not justification on its own for expansion of the facility and the recommendation in the Further Sites Consultation was that based on the evidence submitted through the Preferred Options consultation there was no compelling evidence to suggest that the YDO performs a complementary role to the city centre and the retail study evidence showed that the city centre's market share was diminishing in terms of the sectors that both destinations act within.

Further evidence was submitted by NTR on behalf of McArthur Glen through the FSC. Review of this evidence is detailed in Section 9 of the York Retail Study (WYG, 2014). In summary WYG do not believe that there is any compelling quantitative and qualitative evidence to justify the allocation of an extension to the YDO and that such an extension is predicated on the reliance of a high proportion of customers travelling to the facility from beyond 30 minutes drivetime and mainly by private car. WYG recommend that if any new floorspace is to be considered at YDO then this should be dealt with through the consideration of Policy R4 of the Local Plan and other relevant policies and paragraphs 24,26 & 27 of NPPF rather than through specific allocation

Notwithstanding the rejection of potential retail allocation on the site, work to date indicates that, in terms of an employment and transport allocation, the land is controlled by willing landowners, meets the Councils site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters, in light of the availability of land reflective of gypsy and traveller site allocation approach.

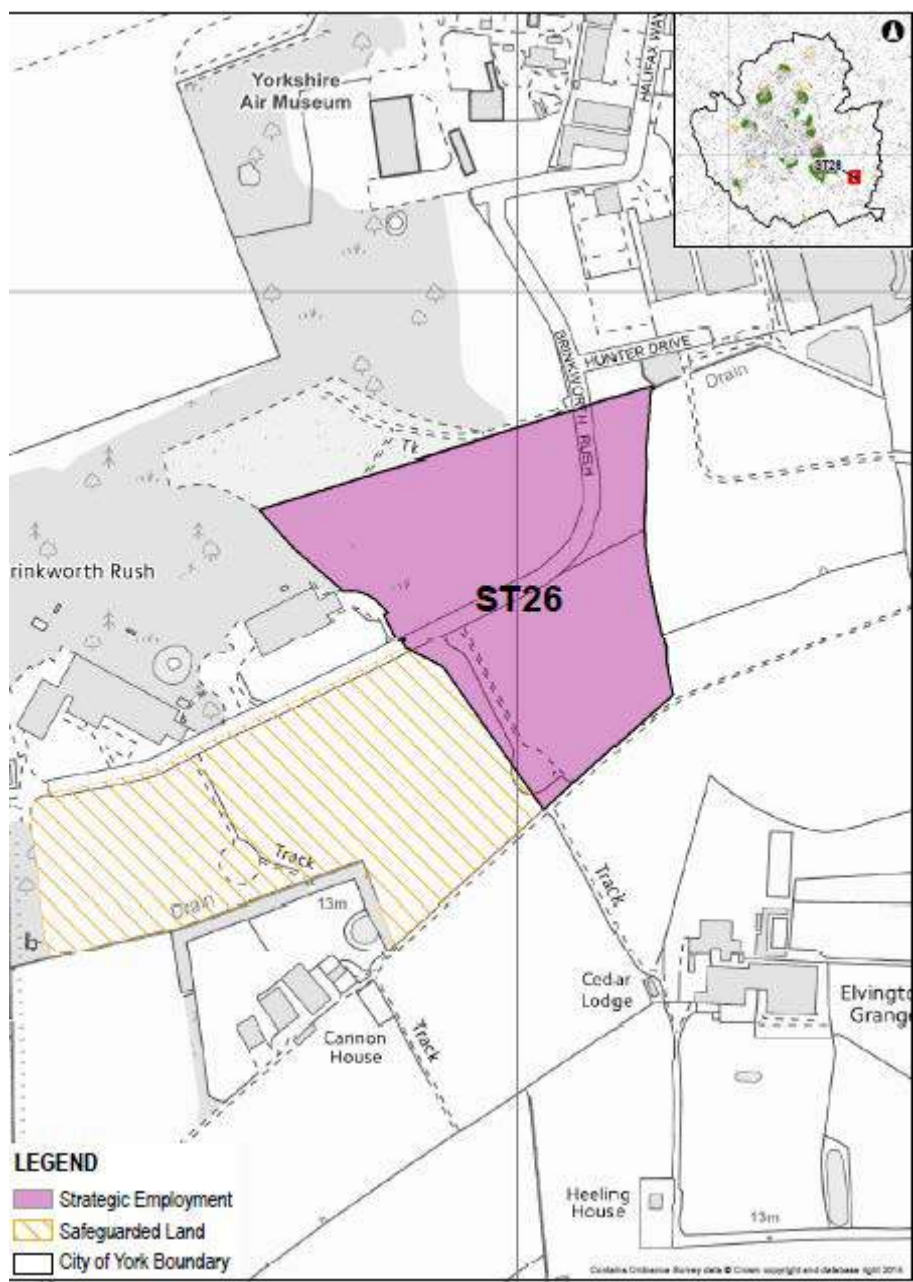
On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) shows potential for minor (mitigable) harm to characteristic 5, as well as serious harm to principal characteristic 6 mainly due to the harm to the extended green wedge and loss of open countryside in this area. Mitigation is proposed in terms of characteristic 6: Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development, and planting, particularly to the south and west may assist in protecting an element of the rural setting of the city in this area. Screening to the western boundary of the proposed site should also mitigate against any impact on Bishopthorpe.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and

Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

In terms of landscape, considerable mitigation will be required in order for the site to fit in with the surrounding landscape. The site sits behind the existing Designer Outlet and an area of open land still exists between the site and the A19 to the east which helps to keep the sense of openness and protect the setting of the city and the approach to Fulford. It is considered that the treed cover/belt that exists within the current designer outlet site should be extended southwards into this site in order to help the site sit appropriately within the surrounding landscape.

Site Reference	ST26
Site Name	South of Elvington Airfield Business Park
Site Size	7.6ha



Site Allocation Approach Description

It is proposed that land identified on the proposals map be allocated for employment uses over the plan period, and that further land to the West identified as SF6 on the proposals map be safeguarded for employment purposes beyond the plan period.

Representations received in response to the Further Suites Consultation proposed the allocation of all of the land identified as allocated and safeguarded in order to meet demand over the plan period.

Site Allocation Approach Justification

Work to date indicates that the land identified as allocated is controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the masterplan approach being pursued by site promoters, but excludes area SF6 which is identified as safeguarded for employment development beyond the plan period. This is as a result of evidence base related to employment demand over the plan period, and the spatial approach to allocating sites across the city to ensure range of accessible new provision over the plan period.

On the basis of this proposed allocation approach, technical work to date indicates that:

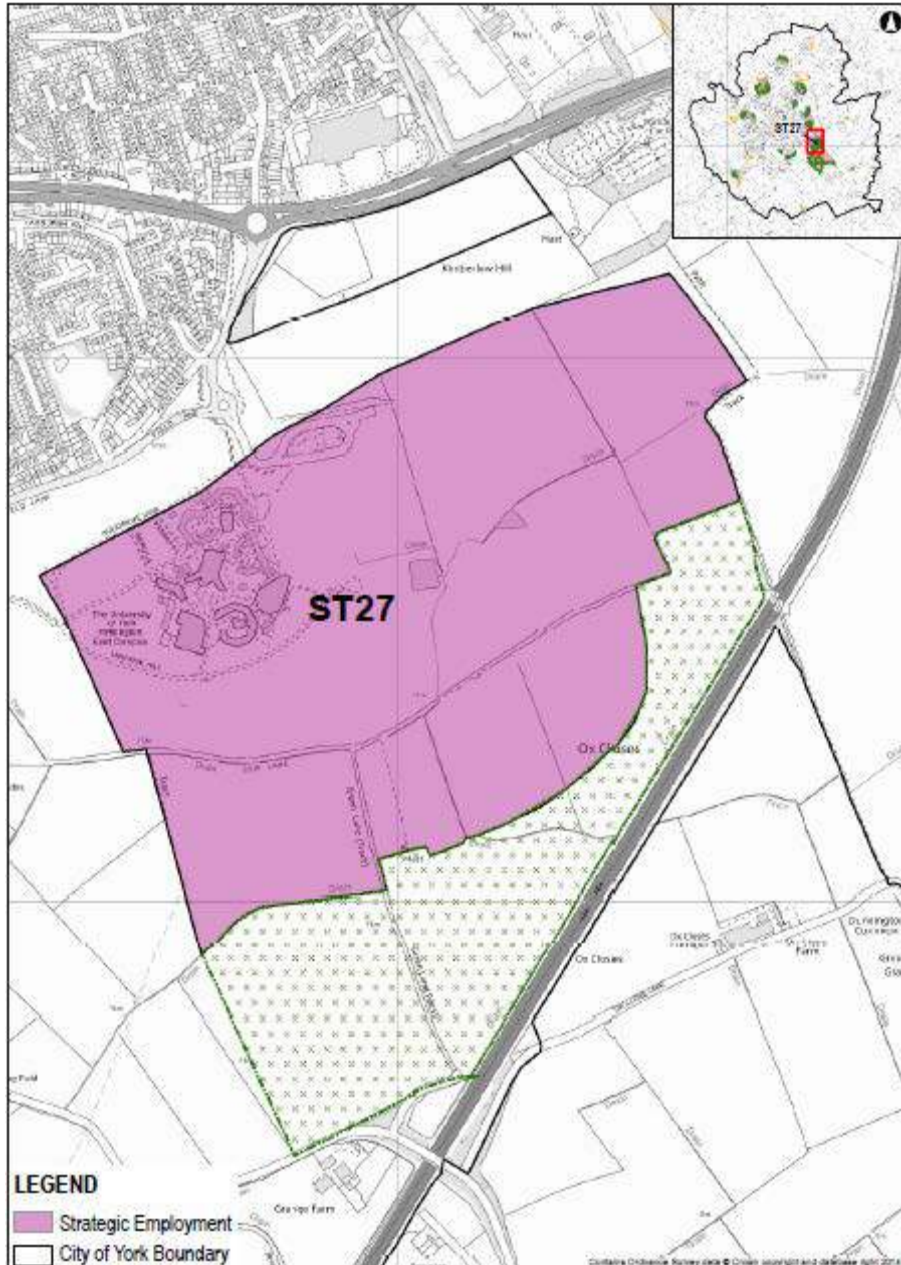
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space) for the site.
- The site lies adjacent and in close proximity to two SLI's and designated and candidate SINC sites. Surveys also indicate ecological interest around the site itself. The site also falls within the River Derwent SSSI risk assessment zone. Detailed ecological assessment will be required as part of further site analysis work in order to manage impacts through the masterplanning and planning control processes.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) shows potential for minor harm to principal characteristics 5 and 6. This is due to the potential impact to any surviving archaeological deposits, impact on the setting of the city and distance between industrial and rural areas. The report highlights associated mitigation measures which are deliverable through the site masterplan and planning application process.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements

Whilst viability assessment indicates that speculative commercial development is not currently viable, this is not as a result of existing or proposed policy requirements set out by the Council (which are minimal in any case), rather being a factor of wider economic conditions and their impact on development values, which are anticipated to improve over the lifetime of the plan.

In terms of landscape, the area surrounding the existing Elvington Airfield Business Park currently provides a setting for Elvington Airfield and development of this site would result in the loss of open land. Screening may partially assist in mitigation against the erosion of the semi-rural setting of the airfield. Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.

In terms of transport, the site is located adjacent to the existing industrial estate and reasonable close to A64 so site is considered suitable for B2/B8 uses rather than B1, as these would produce fewest trips and be easier to mitigate. Impacts on highway network are likely to be material and would require mitigation particularly on Elvington Lane and the Elvington Lane/A1079 and A1079/A64 Grimston Bar junctions. Transport Assessment will need to accompany more detailed site proposals.

Site Reference	ST27
Site Name	University of York Expansion
Site Size	25ha



Site Allocation Approach Description
 It is proposed that land identified on the proposals map be allocated for university expansion (incorporating education facilities, student accommodation and ancillary employment uses) over the plan period.

Site Allocation Approach Justification
 Work to date indicates that the land is controlled by willing landowners and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters in order to meet evidenced needs over the plan period.

On the basis of this proposed allocation approach, technical work to date indicates that:

- Site access proposals as set out in current masterplan work are likely to be acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Whilst viability assessment indicates that speculative commercial development is not currently viable, this is not as a result of existing or proposed policy requirements set out by the Council (which are minimal in any case), rather being a factor of wider economic conditions and their impact on development values, which are anticipated to improve over the lifetime of the plan. Student housing associated with this scheme is found in assessment to be viable, and will play a role in the off-setting of any cost implications for employment uses.

Heritage Impact Assessment indicates that the site may cause partial-minor and partial harm to characteristics 2,4 and 5, which can be mitigated through masterplan approach and planning control. Serious harm to principal characteristic 6 is also identified due to the potential loss of open countryside – affecting the rural setting of the city and the close proximity of the development to Heslington. The assessment recommends screening and development extent approaches to mitigate impacts, which will be explored in detailed masterplanning and planning processes. Extensive strategic greenspace is identified on the proposals map in association with this site. The assessment identifies the benefits of development as potentially outweighing greenbelt harm.

It will be essential that an open landscape setting, as well as landscape screening, be provided in terms of views of the site and therefore city setting from the A64 to the south and the east

Site Reference	ST29
Site Name	Land at Boroughbridge Road
Site Size	5.75ha



Site Allocation Approach Description

It is proposed that land identified in the proposals map is allocated for residential development during the plan period.

Site Allocation Approach Justification

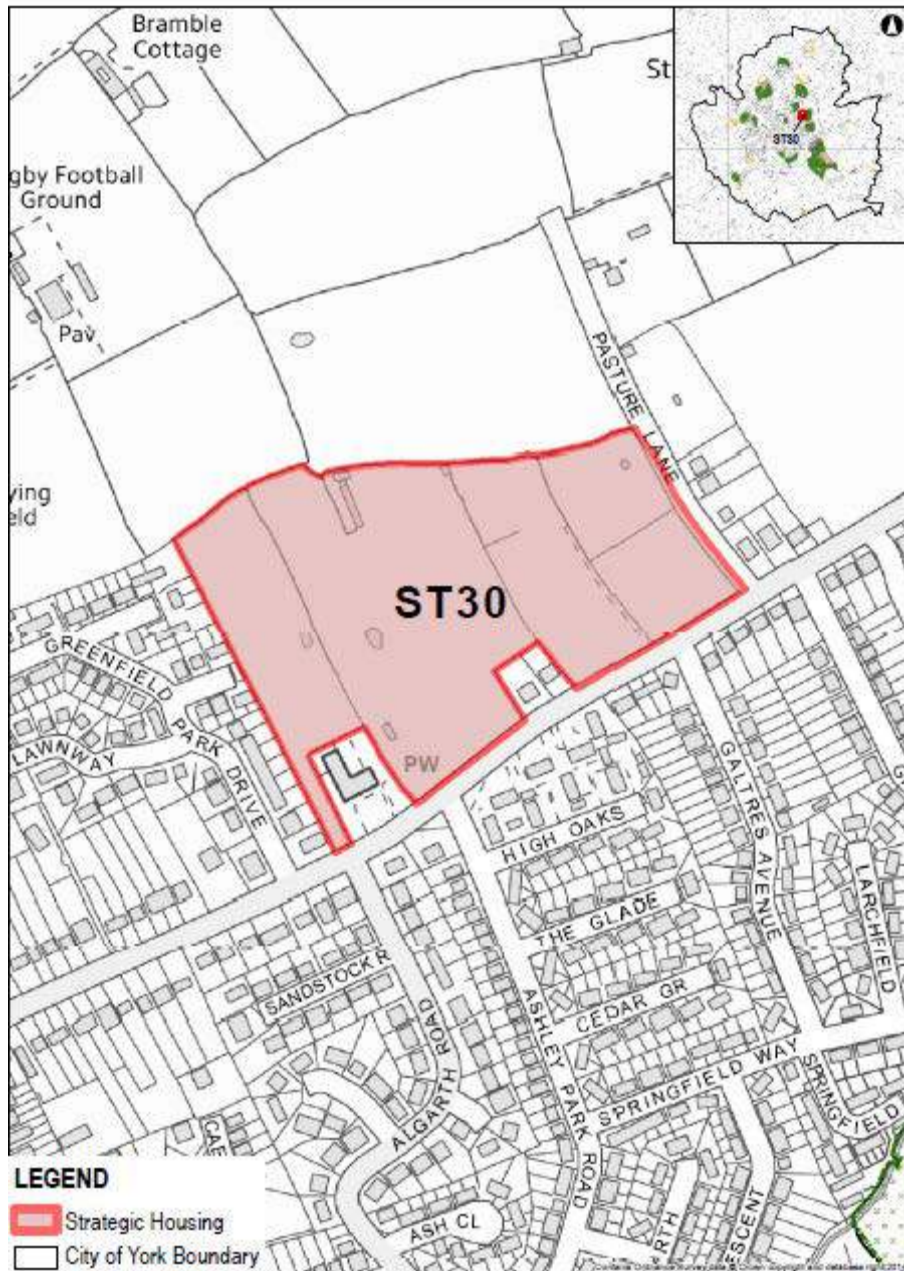
Work to date indicates that the land is controlled by willing landowners, is capable of satisfying the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes.
- Landscape impacts can be managed through an appropriate masterplan approach – indicative strategic greenspace is shown on the proposals map. It is considered that the effect of this open landscape preventing coalescence has been compromised by the accumulative impact of the introduction of Manor school, the A59 park and ride, and further development on the roundabout at the A59/ring road junction. In addition the former civil service club opposite has been allocated as a strategic housing site (ref: ST2) within the draft local plan and it is considered that the break in the built up city edge and the ring road/Poppleton has therefore already been compromised. It is therefore considered essential that the development presents as much openness as possible and a suitable characteristic edge to Boroughbridge road in recognition of the transition from the city to the rural edge; and includes a strong green infrastructure to create links to the open countryside beyond; and ensures readily available access to nature; whilst also providing a suitable new edge to the greenbelt on the outer edge/visible boundaries of the site.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential minor harm to principal characteristics 4, 5 and 6. This is due to the unknown nature of proposed housing design, the potential impact to any surviving archaeological deposits, impact on the rural setting of the city and also the area of coalescence between Poppleton and York. Characteristic 4 & 5 impacts are manageable through the masterplanning and planning control processes. The assessment recommends that suitable buffering is needed to front the A59 and A1237 to minimise the impact of the development on the setting of York as experienced from the various approaches, and buffering and landscaping that assists in maintaining a green boundary between the two settlements. This is reflected in the Strategic Greenspace approach outlined on proposals map and will be secured through masterplan agreement and planning controls.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Site Reference	ST30
Site Name	Land to the north of Stockton Lane
Site Size	5.92ha



Site Allocation Approach Description

It is proposed that land identified on the proposals map be allocated for residential development purposes within the plan period

Site Allocation Approach Justification

Work to date indicates that the land is controlled by willing landowners, is capable of satisfying the Councils site selection criteria relating to land constraints and accessibility of services and transport,

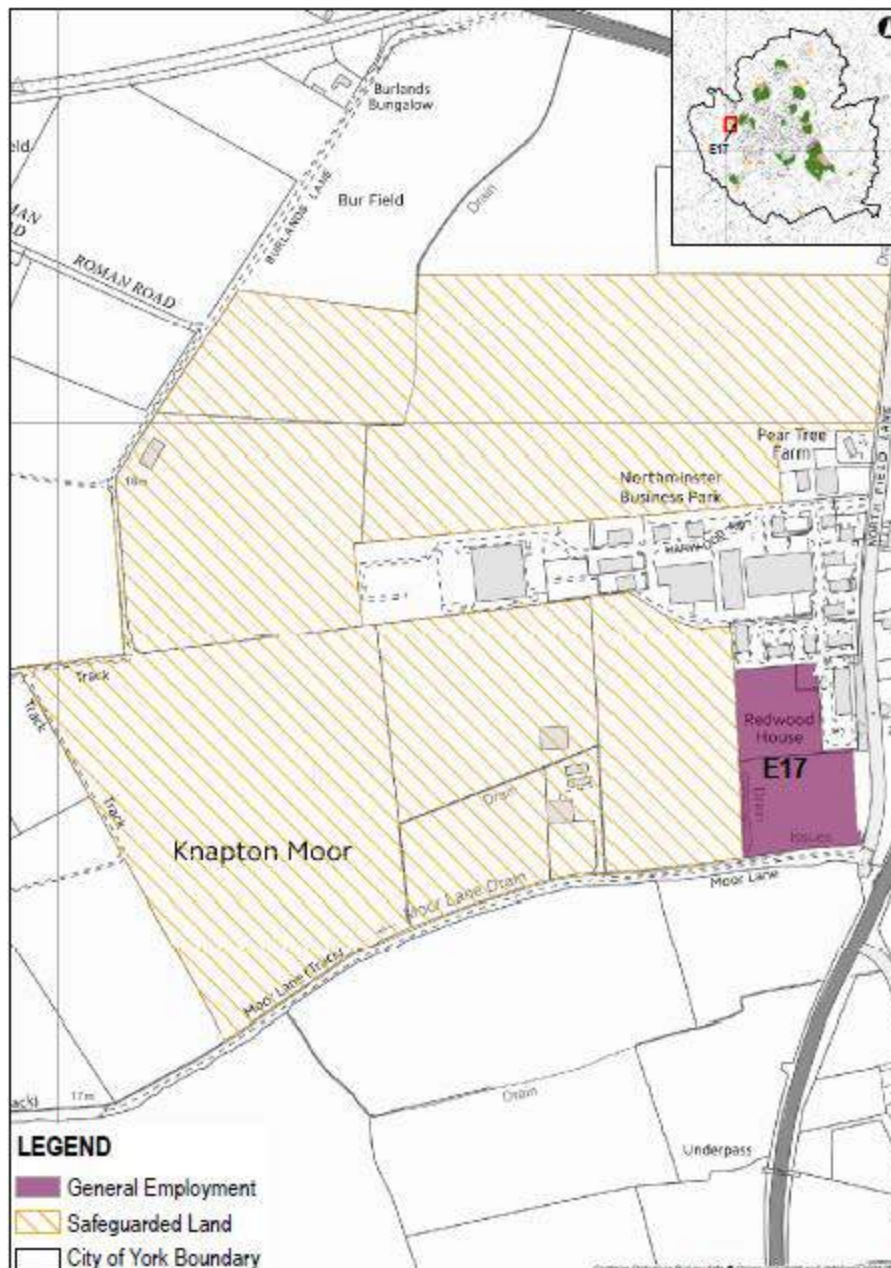
and is free of fundamental constraints to delivery.

The proposed allocation boundary reflects the comprehensive masterplan approach being pursued by site promoters.

On the basis of this proposed allocation approach, technical work to date indicates that:

- The allocation is viable and deliverable in the context of site conditions and policy approach.
- Site access proposals as set out in current masterplan work are acceptable, a sustainable transport approach is deliverable and network impacts are mitigable.
- It is feasible and viable to provide service infrastructure (including energy supply, water, open space and community facilities) for the site.
- Any ecological impacts are likely to be manageable through the masterplanning and planning control processes. The ridge and furrow grasslands together with the numerous ponds and known protected species in the area will make the presence of water vole, great crested newts and other amphibians very likely which would require mitigation and connection to meta-populations.
- Landscape impacts can be managed through an appropriate masterplan approach.
- There needs to be a treed margin onto Boroughbridge road along the south-eastern frontage to maintain an impression of greenery. This should be a generous green verge with large-species mature trees. There should be greenspace located along the north-western stretch of the site to aid the transition from town to rural setting. In addition it is considered that further greenspace should be located along the southwest perimeter to create a suitable edge to the greenbelt.
- Greenbelt and heritage impacts (as assessed through Heritage Impact Assessment) show potential minor harm to principal characteristics 4, 5 and 6. This is due to the unknown nature of proposed housing design, the potential impact to any surviving archaeological deposits (both of which are mitigable through masterplan approach and planning control), and impact on the landscape and setting of the city and of the village of Heworth. The retention (or respecting of) historic field boundaries, and use of strategic landscaping is recommended in terms of mitigating characteristic 6 impacts, and will be secured through masterplanning and planning control.
- It is feasible and viable to provide site drainage infrastructure compliant with Local Plan policy
- Known environmental issues associated with Air Quality, Noise, Light Pollution and Contamination have been subject of technical assessment and are considered to be mitigable through masterplan approach and planning agreements.

Site Reference	E17
Site Name	Northminster Business Park
Site Size	2.5ha



Site Allocation Approach Description

It is proposed that 2.5ha of land be allocated to meet employment uses over the plan period (estimated to accommodate 10,000 sq m B1b, B1c, B2, B8 uses).

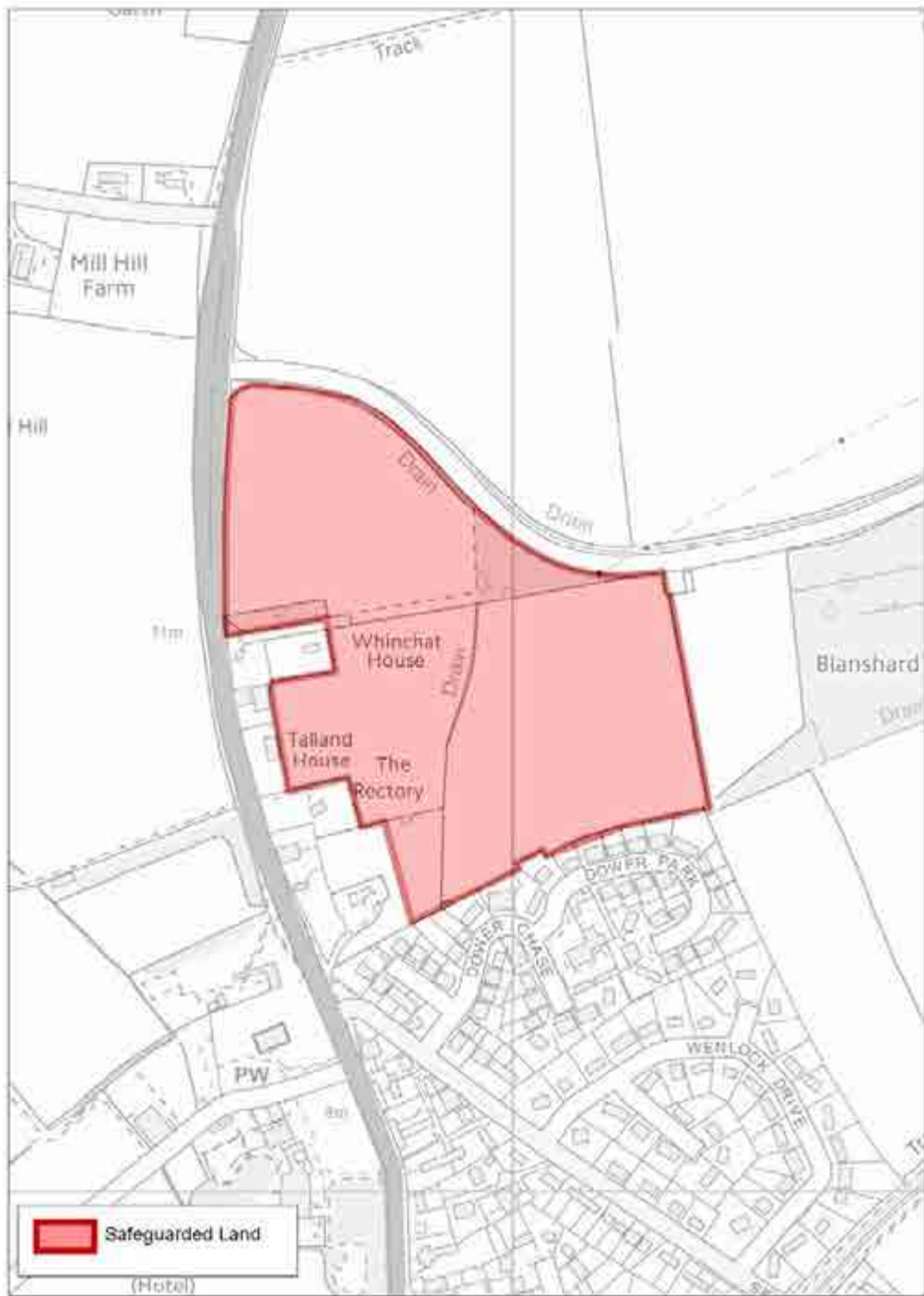
Further employment land, previously identified as a potential plan period employment allocation, to the west and north of site E17 is proposed to be safeguarded for potential development beyond the plan period.

Site Allocation Approach Justification

Work to date indicates that the 2.5ha site E17 is controlled by willing landowners, capable of satisfying the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.

The wider area of land, which it is now proposed form a safeguarded employment site, has not been taken forward as a plan allocation due to concerns around the ability to provide a suitable site access and sustainable transport approach. Evolving masterplan proposals for the land indicated either an access approach that was likely to have significant harm on the strategic network (and in the absence of evidence to the contrary was deemed unacceptable), or one that did not have the consent of a willing landowner. In addition, technical evidence relating to landscape, ecology and site constraints was not available for the site within the timescales of the local plan preparation. The decision to safeguard the land has been made in order that these technical issues can be resolved over the plan period, and in the context of alternative potential employment sites, with lower site delivery risk levels, being available within the plan period.

Site Reference	SF15
Site Name	Land North of Escrick
Site Size	10.11ha



Site Allocation Approach Description
 It is proposed that land identified as SF15 on the proposals map be safeguarded to meet potential

housing need beyond the plan period.

Part of the land was identified as a potential housing allocation in the Further Sites Consultation (with the remaining site area safeguarded), though as a consequence of technical issues set out below, the decision has been made to safeguard the whole site area.

Site Allocation Approach Justification

Work to date indicates that the site is controlled by willing landowners, and capable of satisfying the Councils basic site selection criteria relating to land constraints and accessibility of services and transport.

Notwithstanding this, technical officer assessment of both the area identified for potential allocation in FSC, and combined site area raised several issues with the sites development which have led to the decision to safeguard for potential allocation beyond the plan period:

In terms of transport and access, the masterplan approach outlines a principal site access from the unadopted road to the north of the site. The willingness of the owners of the private road to participate in the scheme, or legal rights of site developer in this respect have not been evidenced, and currently represent a risk to delivery.

The site is also located on the boundary of York and Selby districts .The Council is conscious that given this location it is important that any decision should reflect Selby's planning policy context including the fit with their spatial approach and plan. Given the current position with Selby's plan it seems most appropriate to Safeguard the land at this point.