

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe	Comment – given its close proximity to the SSSI informal access by future residents poses a significant risk to the fen habitat due to the following urban edge effects. Natural England advises that avoidance/mitigation measures will be required to reduce urban edge effects. Council should examine opportunities to locate this proposal a suitable distance from the SSSI and incorporate effective and deliverable mitigation measures to avoid significant effects upon its interest features. Council should consider if the development of this allocation will affect future land use within the buffer and whether this will have implications for site hydrology or access management. Detailed evidence has not been provided to satisfy concerns that the allocation retained in the plan, or the developers’ larger allocation, can be delivered without significant harm to the interest features of the SSSI. Remain concerned that ST10 is unsound. Advise that the sustainability appraisal should ensure assessment of alternatives (to avoid effects) before considering mitigation.	2/	Natural England (Yorkshire and Northern Lincolnshire)
	Objection – Askham Bog would be irreversibly damaged by this development. Askham Bog has exceptionally high biodiversity with healthy populations of numerous nationally rare species. It is highly valued by the population of York and by the national and international community. The importance of the site is entirely dependent on the integrity of the local water table and it is exceptionally sensitive to any disturbance of that. Housing proposals will irreversibly damage the hydrology and its special interest will be lost. There has been no information presented to indicate that this will not be the case. There is also the concern of the huge increase in recreational access onto the reserve. Askham Bog is too small and fragile to cope with a high volume of unregulated access. This allocation is contrary to the Council’s own policies regarding the protection of biodiversity and SSSI.	42/19442	Yorkshire Wildlife Trust
	Objection - support the widespread and growing opposition to this site which will have a negative impact on a jewel in York’s crown in terms of nature conservation and biodiversity – Askham Bogg. In terms of overall site numbers (given the high numbers in this Plan) this site is not very large. It should be withdrawn from the plan.	386/27507	
	Objection - still believe that the potential for damage to Askham Bog remains severe as ever. No evidence that the landowners or their agents have recognised the issues which they need to address in this respect. The best way to ensure that SSSI is fully protected is to remove the allocation from the Local Plan, or to move areas	401/18100	York Ornithological Club

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	designated for development substantially away from the location of the SSSI.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – the proposed housing development allocation is against several Council policies on protecting biodiversity and SSSIs. Askham Bog is a precious site for both wildlife and York residents, which needs to be carefully protected from any potential interference with its water table. No development should be considered in its proximity which would endanger it.	422/	
	Objection – the increase of traffic since the new Askham Bar Park & Ride is ridiculous. This development will only make this worse. Askham Bog is a resource that should be treasured and preserved. Once Green Belt has been vandalised with building it never recovers, always expands further than planned and is detrimental to our well being.	505/	
	Comment – whilst very concerned to build houses especially affordable, am very concerned about the risk to Askham Bog. Exceptional area of high biodiversity with healthy populations of numerous nationally rare species, and the only regional populations of many others. Recognised as an exceptional habitat for two centuries. Highly valued by population of York and national and international community of naturalists and ecologists. Only two miles from city centre offering a peaceful place to walk and enjoy nature. Importance is entirely dependent on the integrity of the local water table and it is exceptionally sensitive to any disturbance of that. Concerned that the housing proposals will irreversibly damage the hydrology of the Bog and its special interest will be lost. Means of access is currently limited and this is essential, access from the proposed housing estate, particularly from dog walkers will have a dramatic and negative impact. Site is unique and cannot be seen as a candidate for biodiversity offsetting and is contrary to council’s own policies on protecting biodiversity and SSSI.	607/	
	Objection – this site floods, even after very little rain. There is concern for the amount of housing proposed here. Askham Bog nature reserve is a very important area of scientific interest. Fewer proposed houses near Moor Lane would not cause flooding of the reserve and golf course.	733/23788	
	Objection – Askham Bog supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species, and only regional populations of many others. There should not be any housing built on this site because Askham Bog is such a small and sensitive site the extra pressures on the site by more people	853/	

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	and domestic animals will damage it and the water quality will be reduced because of run-off from any development. Concerned that these housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. There has been no information presented to indicate that this will not be the case. The existing farmland forms a barrier from human disturbance and is valuable as farmland – build on brownfield land instead. Site should not be allocated for development and that doing so would result in a massive loss of the important wildlife and plant species on Askham Bog. This allocation is also contrary to the Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific interest.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – opposed to this development due to it being a threat to Askham Bog SSSI and a threat to wildlife. The SSSI offers a peaceful place to walk and enjoy nature in an area with few such amenities. Site depends on the integrity of the local water table and there seems a strong possibility any building will irreversibly damage this. Believe the development would be contrary to York Council’s own policies regarding protecting biodiversity and SSSIs.	923/	
	Objection – concerned about this site, immediately adjacent to the nature reserve of special scientific interest. Irreversibly damage.	995/	
	Objection – the proposed development is far too close to the SSSI. Irreversible damage to the bog’s hydrology will be incurred and result in the loss of the site of special interest. With this development being so close the natural habitat for the deer that use the area will be lost forever.	1576(i)/	
	Objection – Yorkshire Civic Trust support the Wildlife Trust’s comments in relation to the Askham Bog SSSI. Particularly concerned with the potential impact of developing the proposed Strategic Site at Moor Lane. The SSSI is of international significance despite its size. Its size does however make it particularly vulnerable, so it could be detrimentally affected by nearby development, especially if the hydrology of the area were to be altered or the number of people visiting the SSSI increased. Further assessments to evaluate the potential impact of ST10 on the SSSI need to be undertaken in order to ensure the nature conservation area is not irreversibly damaged.	1592/	Directions Planning Consultancy on behalf of the York Civic Trust
	Objection – Askham Bog and its wildlife will be irreversibly damaged by this proposal. The impact on the water table will be particularly damaging.	1681/24539	

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ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – Askham Bog and its wildlife will be irreversibly damaged by this proposal. The impact on the water table will be particularly damaging.	1682/24540	
	Objection – the potential allocation of this site would have a worse impact on the coalescence than land South of Tadcaster Road (Site 185). The same is true of the new park and ride at Askham Bar. Though this site is not as visible on the landscape as a housing estate, the building of a car park on former greenfield land does nevertheless represent the urbanisation of the area, that itself brings the city’s boundaries closer to Copmanthorpe.	1705/	Gladman Developments
	Objection – proximity to SSSI.	1935/	
	Objection – Askham Bog supports an exceptionally high biodiversity. The importance of the site is entirely dependent on the integrity of the local water table and it is exceptionally sensitive to any disturbance. There is concern about the huge increase in recreational access on the reserve. Askham Bog is too small and fragile to cope with this high volume of unregulated access.	1959/	
	Objection – will be catastrophic impact on Askham Bog. Lasting impact on the future of the countryside.	2069/	
	Objection – this site is adjacent to a SSSI. The site is dependant on the local water table and is very sensitive to any changes to it. Housing proposals will have a detrimental effect on the water table, causing irreparable damage to such an important habitat. There will also be a resultant increase in access to the site from differing location which will cause problems to the animals living within it. At the moment it is a small, calm oasis, treasured for its peace and for the wide range of species which it harbours and protects. There is at present only one access point which makes it easy to monitor. In future dog walkers and young people will all the attendant problems that both groups can bring, will be able to access the site from multiple points which will make monitoring extremely difficult.	2172	
	Objection – support the points made by the Yorkshire Wildlife Trust and Pike Hills Golf Club in their objections to the proposals.	2177	
	Objection – opposed to the proposal in the current Local Plan to designate for housing development, the area of land on the south side of Moor Land up to boundary with Askham Bog SSSI. Appears that the area has been identified as ‘vacant land’ which the Council have drawn some arbitrary boundary line around. Askham Bog is Nationally and Internationally recognised as an extremely rare	2469/	

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	<p>habitat which is unique on the edge of York and has survived now largely unspoilt for 10,000 years. The reserve is now responding well to all the care and attention that YWT has put into it. At present there are relatively few houses within walking distance of the reserve which allows it a certain degree of protection but it is rather convenient for the students of the neighbouring educational establishments. YWT regularly have to repair the wooden seats, replace boardwalk slats and reinstate information signs after anti-social behaviour. Clearly, the new mass housing right up to the boundary of Askham Bog will only exasperate the situation. Hundreds of houses mean acres of concrete and hard standing, tons of solid waste and gallons of liquid waste as well as tons of CO2 being released into the atmosphere. The bog is an incredibly fine-balanced habitat.</p>		
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Objection – proximity to SSSI.</p>	2416/	
	<p>Objection – the SSSI is a fragile environment. This proposal is contrary to the Council’s own policies regarding protecting biodiversity and SSSI. Woodthorpe also does not have the facilities to support such a large development.</p>	2482/	
	<p>Objection – site should be deleted on the grounds that it lies adjacent to Askham Bog, a SSSI and therefore contradicts the Council’s policy regarding protecting biodiversity and SSSI.</p>	2806/	
	<p>Objection – too close to SSI and Yorkshire Wildlife raise justified concerns about the impact on local water table and access to and usage of SSSI. Both national and local government are supposed to be protecting and preserving.</p>	3064/	
	<p>Objection - Askham Bog has been recognised as an exceptional habitat per two centuries and supports very high biodiversity of many nationally rare species. Very dependent on the integrity of the local water table, it could suffer irreversible damage. This allocation is contrary to the Council’s own policies regarding the protection of biodiversity and sites of special scientific interest.</p>	3427/	
	<p>Objection – Askham Bog supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species, and the only regional populations of many others. It is highly valued both by the population of York and by a national and international community of naturalists and ecologists. The importance of the site is entirely dependent on the integrity of the local water table and it is exceptionally sensitive to any disturbance of that. Concerned about the huge increase in recreational access on to the reserve. The site should not be allocated for</p>	3582/	

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	development and that doing so would result in significant loss of the important wildlife features of the site. This allocation is therefore contrary to the Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest. Should do all we can to protect important wildlife sites. This proposal is contrary to the spirit and guidance given in the National Planning Policy Framework.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection - any development here will adversely affect SSSI Askham Bog. Pollution – light, noise, water contamination, fly tipping etc, predation (domestic cats, dogs, ferrets), Invasive Species (both Flora & Fauna), vandalism, poaching fire. Drainage details in the area are extremely complex. The farm land is grade II agricultural land (best and most versatile).	3836/27509	
	Objection – the proposed area is known to flood on a regular basis. Concerned about the effect of this development on Askham Bog, which is a Site of Special Scientific Interest (SSSI). The existing sewer in Moor Lane is incapable of carrying the current volume of storm water and sewage in heavy rain. Moor Lane has seen a large increase of traffic since the Traffic Island at its junction with the A1237 was built. It has encouraged extra traffic to use it as a short cut. There would also be additional traffic on the A1237, which already has huge jams at its Junctions and, other than the work currently going on at the A59 Junction in conjunction with the P & R Site there. No provision is made locally for the additional children that will come to live in the new development. There appears to be no additional [medical] facilities proposed. Community facilities are already sadly lacking in the area for all ages and again the Local Plan does not address the problem.	3893/21693	
	Objection - Askham Bog is an SSSI site and the site is dependant on the integrity of the local water table. Disturbance of the water table will adversely affect this biodiverse site. The council's own policy is to protect biodiversity and SSI sites and this site has been an exceptional habitat for 200 years Moor Lane can not cope with more traffic The local school is already full. The land proposed is Green belt land. The council has not taken advantage of all brown field sites that are still to available to be built on York can not sustain the huge numbers of extra houses that the council propose building. The expected growth in employment does not need such a huge increase in housing numbers. A more realistic smaller number of new homes (affordable and in line with wages that will be earned) is all that is required.	4040/	
	Objection - unless there is a radical change to the sewer and drainage system there	4075/	

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	will be localised flooding as we already have the storm drains backing up during heavy rain. The grid lock at Moor lane roundabout will be unacceptable with all the other building proposals in the area. Any development will alter the eco-system ultimately affecting the integrity of the water levels at Askham Bog. The new Park & Ride site has altered the natural drainage of the area. Most importantly Askham Bog must be preserved for the future. It is unique and irreplaceable. York hasn't the infrastructure to become the massive city that a few egotists wish for.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection - concerned that development on this site which is very near Askham Bog will cause irreparable damage to the SSSI. The water table at Askham Bog is bound to be affected which would cause many rare plant species to be lost with loss of dependent animal wildlife. Once lost many species will never recover on this site and for many this will be a national loss. There are brown field sites within our city which should be considered for housing before sites threatening SSIs and local treasures are damaged irrevocably.	4469/	
	Objection – building on Askham Bog is wrong. It was left as a gift to the city as a nature reserve and should stay that way forever. The biodiversity is very fragile and should be respected.	4812/	
	Objection - the development encroaches on Askham Nature Reserve. This can only have a detrimental effect on the wildlife site. It leaves no provision to extend this reserve in future. The impact of the scale of the housing planned is to create overdevelopment and serious traffic problems. The link road of Moor Lane has seen a significant increase in traffic. Any further traffic would mean traffic at a stand still and a significant effect on air quality. There is already congestion at peak times. Overcrowding in the local primary school is a potential problem. The development makes no provision for community – school, recreation facilities, open spaces, surgeries/health centres. The land has standing water for half the year.	4823/	
	Objection – the green space between the railway/park and ride/Tesco area and the existing residential area on Moor lane is a vital green lung for this area of York; an area where wildlife thrives; useful agricultural land. Most importantly this area of land provides an essential buffer to the Askham Bog nature reserve, a site of Special Scientific Interest towards which the council has a policy of protection. Askham Bog supports an exceptionally diverse species of insects, birds and flowers. The importance of the site is entirely dependent on the integrity of the local water table,	5186/	

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	<p>which will almost certainly be irreversibly damaged by the scale of the proposed development. Any extra development will place pressure on the survival rates of flora and birds in the nature reserve due to the prevalence of cats roaming from the new estate, the added pressure from dog walkers and general increased activity in and around the site. Moor Lane is a busy road and cannot absorb the vastly increased vehicular traffic which will arise from this development, nor will the junction with Tadcaster Road be able to cope with the increased traffic. It is likely that the proposed development will put additional pressure on current educational and health facilities in the area.</p>		
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Objection – concerned that the proposed plans to build houses on Moor Lane will have an adverse effect on Askham Bog. This is a centuries old SSSI and is dependant on the integrity of the local water table. The housing proposal will irreversibly damage the hydrology of Askham Bog. The council’s policy is to protect biodiversity and SS’s and the proposals are contrary to that ideal. Moor Lane cannot cope with even more. The roundabout at the junction with Tadcaster Road is often at gridlock early mornings and late afternoons. The school is already full. Where will more children be educated.</p>	5197	
	<p>Objection – this proposal would do major damage to the environment and wildlife of Askham Bog. It would impact on the sensitive water table the bog depends on. Increase in recreational use would further damage the area.</p>	5427/24018	
	<p>Objection – green corridors are a fundamental element of green infrastructure. Woodthorpe has a very poor amount of open recreational space. Residents cut off from the surrounding countryside by the A1237, which has no speed limits and no bridges or underpasses in the area. Irreversible harm to Askham Bog. Open land on the south side of Moor Lane should be turned into a green open space and would be unlikely to damage Askham Bog.</p>	5431/	
	<p>Objection – ST10 threatens Askham Bog Nature Reserve, a diverse and fragile site (e.g. sensitive to the water table which may be affected by any proposed development) a designated SSSI and a valuable resource for our students at college.</p>	5514/	
	<p>Objection – understand that every single building in the country has been built on what was once a green field site. Also understand the need for more housing to satisfy demand. However it is very important to maintain quality of life for both</p>	5537/	

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	<p>existing and new residents. Initial concerns centred around facilities such as the need to build more schools, roads and leisure facilities. Had initially decided to support the proposals but have recently read a report from the Yorkshire Wildlife Trust detailing the scientific importance of Askham Bog and likely impact that a major development could have on the site. For this reason wish to object. Surely it is possible to transfer this potential site to the other site of the bypass and develop land between York and Askham Bryan, once again taking into account the need for support services.</p>		
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Objection - it is entirely unacceptable to develop any of this area. Its proximity to Askham Bogg can only be a disaster for the site. The water tables would be affected and an area of scientific importance which has taken many years to establish would be destroyed. The area of land adjacent to Moor Lane proposed for development creates an important buffer for the safety of the site but is by the fauna as well. No part of the Green Belt should be developed and should be protected for the future. Once they are gone they can never be returned. The priority should be to protect natural spaces and develop brownfield sites.</p>	5540/	
	<p>Objection – the infrastructure of Woodthorpe is unable to support the current population size. The Number 12 bus is so unreliable as to render it useless. The new Park & Ride site at Askham Bar may alleviate the difficulty in finding space at peak times but until buses continue past 8pm (6pm Sundays) there is no alternative but to drive into town on an evening. The level of traffic joining Tadcaster Road from Moor Lane during morning rush hour is currently dangerous given the vagaries of the roundabout lanes and forces me to instead go west along Moor Lane, south along A1237 then back east along the A64 before continuing my journey to the University of York for work. Adding 511 houses, each with one or two cars, will make the congestion of the roundabout dramatically worse and increase localised pollution levels from queuing traffic. The proposals will have a detrimental impact on local wildlife and crucially the Askham Bog SSSI. The value of the site is entirely dependent on the integrity of the local water table and is exceptionally sensitive to any disturbance in that. Whilst appreciated that the preferred option area is smaller than the developers proposed area for this reason, any development closer to Askham Bog than already exists is potentially a risk to this sensitive site and, operating on the precautionary principal should be avoided. Given that a large area</p>	5541/	

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	near the SSSI has just been developed for the new P&R site, to add even further development in the surrounding area seems foolish and irresponsible.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – Askham Bog is an extremely diverse and rare site which is home to many rare species of Flora and fauna. If building of new houses is allowed the water table is severely compromised and the Bog will die.	5556/	
	Objection - this land is unsuitable for building due to the closeness to Askham Bog Nature Reserve. The potential damage to this area would be devastating. Woodthorpe is already a very large housing estate that would lose its identity and community feel. There are enough brownfield sites in York that could be used to fulfil the need for future houses.	5567/	
	Objection – concern for the protection of the local biodiversity. This site provides a vital green space, it is home to rare plants and animals. This is contrary to the council’s own biodiversity and SSSI policies.	5599/24040	
	Objection – Askham Bog is highly valued and it should be urged that developments in the vicinity are stopped. Apart from potential damage by water table changes, drainage and soil changes caused by housing developments and associated traffic and service developments, Askham needs space to continue to function as a nature reserve. The long term value of the SSSI would be significantly diminished and potentially destroyed. Retrospective recognition of irreversible damage to a SSSI might be difficult for the council, the damage to the local environment would be tragic.	5645/	
	Objection – this site is already subject to flooding, more flooding would have a massive impact on the environment. Brownfield land should be used up first. The infrastructure cannot cope.	5655/24045	
	Objection – Askham Bogg is a SSSI. It is an exceptional habitat and is highly valued locally and internationally. Additional housing will dramatically increase access to the reserve, compromising the area. This is contrary to the council’s own policies. Moor Lane is already an accident black spot.	5703/24047	
	Objection – concerns about the irrevocable damage that will be done to Askham Bog if the adjacent land is built on. Site is important for both wildlife and humans. So few peaceful places left close to the city- this is in cycling distance.	5722/	
	Objection – development will contribute significantly to road congestion. There will be detrimental effect on the SSSI, Askham Bogg. The site is dependent on the	5772/	

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	integrity of the water table and these proposals will irreversibly damage the delicate hydrology.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – in close proximity of Askham bog. The council’s policies say biodiversity and sites of special scientific interest must be protected. Brownfield sites should be used first. Infrastructure couldn’t cope.	5794/	
	Object – development will damage Askham bog	5884/	
	Objection – the original and new Green Belt area still has a lot of wildlife e.g. deer and geese, and is still used for growing crops. The view would be impaired either way to or from Moor Lane. Unconvinced that the land would be suitable for development or would affect water levels in Woodthorpe. Issue of getting services to the site and Moor Lane coping with additional traffic during and after development is complete.	5888/	
	Object – Green Belt should be protected. Wildlife at risk. Road cannot handle additional traffic during construction.	5888/18548	
	Object – wildlife will be disturbed. Cats kill wildlife. Reserve is well known, and destruction would be bad to York and the councils reputation.	5915/	
	Objection – the area for proposed development at Moor Lane is designated as greenbelt land and should remain so. Building here would affect the views of the city and Minster from the A1237. The nature reserve at Askham Bogg needs to be preserved as it is a site of special scientific interest. This area should be protected not destroyed; once it is gone it is lost for ever. It has been recognised as an exceptional habitat for two centuries. Any development would have great impact on the reserve not only on the water levels which need to be stable, but the effect of humans and domestic animals on the deer which come into the surrounding fields. Local facilities are already overloaded. The local roads: Moor Lane, Tadcaster Road and the A1237, already become gridlocked at various times of the day; they cannot cope with any more traffic. The area has already been over developed.	5998/	
	Objection – local drains and the pumping station would be disturbed by the development of new homes. The water levels would also be disturbed. The council should be protecting these green areas.	6002/	
	Objection – on the basis that the proposed housing development is huge and the impact it will have on the surrounding area, both through construction and long after, will be devastating. This area has had to endure the erection of Revival and	6023/	

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	more houses are planned on the old Park and Ride at Tesco. Wildlife inhabits the whole area –regularly see deer, variety of birds and many more colleagues.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – destruction of the area’s character. Strain on the infrastructure and insufficient places in the local schools.	6290/	
	Objection – harmful for sites of special scientific interest due to its wildlife. Brownfield lands used first. Rural and useful farmland area offering wildlife corridors. Dangerous changes in drainage for Askham Bog, already prone to flooding. The habitat needs to be protected from isolation and pollution. Traffic congestion. Needs of resurfacing.	6502/	
	Objection – Harmful for sites of special scientific interest due to its wildlife. Brownfield sites should be used first. Rural and useful farmland area offering wildlife corridors. Dangerous changes in drainage for Askham Bog, already prone to flooding. The habitat needs to be protected from isolation and pollution. Traffic congestion.	6503/	
	Objections –objections to ST10 do still apply to the whole of the site rejected by the Council. The effect on Askham Bog SSSI would be catastrophic, the infrastructure cannot take this scale of development and it will become a dormitory area for commuters to Leeds. The effect on the setting of the historic City of York will also be compromised.	6515/19242	Cllr Ann Reid, representing Dringhouses and Woodthorpe Ward.
	Objection – bought in 1946 by the Yorkshire Wildlife Trust to save it from development, the site has healthy populations of many nationally rare species. It has been recognised as of exceptional importance for 200 years. The proposed development could permanently change to the local water table and very much increase the number of people both of which could prove very detrimental to the Askham Bogg site. The site should not be allocated for development.	6995/	
	Objection - Askham Bog has been recognised as an exceptional habitat per two centuries and supports very high biodiversity of many nationally rare species. Very dependent on the integrity of the local water table, it could suffer irreversible damage. This allocation is contrary to the Council’s own policies regarding the protection of biodiversity and sites of special scientific interest.	7026/	
	Objection – the site should remain as a nature reserve.	7031/24074	
	Objection – should be protecting such areas not looking to build on them. Once they	7644/	

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	are lost they can never be replaced. The infrastructure is a delicate balance of people and nature and yet more houses brings more people and more cars. The site is also a habitat for numerous animals and wildlife. York has numerous brownfield sites that can built on, if building must take place let it be here. Please do not jeopardise Askham Bog for the future. Once this wildlife habitat is lost they are gone for good.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – increase in traffic. Wildlife in the area is at risk.	7680/	
	Objection – this proposal is not necessary, there are homes in the area for sale. This will destroy green fields which are essential for local residents and wildlife. It will also affect the water table. The local road network cannot sustain this. Houses here will mainly be used to commute to Leeds. Homes should be built on the old park and ride site.	7686/24087	
	Objection – we have seen a dramatic fall in both the amount and variety of wildlife, both birds and small mammals in this area. We no longer get greenfinches, bullfinches, wagtails, wrens, thrushes, jackdaws, collared-doves, swallows, shrews, weasels, hedgehogs nor fieldfares in the nearby fields. Do not hear owls at night or the occasional cuckoo. Admittedly this is not all the result of the expansion of the number of houses in the district, but that certainly hasn't helped wildlife to survive here. Therefore, please, please protect Askham Bogg and its wildlife from this kind of plight. It should be cherished and York should be unique, not just any old built up city.	7714/	
	Objection –cannot understand why good agricultural land, which pays host to a multitude of wildlife, would be released for housing. The field opposite Nairn Close, borders Askham Bogg. It has Roe Deer, Grey Wag, Canada Geese, Common Buzzards and Waxwings (a rare visitor). This proposed development will turn York into a concrete jungle, near to a SSSI and will detract from the first impression visitors have as they enter the city. This development will abuse another pond. The whole ecosystem is suffering. The land is also subject to flooding during the winter, and the water table will be affected. This land should be retained as a green wedge, as this area has had 4 major developments in the last 20 years. Could suggest more than five other sites more suitable and that don't impinge on people that have bought houses in good faith, just to have it ruined by irresponsible planning decisions.	7717/19251	

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ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – this is an area of great beauty and wildlife, bringing massive amounts of knowledge and pleasure and relaxation to all ages, which is much needed. The many deer that freely roam this area, simply will not survive any kind of development in this area, and we will lose them. Moor Lane itself can barely cope with the traffic as it stands now with traffic being at a standstill on many occasions. Cannot possibly take any more traffic. Woodthorpe School will not be able to accommodate the additional pupils, and this also will be a massive problem.	7720/	
	Objection – bio diverse area would be greatly affected by the development. Extra traffic would cause trouble for emergency services. Schools are near capacity. Outdoor space would be limited.	7723/	
	Objection – bio diverse area would be greatly affected by the development. Extra traffic would cause trouble for emergency services. Schools are near capacity. Outdoor space would be limited.	7736/	
	Objection – this will spoil the countryside that surrounds Woodthorpe and will encroach onto Askham Bogs nature reserve. There are many other areas of York that must be built on first.	7813/	
	Objection – site is adjacent to Askham bog. Local amenities and infrastructure would need developing. Green belt land.	8320/	
	Objection – this is such a beautiful and important site to York’s flora and fauna and a wonderful tranquil spot for both residents and visitors to enjoy. Anything which upsets the biodiversity of this area would be a terrible shame for all those who have enjoyed it so far and those who may do so in the future.	9142/	
	Comment – concerns regarding the ‘soundness’ of this strategic site, and its proposed changes. The site is located in close proximity to the Askham Bogs SSSI, which is designated as such due to its fen communities and its unique insect fauna. This SSSI’s flora and fauna is dependent upon the site’s hydrology. It has been identified by the site’s developers that the implementation of this strategic site for residential purposes would impact upon the SSSI’s hydrology. However, the site and its proposed changes are yet to be environmentally assessed as part of the Sustainability Appraisal. We strongly advise that this assessment takes place as soon as possible in order for the site to be assessed for its suitability to be taken forward to the submission stage of the Local Plan. Only if the assessment demonstrates that there will be no negative impact upon the SSSI will the	9251/	Environment Agency

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Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	Environment Agency find this strategic site acceptable.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – support the Yorkshire wildlife trust in its objection to this proposed housing scheme.	9252/	
	Objection - the site in question immediately borders one of the most important Sites of Special Scientific Interest in the country. Share Yorkshire Wildlife Trust’s view of the issues relating to the proposals.	9276/	
	Objection- to build near nature reserves such as Askham Bog, there has already been a loss of green areas in York and development here would put wildlife at risk.	9279/	
	Objection- the site is immediately adjacent to Askham Bog which remains a site of great importance for its fauna and flora. The site will not survive if the drainage of water is disturbed. Building close to the boundaries of important wildlife sites in not acceptable. This site will destroy substantial areas of green in which are currently considered green belt. This site lies in wildlife corridors as detailed in the BAP.	9282/	
	Objection- the development proposals have important plant and bird life living here and development will endanger these.	9287/	
	Objection- the importance of the site is dependent on the water table and is sensitive to any disturbance. Housing proposals will irreversibly damage the hydrology of Askham Bog. Askham Bog supports high biodiversity with numerous rare species and has been recognised as an exceptional habitat for 2 centuries. The area is highly valued by the population of York and by national and international naturalists and ecologists. Concern with the effect of recreational access on to the reserve. The allocation is contrary to the council’s own policies regarding the protection of biodiversity and SSSIs.	9288/	
	Objection- there is long standing drainage issues in the area and bad flooding. The importance of the site is dependent on the water table and is sensitive to any disturbance. Housing proposals will irreversibly damage the hydrology of Askham Bog. Askham Bog supports high biodiversity with numerous rare species and has been recognised as an exceptional habitat for 2 centuries. The area is highly valued by the population of York and by national and international naturalists and ecologists. Concern with the effect of recreational access on to the reserve. The allocation is contrary to the council’s own policies regarding the protection of biodiversity and SSSIs.	9289/	
	Objection- against building on Moor Lane, Askham Bogg is supported.	9300/	

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Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – against building on land near Nature Reserves.	9301/	
	Objection – disruption and potential destruction of a key conservational site, more erosion of York’s ever decreasing green belt, congestion of the poor performing single carriage way/bypass, lack of school capacity, both in terms o local and secondary schools within the area and if housing capacity is required, the site at Askham bar has taken forever to build out due to lack of demand.	9303/	
	Objection – this proposal will be have direct and damaging effect to Askham Bog which is a SSSI with exceptional biodiversity.	9305/	
	Objection – express opinion as to the lateness of receiving the information from the Yorkshire Wildlife Trust, in relation to the proposed development at Askham Bog. Is there any wonder that things go ahead when no-one gets chance to oppose?	9306/	
	Objection – nature reserves and SSSIs require a wide buffer zone around them to ameliorate the effects of human activity, especially possible effects on the water table, pollution of habitats and possible intrusion by large numbers of people who do not understand the importance and delicacy of particular habitats.	9307/	
	Objection – concerned of the impact the proposal will have on the nature reserve and to the infrastructure of the area.	9311/	
	Objection – the balance and fragility of the eco-system would be irrevocably damaged or present and future generations. Council policy states the need to protect the diversity and SSSIs.	9312/	
	Objection – development of land will increase flooding. There will be an increase of traffic on already congested roads.	9315/	
	Objection – Askham Bog nature reserve must be protected	9318/	
	Objection – exceptional habitat must be protected as a SSSI. Adjacent development could irreversibly damage the local water table.	9320/	
	Objection – development would cause immense damage to the Askham Bog SSSI, which is not only of local but national and international interest. Where is the infrastructure to support such a massive development. Drains and sewers unable to cope at present with heavy rainfall, school is full to capacity, average waiting time to see a doctor is two weeks. Imagine the effect of a further 400 to 500 vehicles trying to enter and depart the site on to Moor Lane which even now is heavily congested at peak times – so much for reducing air pollution. Development is contrary to the council’s stated policy with regard to the protection of SSSIs.	9348/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	<p>Objection – development will affect the area of Askham Bog with an increase, possibly big, of visitors seeking a quiet area o have fun in a manner which would not be conducive to the wildlife which enjoys the tranquillity and seclusion of the site. The Bog is unique in its locality and the manner in which it developed after the end of the last Ice Age. It has a mix of flora and fauna which thrive in the local conditions and the absence of noisy humans. It is enjoyed by many York people and people from distant parts of Yorkshire. Afraid local youths would value it for other purposes and residents would wish to take dogs there. These areas of tranquillity and interest are essential to our sanity. Need to maintain this so that rare birds, flora, deer etc can continue to live and delight us.</p>	9350/	
	<p>Objection – should not be considered for development. It is immediately adjacent to Askham Bog SSSI and development is likely to cause irrevocable damage to rare species of insects, plants and water levels. Development would increase the number of people visiting the area together with the adverse effect of cats and dogs.</p>	9351/	
	<p>Objection – close proximity to the Askham Bog nature reserve. Concerned about the irreversible damage that may be inflicted on both the environment and wildlife should the development go ahead. Would be greatly devastated if any damage came to this area. Green spaces and wildlife are becoming fewer and fewer, will have devastating negative effects on our young children to escape the urban jungle.</p>	9357/	
	<p>Objection – Askham Bog has been recognised as an exceptional habitat for two centuries. It is highly valued both by the population of York and by a national and international community of naturalists and ecologists. The importance of the site is entirely dependent the integrity of the local water table and is exceptionally sensitive to nay disturbance of that. Concerned that this housing proposal will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. There has been no information presented to indicate that this will not be the case. Concerned about the high increase in recreational access on to the reserve. Askham Bog is too fragile to cope with a high volume of unregulated access. Considered that the site should not be allocated. Its allocation would be contrary to the Council’s own policies on the protection of biodiversity and SSSIs.</p>	9358/	
	<p>Objection – very concerned that the proposed housing development will seriously impact on the SSSI at Askham Bog. Not only would changes in hydrology adversely affect the water situation at Askham Bog the likely increase in the recreational use</p>	9359/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	of Askham Bog would also impact on both bird and mammal life. The Moor Lane development should be dropped.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – concerned about the proposed residential development on this site given its proximity to the wildlife trust nature reserve which is designated a SSSI and the repercussions the development will have on valuable and unique plan and animal habitats.	9360/	
	Objection – should not allow this site to be developed. Doing so will result in significant loss of the important wildlife features of the area just to give businesses some profit. Destroying this important ecosystem is contrary to the Council’s own policies on protecting biodiversity and SSSIs.	9361/	
	Objection – only a short distance from Askham Bog, a protected wildlife site. Many people visit for its peace and beauty. Many species of birds and plants can be seen which would be affected drastically by a change in the environment. It is also a green belt site that needs to remain so.	9362/	
	Objection – contrary to Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest. Askham Bog has special significance as YWT’s first ever nature reserve. It supports exceptionally high biodiversity with healthy populations of numerous nationally rare species, including gingerbread sedge carex, numerous water beetles and fen square-spot moth diarsia florida. It is highly valued both by the population of York as a peaceful place to walk and enjoy nature, and by a national and international community of naturalists and ecologists. There are concerns that housing proposals will irreversibly damage the hydrology of Askham Bog, and there has been no information presented that this will not be the case. There are also concerns about the huge increase in recreational access onto the reserve. There is likely to be unmanaged access from a range of locations - Askham Bog is too small and fragile to cope with this high volume of unregulated access.	9363/	
	Objection – opposed to inclusion of site for development. Site is an extremely valuable Site of Special Scientific Interest and York Council should preserve this heritage for posterity and in perpetuity. The importance of the site is dependent on the local water table –housing proposals will irreversibly damage the hydrology of Askham Bog. Askham Bog is too small and too fragile to cope with a high volume of unregulated access, particularly by dog walkers or young people.	9364/	

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Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – allocation is contrary to council’s own policies regarding biodiversity and Sites of Special Scientific Interest. Has the irreversible damage to the hydrology of Askham Bog been taken into account within the Environmental Impact Assessment. How will the local roads, public transport, car parks and schools cope with this extension of the city.	9365/	
	Objection - contrary to council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest. Askham Bog has special significance as YWT’s first ever nature reserve. It supports exceptionally high biodiversity with healthy populations of numerous nationally rare species, including gingerbread sedge carex, numerous water beetles and fen square-spot moth diarsia florida. It is highly valued both by the population of York as a peaceful place to walk and enjoy nature, and by a national and international community of naturalists and ecologists. There are concerns that housing proposals will irreversibly damage the hydrology of Askham Bog, and there has been no information presented that this will not be the case. There are also concerns about the huge increase in recreational access onto the reserve, particularly from dog walkers and young people. There is likely to be unmanaged access from a range of locations - Askham Bog is too small and fragile to cope with this high volume of unregulated access.	9366/	
	Objection – the proposed development will cause significant wildlife loss and is therefore unacceptable. The proposed development is adjacent to Askham Bog SSSI and the biodiversity in this SSSI makes it an exceptional habitat. The health of the site is dependent on the integrity of the water-table which these housing proposals are likely to damage. There is also a likelihood of an unmanageable increase of recreational use on this fragile site	9367/	
	Objection – opposed to housing development directly outside Askham Bog. It is a sensitive wetland environment. An extension of the conurbation and the increased levels of access represent an unjustifiable threat to the water table, Askham Bog and the character and separation from York Copmanthorpe.	9368/	
	Objection – development near the site will bring great risk to one of the very few Sites of Special Interest in the York area. The proposal would be devastating in terms of effecting the water table and natural balance of such as sensitive site.	9369/	
	Objection – the bog is a great place for children and families and a valuable wildlife area. Please do not build on it.	9370/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	Objection – Askham Bog is an incredible site for wildlife and it would a sorry loss to Yorkshire’s growing wildlife tourism economy, should the site be adversely affected by the proposed development. Please reconsider the proposal to develop the site.	9371/	
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – Askham Bog is a fragile and important site of special scientific interest which is highly valued by the people of York and further afield. This site could be easily damaged by housing development so close by.	9372/	
	Objection – opposed to plans to develop near Askham Bog. Askham Bog isn’t just an SSSI, it is home to a vast number of rare plants, and is a well known botanist’s jewel. It is highly valued both by the population of York as a peaceful place to walk and enjoy nature, and by a national and international community of naturalists and ecologists. The importance of the site is entirely dependent on the integrity of the local water table and it is exceptionally sensitive to any disturbance of that. Concerned that these housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest could be lost. There has been no information provided to indicate that this will not be the case. There are also concerns about the huge increase in recreational access onto the reserve, particularly from dog walkers and young people. There is likely to be unmanaged access from a range of locations - Askham Bog is too small and fragile to cope with this high volume of unregulated access.	9373/	
	Objection – allocation is directly adjacent to Askham Bog SSSI and therefore it raises serious concerns about any allocation for development. Askham Bog is of national importance and is unique in the York Area as it is a hugely rich site in particular for its fen communities and invertebrate populations. The site should not be allocated for development as doing so would result in significant loss of the important wildlife features of the site. The allocation is therefore contrary to the Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.	9374/	
	Objection – devastating impacts for the SSSI if this development were to go ahead. The delicate ecosystem has taken hundreds of years to form and could be destroyed in an instant by a decision by the Council. There are serious risks to the all important water table. Cats from houses will destroy the birds and other wildlife. The site must be protected by law.	9376/	
	Objection - the site should not be allocated to housing in the local plan in order to	9377/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	<p>protect Askham Bog, one of the most biodiverse sites in Yorkshire. The area is a site of Site of Special Scientific Interest and building a large housing estate next to it will cause irreparable damage. Askham Bog is the home of water voles, an animal in rapid decline in the UK, and which forms a vital part of the local ecology of any area where it is resident. The natural environment on a beautiful area of York’s greenbelt will be destroyed when it should be strongly protected. The area is valued by people of all ages - runners, walkers, horse riders – and is very important to the health and wellbeing of those living nearby in Woodthorpe and Acomb. The infrastructure won’t be able to cope. Moor Lane is already clogged with traffic at the ring road and Askham Bar in the morning. The effect of the extension to Askham Bar Park and Ride cannot be assessed as yet, since it only opened in June 2014, but obviously has the potential to make the problem worse. The roads around Site ST10 cannot accommodate an increase to the volume of traffic. The area is prone to flooding, especially opposite Alness Drive. Housing will inevitably lead to more as large areas of land will be covered in concrete, thus increasing water run-off</p>		
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Objection – the proposed housing development will have a negative impact on local roads being inadequate to cope with additional traffic, Askham Bog SSSI Nature Reserve due to building works and subsequent increase in access and on local services, which will be inadequately equipped to cope with extra population.</p>	9379/	
	<p>Objection – areas of concern include incorporating historic character and setting; environment assets / primary constraints, failed at Criteria 1 but concern for future developments.</p>	9392/	
	<p>Objection – this is an ecological jewel in York’s crown. It does not take much to upset the delicate balance and the water table equilibrium is of particular concern.</p>	9398/	
	<p>Objection- appreciates that people need homes but building a housing estate on open land between Moor Lane and Askham Bog would be detrimental to the Bog. Development of the area would cause wildlife and plants to be in danger of extinction and would cause the traffic on Moor Lane to become busier.</p>	9399/	
	<p>Objection – building work near the peaceful place that is Askham Bog will affect many of the species. More people nearby may not attract the serenity needed. Will the building of houses affect the water table?</p>	9420/	
	<p>Objection – opposed to the housing proposal at Moor Lane due to the damage it will do to the wildlife interest on the Yorkshire Wildlife Trust Askham Bog Nature</p>	9424/	

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Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	Reserve		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – the development will impinge on wildlife and Askham Bog has a healthy population of rare species and has been recognised as an exceptional habitat for two centuries. The larger site allocation being proposed along Moor Lane would destroy the views of the rural landscape and also make it impossible for residents to safely drive out of their driveways. The traffic on Moor Lane is already gridlocked every day and the road simply could not take any further increase in traffic. It is reported that congestion could cost York more than £80 million a year.	9428/	
	Objection –existing busy road, additional traffic will raise safety concerns and air quality issues. There are environmental concerns arising from Askham Bog. Ditch drainage system adjacent to nature reserve and golf course currently struggles to cope in periods of inclement weather. The run-off from future hard landscaping and roads can only exacerbate the situation.	9429/	
	Comment – failed at criteria 1 but concerned about future developments.	9430/	
	Objection – the site is next to Askham Bog SSSI Nature Reserve and is of great historical and wildlife importance. Housing development on this site will mean the area will lose its valuable wildlife and plants will suffer. Request that the Council finds a more suitable site to build the new homes, which are badly needed. Also the traffic on Moor Lane is becoming increasingly busy and the addition of a housing estate on the land between Moor Lane and Askham Bog will seriously increase the volume of traffic. Also the increase in housing will mean less green areas. Plus valuable farmland will disappear. The local schools will also have to build more classrooms for the increase in population.	9438/	
	Objection – Askham Bog should not be disturbed in any way. Unregulated access could damage the fragility of the site. The arable land will be lost forever. The land may be needed in the future for growing food products. Threat of climate change. Green belt is needed for mental well being. York is going to lose its identity with so much building.	9463/19114	
	Objection – this is greenbelt land adjacent to a SSSI. Development here will affect biodiversity, ecology, breeding of birds, the water table from human encroachment and increase in traffic. This is in contradiction to the biodiversity action plan.	9465/24128	
	Objection – Askham Bog support exceptionally high biodiversity including healthy populations of nationally rare species and the only regional populations of others	9482/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	e.g. gingerbread sedge, royal fern, water beetles and moths. It is highly valued by local and international communities. It offers a peaceful place to walk and enjoy nature. The site is dependent on the local water supply which is sensitive to disturbance. Concerned that the proposed development will irreversibly damage the hydrology and Askham Bog and its special interest will be lost. No information presented by CYC or the developer to indicate this will not be the case. Concerned about increase in uncontrolled recreational access to the reserve, especially by dog walkers and young people. Askham Bog too small to cope with high volumes of unregulated access. Local infrastructure, roads and schools will not be able to cope with the extra population. This allocation is contrary to the Council's own policies regarding the protection of biodiversity and Sites of Special Scientific Interest. The land should continue to be included in the Green Belt.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – the site has a carefully regulated water table. Any plans for the area will unbalance the delicate balance of the reserve. It will also be damaged by increased visitors. The ecological heritage of this area should be the council's first consideration.	9483/24137	
	Objection – Askham Bog is a SSSI, highly valued by the people of York and national scientific community. The council need to put in place a solution that allows a continued adequate area of Green Belt between Moor Lane and Askham Bog to the north. Access to proposed development via Moor Lane – at certain times of the day this road is difficult / dangerous for residents. The proposed development will only exacerbate existing traffic problems.	9488/	
	Objection – scheme is too ambitious. York must make better use of brownfield sites. This plan will lead to more pollution, noise and will not benefit the Woodthorpe area. Development will put pressure on current infrastructure including A64/A1279 ring road and existing issues on Tadcaster Road and around York College / new park and ride site. Area prone to flooding. If further development takes place, where will the water go? Housing on land adjacent to Askham Bog SSSI would irreversibly damage the nationally important site home to many rare species. Further development will destroy unique wildlife habitat. Increased pollution from cars / housing. Area cannot support such development – proposal is contrary to Council's own policy regarding protecting SSSIs.	9491/	
	Objection – this is a lovely green open space adjacent to Askham Bog SSSI, please	9492/	

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Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	do not spoil it. Moor Lane has very bad traffic and is regularly congested. Traffic is at saturation point.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection –Askham Bog is a real credit to the city. The roads around Moor Lane and Dringhouses are struggling enough as it is, and more housing sites will just make the traffic much worse.	9506/	
	Objection – Green Belt land must be protected and not be developed for obvious reasons. Homes should be built on all Brownfield site first as an absolute priority. The importance of Askham Bog SSSI must not be overlooked. The proposed development would increase traffic congestion. Schools in the area are already overcrowded	9507/	
	Objection –offers a significant risk of serious damage to an irreplaceable SSSI which has a particularly fragile hydrological system. Askham Bog is too small and fragile to cope with the likely increase in unrelated access. I therefore consider that the site should not be allocated for development and that doing so would result in significant loss of the important wildlife features of the site, This allocation is therefore contrary to the Council’s own policies regarding the protection of biodiversity and SSSIs.	9508/18665	
	Objection – fully agree with the comments made by the Yorkshire Wildlife Trust concerning the threat to Askham Bog by the proposal to develop land at Moor Lane . This nature reserve is classified as a Site of Special Scientific Interest. Would expect that important and nationally and internationally recognised Nature Reserves in our immediate environment would be protected.	9511/18675	
	Objection- proximity to Askham Bog nature reserve.	9514/18679	
	Objection – Askham Bogg supports a wide range of species (both plant and animal), many of which are very rare. As well as offering a peaceful place to walk and enjoy nature for York residents it is valued by national and international naturalists and ecologists. The site relies on the integrity of the local water table and is very sensitive to any disturbance in the water table. Feel that such a housing development in such a close proximity to Askham Bogg would alter the water table and cause irreversible damage to the Bogg. Such a special ste should be offered greater protection by increasing the size of the site to act as a buffer against urbanisation. This should be seen as an opportunity to demonstrate York City Council’s ‘Green Credentials’	9529/19261	
	Objection –aware of the old trees, hedgerows and meadow flowers which are vital to	9530/19262	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	<p>local wildlife. The residents of Acomb Park are privileged to witness this wildlife, including deer, hares and various game birds, so close to the city and am sure it is one of the few remaining havens for wildlife, in between the city and the bypass. Concerned about the position of the development, adjacent to Askham Bogg, with its exceptional biodiversity. Being highly dependent on the water table, it will undoubtedly be affected, long term by the disturbance. The nature reserve will not cope with the increased influx of people. The fields and public footpath are already saturated with dog walkers and the construction will only push those people into the reserve, too fragile to support this activity. Cannot understand why such a large scale damage to wildlife is considered for housing, when many developments already in place (i.e. on the old tech college site) remain mostly empty</p>		
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Objection – this development risks damaging the delicate hydrology of the Yorkshire wildlife trust reserve at Askham Bogg. This is a rare habitat which needs careful preservation to protect the flora and fauna. Excessive numbers of visitors and dog walkers and domestic cats are likely to kill or scare the wildlife</p>	9533/	
	<p>Objection –concerned about the impact this development would have on Askham Bogg. Please do not approve this site for development.</p>	9538/19274	
	<p>Objection – potential irrevocable damage is not proportionate to the short term benefit. Unknown quantities, especially in relation to the SSI.</p>	9539/19275	
	<p>Objection – opposed to this proposal.</p>	9515/	
	<p>Objection –worried about the increased foot fall at Askham Bogg, especially as its already compromised daily by dog walkers with little to no respect for the reserve. Further housing development in the immediate area will only encourage more lackadaisical god owners to use the Bog to exercise their dogs and I also worry as it is secluded it will encourage misuse by teenagers. Consider that the site should not be allocated for development and that doing so would result in significant loss of the important wildlife features of the site. This allocation is therefore contrary to the Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.</p>	9532/	
<p>Objection –it will adversely affect the Askham Bogg, a Site of Special Scientific Interest, which supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species and the only regional populations of others. Askham Bogg has been recognised as an exceptional habitat for 2 centuries and the</p>	9536/		

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	proposed development will undoubtedly ruin it as a peaceful place to walk and enjoy nature. The development of this site would, inter alia, adversely affect the sensitive hydrological balance of the Askham Bogg and its special interest will be lost.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection –worried that the Moor Lane development will have a devastating effect on the wildlife at Askham Bog, fragmenting this beautiful reserve from connecting habitats and creating a solitary island amongst the ever sprawling city. The development will encourage excess footfall on sensitive parts of the site, unwanted behaviour and predation/disturbance from cats and dogs not to mention the uncertainty of the Bogs water table (which would take years of monitoring to gain a full picture), Please reconsider this development and save one of York’s most treasured and special sites.	9541/18943	
	Objection –would destroy habitats of wild animal species, it will spoil lovely views that people enjoy and the drive up and down Moor Lane, and it will cause a lot of noise and disruption for people who have residences directly on Moor Lane, destroying the views that they more than likely paid for when they bought their houses. The land is very prone to flooding and it will cost a lot to rectify this issue. This could cause additional flooding in gardens of neighbouring residents with people then making claims against the Council for damages. Will need additional teachers and pupil places at local schools. Why not build on a brownfield site, such as the York Central site. This already has infrastructure in place and so will not cause nearly as much disruption and will be cost effective. Its proximity to the centre of town may also dissuade people who may move there from buying cars, instead choosing to cycle or use public transport. If you build on ST10 the use of cars is likely to rise further, as there are not nearly enough jobs in York to accommodate the number of people who will move into the proposed buildings, which will lead to them commuting to other cities and increasing the congestion in and out of York at rush-hour times.	9542/	
	Objection – the effect of a large scale alteration to the substance and drainage of the land adjacent to such a precious Nature Reserve would be catastrophic to the water table on which the integrity of the nature reserve depends. There is a high likelihood that the inhabitants (especially children and teenagers) will access the nature reserve and damage it irreversibly. Vandalism on a large scale will be impossible to prevent without enhanced security and restricted access to the public.	9546/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	The latter issue defeats the whole ethos of the nature reserve in that it is there for the public to enjoy. Its present security relies on its relatively remote position. A Risk Assessment should be carried out by national and local ecological experts before any further steps are taken in the decision to approve the development.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection –it will do irreversibly damage to the wildlife in the vicinity, and more particularly that of Askham Bog. Skylarks nest every year in the fields of the proposed site, and already this year the sedge warblers have been disturbed by the building noise of Askham Bar Park and Ride. We have recorded an average of 21 species breeding every year, an exceptional number for such a small site. Many of these specifically use the habitat along the northern boundary precisely because it is fairly undisturbed and relatively inaccessible at present. In additional, we record moths on site which include some of national importance that rely on particular flora that may not survive even minimal disturbance to the water table let alone the impact of the new proposals. This biodiversity hotspot is too fragile to withstand the effects of the proposed housing development.	9547/	
	Objection – concerned that housing development at this site would have an adverse effect on the hydrology of Askham Bog, which is a huge asset to the city of York being an incredibly special site for nature and only a short walk from the city, making it accessible for many of York’s residents. Askham Bog is very important in the story of nature conservation in York and the whole country, as well as being host to many amazing species which it would be a tragedy for York to lose.	9550/	
	Objection – Askham Bog cannot cope with additional visitor numbers and dog walkers. Concerned how road network will cope with increased number of cars and how Naburn Sewage Works and local drainage network will cope with massive influx of sewage. National and international naturalists and botanists visit the area to see extremely rare flora and fauna, should not be considering wiping out decades of work establishing Askham Bog.	9559/	
	Objection – the proximity of the proposed site to the nature reserve at Askham Bog is too close and the wildlife interest of this vitally important York site will be irreversibly damaged by the development should it take place. The suggested 150m buffer zone is inadequate to satisfactorily protect the area. The hydrological relationship between the development site and the SSSI is of critical importance and details of any technical assessment undertaken would be appreciated	9569/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Objection –will completely alter the nature of this area. The housing to the north of Moor lane has benefitted from the adjacent green space. Also it will have a major impact on the amenities (e.g. schools and health facilities) of the area. Askham Bog is a valuable SSSI and deserves recognition by the Council and protection from the threats which an adjacent housing development will represent. The principle of avoiding development on greenfield sites is very important. In view of the large amount of brown field land in the Council’s possession, this development should not go ahead.</p>	9570/	
	<p>Objection – existing infrastructure cannot support the present increase in people and cars, or the strain that will be put on existing amenities. Local road links are at saturation point. Improvements already undertaken (e.g. Poppleton, Rawcliffe and Hopgrove) demonstrate how poor two-into-one actually works as it just moves congestion further along. Housing development at Revival Site is still ongoing with many properties still unsold. The Askham Bog area would be devastated should this project be approved. It is one of the few places in the area that is treasured by walkers, naturalists and ecologists, and is highly valued by the people of York to go and enjoy nature. The increase in traffic in and around York will have a devastating effect on people, businesses, pollution and air quality.</p>	9571/	
	<p>Objection – close proximity to Askham Bog, a protected area for flora & fauna, rare plants and a haven for wildlife would be spoilt and damaged by additional pollution, poor drainage impact of human activity and pets. Land on Moor Lane itself has lots of wildlife, deer often sighted – their habitat would be ruined. Additional traffic on Moor Lane would cause problems, particularly at peak times. There would be an increased demand for local services particularly doctors and schools.</p>	9579/	
	<p>Objection – Askham Bog supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species, and the only regional populations of many others. Askham Bog has been recognised as an exceptional habitat for two centuries. It is highly valued both by the population of York and by a national and international community of naturalists and ecologists. Just two miles from the city centre it offers a peaceful place to walk and enjoy nature. The importance of the site is entirely dependent on the integrity of the local water table and it is exceptionally sensitive to any disturbance of that. We are concerned that these housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest will be</p>	9592/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	lost. There has been no information presented to indicate that this will not be the case. We are also concerned about the huge increase in recreational access on to the reserve. There is highly likely to be unmanaged access from a range of locations, particularly from dog walkers and young people. Whilst we welcome large numbers of people on to many of our sites, Askham Bog is too small and fragile to cope with this high volume of unregulated access. We therefore consider that the site should not be allocated for development and that doing so would result in significant loss of the important wildlife features of the site. This allocation is therefore contrary to the Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection –not only will the proposed development result in a tragic loss of Green Belt land, but the proposed development would also threaten Askham Bog, a site of special scientific interest. This would be contrary to the Council’s own policies regarding the protection of these sites. The surrounding infrastructure would simply collapse and be unable to cope with such development.	9621/	
	Objection – the site is adjacent to the SSSI of Askham Bog. This is one of the few lowland bog areas in the UK and is home to rare wildlife and plants. The proposed development is in a flood plain. Increased run-off from a housing development will increase flood risk in this area. Moor Lane is already very busy and during term time, traffic along Moor Lane to and from York College is often stationary. Congestion around the Tesco roundabout is acute at peak times – much more so since the extra 600 homes on the old college site and Tadcaster Road is also extremely busy.	9616/	
	Objection - the hydrology of the bogs is finely balanced and building so close will undoubtedly upset this. Access to the reserve is largely controlled at the moment but this will not be the case if this very large housing estate is built. Also the fields surrounding the bogs act as an overspill for wildlife and many species of birds, which would be lost forever. Would lose a valuable asset to the city and it would be contrary to your own policy of protecting Sites of Special Scientific Interest. Moor Lane is already often queued up with traffic particularly in the morning rush hour during the school term and putting this many houses on the sight is only going to aggravate the situation even further.	9629/	
	Objection - Askham Bog supports an exceptionally high biodiversity with healthy	9631/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	<p>populations of numerous nationally rare species, and the only regional populations of many others. We are concerned that these housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. We are concerned that these housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. Askham Bog is too small and fragile to cope with this high volume of unregulated access. This allocation is therefore contrary to the Council's own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.</p>		
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Object – development will damage Askham bog</p>	9643/	
	<p>Objection – the area proposed for development is a greenfield site, such sites should only be chosen for development as a last resort, when all brownfield sites have been developed. Askham Bog is an SSSI of national importance. It relies on a high water table to sustain the variety and rarity of wildlife and plantlife in the reserve. The draining of large areas of housing, roofs, hardstanding, roads etc. will affect rainwater transmission from the fields into Askham Bog, risking a reduction in the water table and subsequent risk to habitat if this water is removed from site. Drainage collected could be discharged into existing drainage systems causing overload and localised flooding. Modification of the existing drainage system to cope with additional flows would be expensive and may have an effect on the greater York area. The fields between Moor Lane and Askham Bog act as a buffer zone to the SSSI allowing wildlife to move into the surrounding area searching for food. The fields make it difficult for public access to the reserve from Moor Lane. Development of the site will make access easier, putting additional pressure on this fragile environment. Prior to any decision to develop this site, a full independent environmental assessment must be carried out and all recommendations included in any planning consent. The assessment must include likely effects of change in water migration patterns due to development and any construction required for attenuation of the drainage.</p>	9653/	
	<p>Objection – would have a detrimental impact on animals and on Askham Bog. Should be supporting nature, not destroying it.</p>	9656/	
	<p>Objection – the construction of a large housing development right alongside the Askham Bog SSSI will most likely have an effect on the drainage and the water table. There will be an increase in numbers of people going there – many of them</p>	9659/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - Site ST10**

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Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	just to walk their dogs which will effect the wildlife. Also the extra traffic and pressure on existing roads to consider.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection - existing infrastructure can not support this huge development including hospital, schools, dentists, doctors surgeries. Existing road links are already at saturation point. Negative impact on existing wild life. The area has a small herd of wild deer, rodents etc and a wealth of birds and insects. Would also have impact on existing water table. Askham Bog has Special Scientific Interest and supports a high biodiversity of all aspects of a Bog area.	9668/	
	Objection –would seriously affect the viability of Askham Bog. Likely to seriously lower the water table so that the special interest of the Bog as a Site of Special Scientific Interest would be lost. Askham Bog could not cope with a substantial increase in visitors from the proposed housing nearby. The Bogg is too small and fragile	9669/	
	Objection - could have unseen hydrological repercussions that would probably damage this treasure house of fauna and flora. The Bogg itself is a huge store of surface water, should be seeking to retain such water retentive locations especially on a flood prone Vale of York. Sites of Special Scientific Interest are jewels that should not be damaged or denied to future generations. The fact that this particular location has unique biological gems, that the combined foresight and generosity of the Rowntree/Terry families donated in hopeful perpetuity for the appreciative wonder to citizens of York and beyond should ensure its continued existence. There must be less damaging alternatives.	9672/	
	Objection- very wet area already and properties in the area already suffer form flooding to the land and dampness. Will have a considerable effect on Askham Bog Nature Reserve. Devastating effect on wildlife in the area bringing noise and disturbance. Roads in the area already struggle to cope and become gridlocked. Woodthorpe will also e unable to support such a large development, intolerable strain on existing infrastructure The green belt land should stay as it is for use by agriculture.	9694/	
	Objection –Askham Bog is used by lots of people of all ages. It is one of the few quiet corners of accessible wildness left in and around York and we have a duty to conserve it in as good a condition as we can. Protecting Askham Bog in 1946 inspired people to create the Yorkshire Wildlife Trust and this organisation grew to	9696/	

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	protect precious natural sites all over our county.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – Askham Bog is an extremely important SSSI whose viability is highly dependant on effective management of the water table. Any development will have a detrimental effect and cannot be prevented by a barrier 150 meters away. Anything that tips the balance of the water chemistry will have serious consequences. The council should be doing its up most to protect this site.	9697/24164	
	Objection –catastrophic consequences for the nature reserve of Askham Bog. Askham Bog is a designated SSSI and is unique. Unique and rare, a natural ‘historic’ scientific resource of local and national importance. It therefore deserves our respect and preservation into the future.	9705/	
	Objection - the scheme is too ambitious. Affordable Housing is needed, but there are many brownfield sites untouched e.g. old park and ride site at Askham Bar now pay and display car park and used by very few. Would put undue pressure on roads which are already congested. The area has a high water table and has frequently been known to flood. New bus routes and new schools would be needed, this is a threat to pollution. The area concerned is farm land. The fields offer cover for animals and birds which use the Askham Bog Nature Reserve. Askham Bog is a SSSI. Any housing development which would damage the hydrology of the site would have a devastating effect on local wildlife. York Council prides itself on protecting biodiversity, to allow development near this site would contradict its own policies.	9706/20159	
	Objection – as Yorkshire Wildlife Trust’s first ever reserve, Askham Bog has special significance. In fact, the Trust was created with the purposes of looking after the site which was bought to save it from development. Askham Bog supports exceptionally high biodiversity with healthy populations of many others. Askham Bog has been recognised as an exceptional habitat for two centuries. The importance of the site is entirely dependent on the local water table and it is exceptionally sensitive to any disturbance of that. Housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. Askham Bog is too small and fragile to cope with the potential high volume of unregulated access. This site should not be allocated for development. This allocation is contrary to the Council’s own policies regarding the protection of biodiversity and SSSI. The local services struggle to cope with the current numbers	9707/20161	

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Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	of residents.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – fully support Yorkshire Wildlife Trust’s concerns about this possible development and it’s probably effect on Askham Bog SSSI.	9717/	
	Objection- a housing development close by will inevitably affect the hydrology of the surrounding area, including that of the bog. The Yorkshire Wildlife Trust has battled for many years to improve the composition of the dyke water and to optimise its level and this is likely to be undone by local disturbance to the groundwater flow and quality. People want to walk their dogs in the local area, which mean Askham Bog. Such a sensitive habitat is not resilient to this sort of increased disturbance. Dogs will physically disrupt the bog by entering dykes and generally running amok. The endangered water vole, for example, will be at peril and many species of small mammal, bird and amphibian will be in danger of predation by local cats.	9742/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	<p>Objection - Askham Bog supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species, and the only regional populations of many others. It is highly valued both by the population of York and by a national and international community of naturalists and ecologists. The importance of the site is entirely dependent on the integrity of the local water table and it is exceptionally sensitive to any disturbance of that. We are concerned that these housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. We are also concerned about the huge increase in recreational access on to the reserve. There is highly likely to be unmanaged access from a range of locations, particularly from dog walkers and young people. This allocation is therefore contrary to the Council's own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.</p>	9760/	
	<p>Objection – this SSSI is recognised as a site of national importance that depends on the level of the water table for its existence. A large housing development to the north of it would change this and destroy the unique habit of many rare species.</p>	9762/	
	<p>Objection – it is imperative that the nature reserve and this overdevelopment will without doubt destroy the delicate balance which enables rare species to survive. There will be an increase in traffic and the current road structure would need to be severely upgraded thus losing the present atmosphere.</p>	9767/	
	<p>Objection – this site is next the SSSI, wildlife and biodiversity will be destroyed by development. Development here will also significantly affect health, fitness and wellbeing of people in York through loss of greenspace. Alness Drive opposite has flooded in recent times.</p>	9769/	
	<p>Objection – infrastructure is already overloaded. A cut back in these plans would be very welcome, especially the plan which is threatening to destabilise and ruin Askham Bog, an SSSI. The Council's own policy is to protect biodiversity and SSSIs.</p>	9774/	
	<p>Objection –significant threat to Askham Bog SSSI. The site itself cannot cope with large scale visitors that will be attracted if living nearby. Many nature reserves suffer biodiversity loss due to close proximity to housing due to increased domestic animals in the area threatening wildlife such as small mammals and birds as well as increased trampling from visitors and potential for increased vandalism on site through greater irresponsible visitor use who may well use the site at unsociable hours and cause disturbance for others nearby.</p>	9786/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – impact on Askham Bog which is a wonderful area and should be maintained to its current standards. Traffic will increase on Moor Lane – it would become unsafe. Local schools will not be able to cope. Houses built by the Tesco Askham Bar (Old College Site) are still for sale, queried why there is a need to build more properties.	9789/	
	Objection – to encroach so close to one of the last truly wild areas that remains near the City of York, in Askham Bog, is unacceptable and would be disastrous for the wildlife the bog protects. This is prime farm land, cannot understand proposing housing here when there are large brown field areas still to be developed - like Nestle's land. There are also many fields surrounding the bypass, which if we really have to encroach into green belt, would make a much better proposal for example the fields between Westfield Area and the bypass.	9793/	
	Objection – appreciate housing is required but there must be other sites which are not intrusive on what is open land.	9797/	
	Objection- Askham Bog supports an exceptionally high biodiversity. Housing development could adversely affect the local hydrology causing it to lose its special interest as venerable and rare species die out. There is no evidence that development won't affect the local hydrology of the site. Housing near by will increase massively recreational use by dog walkers and others. Askham Bog is too fragile to cope with such a high level of access, Nearby housing will also bring cats and other predators of birds and their young reducing populations of resident birds through disturbance and predation. Housing situated nearby will spoil that for anyone looking for a quiet spot to see rare wildlife not often found locally. Development o this site is contrary to the Councils policies regarding the protection of biodiversity and SSSIs.	9798/	
	Objection – SSSI sites should be preserved so that future generations can enjoy them and the diverse wildlife can be protected.	9819/24218	
	Objection – this site is an exceptional environment and a valuable resource for local and international ecologists. Increase use will damage the area. The site is dependant on the water table. Development will alter this.	9822/24222	
	Objection – this area of open space would be seriously undermined by development. Encroachment would create a visually, debilitating effect on the views. This would have a disastrous effect on the bog and golf course. The hydrology is crucial to the	9842/24248	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	well being of these two sites.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – this is recognised as an exceptional habitat. It supports exceptionally high bio-diversity. This area needs to retain its viability as a wildlife corridor. This would increase unregulated access having devastating effects on biodiversity.	9856/24262	
	Objection – development nearby will disrupt the reserve and gold course. It will put people off joining the gold course.	9864/24269	
	Objection – this proposal should be withdrawn. Part of York’s charm is that it has not sprawled like other major cities.	9867/24274	
	Objection – this will have a very serious effect on Askham Bog. Question how Moor Lane and surrounding road network will cope with the extra traffic.	9899/24339	
	Objection – there is already far too much traffic in this area. It will ruin the rural landscape. Development will diminish the soak away which will affect Askham Bog. The Park & Ride is already doing this. Local infrastructure will be stretched by additional population. York has a responsibility to protect such sensitive and irreplaceable sites. There will be more visitors to the bog which in term will damage it. This is greenbelt and should remain.	9902/24345	
	Objection – this precious and sensitive environment needs protecting, not destroying.	9913/24361	
	Objection – this is an educational and popular public amenity. It maintains valuable rare natural habitats. Development will have a detrimental effect on the hydrology of the area. There are safety aspects to consider of it being so near the golf course.	9947/24491	
	Objection – this will affect the wildlife on Askham Bog. There will be overcrowding in the local schools. This will lead to a loss of greenbelt. House values will decrease.	9967/24513	
	Objection – Askham Bog supports an exceptionally high biodiversity. It is highly valued locally and internationally. The importance of the site relays on the integrity of the water table. Housing proposals will irreversibly damage the hydrology. There will be a huge increase in recreational access to the site. This allocation is contrary to the council’s own policies.	9982/25927	
	Objection – Askham Bog SSSI supports a hugely diverse array of wildlife. Any changes to the local water table could cause irreversible damage to the site. This is against the council’s own policies.	9985/25933	
Objection – this is adjacent to a SSSI, any development would lead to irreversible damage. Biodiversity would be diminished.	9986/25935		

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	Objection – this would cause untold damage to a very fragile and nationally important SSSI. Askham Bog is home to some very rare species. Any change to aquification of the site would ruin the environment.	9988/25937	
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – Askham Bog is a SSSI with unique flora and fauna. Any development is likely to destroy this.	10001/	
	Objection – nature is instrumental to our education system. The opportunity to enjoy wildlife in this area improves the quality of life for residents, as well as providing safe and appropriate habitats for creatures. Alternative sites are available.	10003/25943	
	Objection – borders Askham Bog which is an SSSI with unique flora and fauna, and a hydrological system that sustains it. Any development is likely to destroy this, and so jeopardising the first nature reserve that was established by the Yorkshire Wildlife Trust.	10008/	
	Objection - Askham Bog supports exceptionally high biodiversity and is an exceptional habitat. These housing proposals will irreversibly damage the hydrology and its special interest will be lost. There will be a huge increase in recreational access to the reserve from dog walkers and young people which the ecosystem cannot cope with. This proposal is contrary to the council’s own policies.	10011/25954	
	Objection – Askham Bog is an extremely special SSSI. The proposed development would damage the site irreparable any affecting such things are water drainage.	10012/25955	
	Objection – the potential development is too large and too near Askham Bog. Surface drainage could cause irrevocable damage to the site. The water level and PH levels will change the balance of the site.	10016/25960	
	Objection – Askham Bog is a rare and precious environment. It should be protected. Proposed works would destroy it.	10018/25963	
	Objection – any development would cause a significant loss of wildlife. It would irreversibly change the hydrology of the Bog and its special interest will be lost.	10020/25966	
	Objection – Askham Bog nature reserve is of nation importance. Its value has been recognised for 200 years and this is entirely dependant on the integrity of the local water table. It is hard to see how the hydrology will be protected given this development. The council have a legal responsibility to maintain and enhance biodiversity.	10022/25970	
	Objection – Askham Bog has exceptional high biodiversity. It is highly valued locally	10023/25971	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	and internationally. The importance of the site relies on the integrity of the water table. Housing proposals will irreversibly damage the hydrology of the site. There will be more damage caused by increased recreational use of the site.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – there is an indisputable need for housing but not at the expense of an incredible important site such as Askham Bog. It contains many rare plants and insects, is invaluable for birds and wildlife, and provides an important “lung” for local people.	10024/25972	
	Objection – this is adjacent to a SSSI. This is vitally important and will most likely be irreversibly damaged by any housing development nearby. The underlying hydrology is pivotal to maintain the ecosystem. There needs to be at least 500m wide buffer. Brownfield sites should be used first.	10030/25980	
	Objection - Askham Bog has exceptional high biodiversity. It is highly valued locally and internationally. The importance of the site relies on the integrity of the water table. Housing proposals will irreversibly damage the hydrology of the site. There will be more damage caused by increased recreational use of the site. This is contrary to the council’s own policies regarding the protection of biodiversity.	10031/25982	
	Objection – the allocation is within 250 metres of Askham Bog, a SSSI and an irreplaceable habitat. It is a site of national importance for wildlife and its protection should be the utmost importance. The specific conditions within this habitat are a direct result of the geology and hydrology of the site. New development adjacent to the wetland will have adverse impacts. This includes changes in water levels, increased pollution and nutrient levels. If water levels were to change there would be a loss of wildlife.	10032/25983	
	Objection – Askham Bog supports exceptionally high biodiversity and is an exceptional habitat. These housing proposals will irreversibly damage the hydrology and its special interest will be lost. There will be a huge increase in recreational access to the reserve. This proposal is contrary to the council’s own policies.	10033/24380	
	Objection – this would impact in the SSSI Askham Bog. The Golf Course must make adequate protection against golf balls hitting people or property. There will be an increase in traffic. The current slip road on to the A64 is dangerous.	10034/24381	
	Objection – this proposal would decimate the wildlife in the area. It is contrary to the council’s policy of protecting biodiversity.	10037/24383	
	Objection – this is adjacent to a SSSI. This is important site will be irreversibly	10084/25799	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	damaged if development goes ahead. It would cause a significant loss to wildlife. Development would be contrary to the Council's own policies.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – concerned about the impact of increased traffic and pollution, the effect on the water table and flood water production, further loss of the greenbelt and adverse effects on already stretched local services. The effects on Askham Bog SSSI would be very serious.	10038/24384	
	Objection – potential detrimental impact on Askham Bog nature reserve, which is home to a range of animal and plant life. It would be a great loss to the local community.	10042/24395	
	Objection – any development on this site is likely to affect the SSSI.	10048/24407	
	Objection – this site is close to Askham Bog. It will have an irreversible effect on the water table. This will put ecology at risk and amenity in doubt. There will be increased footfall. Considers that there are better brown field options within the city.	10049/24408	
	Objection – this site should not be used for any kind of development.	10050/24409	
	Objection – there will be an increase in traffic and people using the local facilities. There should not be any development so close to this unique area. It would result in a significant loss of the important wildlife features. It will have a negative impact on the golf course.	10051/24411	
	Objection – revival development has negatively affected the surrounding road network. This will be made worse if this development went ahead. Development will have a detrimental effect on the wildlife of Askham Bog.	10057/24419	
	Objection – this site supports an exceptionally high biodiversity and is a valuable green resource. The value of the site lies in the integrity of the water table. Development will damage the hydrology. This is contrary to the council's own policies.	10062/24432	
	Objection – this may have serious negative effects on Askham Bog SSSI through changes in the hydrology and increased human footfall.	10063/24434	
	Objection – this proposal is inappropriate.	10066/24439	
	Objection – this development will affect the water table and cause irreparable damage to the SSSI. The high level of biodiversity is dependant on the hydrology and local water table. More people accessing the Askham Bog will cause damage.	10089/25804	
	Objection – there are numerous brownfield sites that should be developed. Wildlife sites such as this should not be destroyed. This proposal will destroy this site	10100/25821	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	forever.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – development so close to the nature reserve will cause damage to the bog and wildlife. It will also be damaged by unregulated access to the site.	10101/25822	
	Objection – this site is not suitable for housing due to the close proximity to the SSSI. Contradictory to the council’s commitment to biodiversity.	10103/25826	
	Objection – greenbelt areas should not be considered for development. Development would bring bigger environmental and social effects to Woodthorpe and surrounding areas.	10104/25827	
	Objection – any development would be disastrous for Askham Bog. The Bog supports an eco system that could never be recovered should the water table be lowered. Any major construction work would inevitably upset the water flows and water table/ once destroyed this could not be recovered. People frequently enjoy the peace and quiet here. It is well maintained, a large increase of visitors will damage the area.	10105/25828	
	Objection - development would signal the end of Askham bog. The bog supports high biodiversity. Dependant on the water table, which is very delicate. Askham bog is too small to accommodate a large number of people. Increase in population and traffic would destroy the habitat.	10106/25829	
	Objection – this development will have a potentially catastrophic effect on one of the remaining wildlife areas within York’s ringroad. Housing will change the water table and remove the area’s unique microclimate. This is a SSSI and is an international consideration. It is a critical resource to wildlife and residents.	10123/25851	
	Objection - development would impact on the SSSI significantly. The SSSI supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species. The site is entirely dependant on the water table and it sensitive to any change. There is no information presented that demonstrates that the hydrology of the site will not be damaged. Unmanged access to the site will further damage the area. Allocating this is contrary to the council’s own policies.	10124/25855	
	Objection – Askham Bog supports exceptionally high biodiversity, this has been recognised for two centuries. It is valued nationally and internationally. The importance of the site rels on the integrity of the water table. Housing proposals will irreversibly damage the hydrology. Increased recreational access to the site will further damage it. This allocation is contrary to the council’s own policies.	10126/25861	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – this proposal is very near a SSSI. The required drainage would seriously impact on the hydrology of the reserve. The additional recreational and unmanaged footfall on the reserve would no doubt cause untold damage.	10128/25862	
	Objection – this is adjacent to the SSSI. Wetland ground nesting birds are very sensitive to disturbance and the increased numbers of people, dogs and cats from a large development would make it unlikely that birds would successfully breed here. Development will have far reaching impacts on the hydrology of the site. Development will result in significant loss of important wildlife features of the site. The allocation is contrary to the council’s own policies.	10130/25864	
	Objection – this will lead to wildlife disturbance at Askham Bog due to building activities and increased leisure use of the site. Endangered infrastructure due to disturbances in water levels, drainage and hydrology.	10131/25865	
	Objection – any building work being considered could adversely affect this important site for nature.	10156/25996	
	Objection – any development will destroy the reserve. This is too important to allow it to be destroyed. The infrastructure around Moor Lane/ Tadcaster Road is inadequate and cannot accommodate further traffic. The greenbelt should be protected by the council.	10157/25997	
	Objection – development would signal the end of Askham bog. The bog supports high biodiversity. Dependant on the water table, which is very delicate. Askham bog is too small to accommodate a large number of people.	10158/	
	Object - development would signal the end of Askham bog. The bog supports high biodiversity. Dependant on the water table, which is very delicate. Askham bog is too small to accommodate a large number of people. Increase in population and traffic would destroy the habitat.	10159/	
	Object – Askham bog supports high biodiversity. Importance is dependant on the local water table. Askham bog is too small to accommodate a large number of people	10160/	
	Objection – site will be severely damaged and the wildlife harmed. This is a special site and should not be encroached upon by housing and increased population. There must be plenty more sites around York to put housing on that don’t come near to a SSSI.	10184/	
	Objection – strongly object to any development on this site. There needs to be	10185/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	green belt areas between housing estates. This site has an abundance of wildlife. The plans seem to be very close to the protected Askham Bogs. These plans would ruin the shape of Woodthorpe and the surrounding area.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – impact of this development on the environment on Askham Bog would be disastrous and unthinkable. It is of local, national and international importance and depends on the local water table and is very sensitive to any disturbance. The huge amount of people involved would swamp the area causing hug problems for doctors, schools, roads and the population already in the area. It should not be allocated for development due to personal and environmental reasons and going against the Council’s policies regarding protecting SSSIs.	10186/	
	Objection –the nature reserve would be destroyed by any development on this land.	10187/	
	Objection – opposed to the proposals.	10188/	
	Objection – risk for the wetland area and wildlife habitats. Visual and aural separation required.	10198/	
	Objection – roads threatening its hydrology. Askham Bog cannot survive in the face of further development.	10199/	
	Objection – disturbance to the local hydrology, putting at risk the adjacent nature reserve. Serious loss of biodiversity contrary to Council policy.	10200/	
	Objection – Askham Bog is highly valued by its high biodiversity. Importance of the site dependent on the integrity of the local water table ad sensitive to any disturbance of that. Too small and fragile to cope with a high volume of unregulated access. Loss of important wildlife.	10204/	
	Objection – irreversible damage to ecology.	10224/	
	Objection – rare and endangered plants and insects. Ecology of this site very sensitive to changes in water levels and quality.	10226/	
	Objection – special scientific interest with a healthy population of nationally rare species highly valued by ecologists. Against Council’s own policies regarding protection of bio-diversity.	10227/21205	
	Objection – substantial scientific interest. Drainage would adversely affect the water table in the nature reserve.	10228/	
	Objection – proximity to the nature reserve with nationally highly valued rare species. Increase numbers of cars in seriously congested roads. Pollution levels.	10234/	
	Objection – significant danger to the natural reserve. Better options available	10255/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – important to wildlife. Dependant on the water table	10256/	
	Objection – Fragile and unique environment is endangered by building. Should be protected	10257/	
	Objection – plenty of Brownfield sites that can be used rather than green belt. Development would destroy two sensitive nature areas.	10259/	
	Objection - development will have a negative effect on the reserve. Will affect the water table and natural drainage. Askham bog in need of protection. Reconsider scale and placement of the development	10260/	
	Objection –development would have significant adverse effects on traffic congestion. Large development would make it impossible to maintain the reserve. Redevelop Brownfield area first.	10263/	
	Objection – college has already increased pressure on roads. Building extra houses would make traffic unmanageable. Traffic would cause pollution issues.	10264/	
	Objection – housing development would be detrimental to the drainage system. Traffic congested around the college and Tesco’s. Infrastructure not in place for development of this scale.	10265/	
	Objection - building on land so close to Askham Bog would threaten both the site and the plants, insects and birds that live there, and would destroy the atmosphere of unspoiled peace. Changes to the water table could have an adverse effect on the environment and on the species which depend upon it. Would damage the site through pollution of water, trampling, litter, graffiti and trespass off the permitted paths etc due to greatly increased and uncontrolled visitor numbers. Would also threaten the plants in particular through trampling and trespass of visitors, pollution of water, dog mess, litter, fly-tipping; as well as through other changes to the water table that could affect the environment. Allocation is therefore contrary to the Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.	10269/	
	Objection – risk of impact on SSSI land. Healthy wildlife population in the area, which would be damaged by development	10270/	
	Object – impact on SSSI	10273/	
Objection – dangerous to the wildlife inhabiting the area. Residents could be in danger of misdirected golf balls	10274/		

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – negative effect on York’s natural environment. Extension is in close proximity to Askham bog. Threatens biodiversity	10279/	
	Objection – city will lose it’s character	10280/	
	Objection – risk of impact on SSSI land. Healthy wildlife population in the area, which would be damaged by development	10284/	
	Objection – concerned development will encroach and impact local amenities. Prioritise Brownfield sites first. Risk of injury from public access too close to golf course.	10291/	
	Objection – in support of the Yorkshire Wildlife Trusts objections to this proposal. Housing developments on these sites is likely to have adverse effects on the SSSIs adjacent to them which are valuable sites for wildlife and human recreation.	10295/	
	Objection –developing the area around Askham Bog will destroy habitat of wildlife, scare other wildlife away. The pollution caused will further destroy the natural habitat.	10296/	
	Objection – concerned that the area of proposed development will encroach and seriously impact on one of the foremost and most important Nature Reserves in Yorkshire, when its gone it will be gone for ever. Buffer of 150 metres around the Askham Bog SSSI is inadequate to protect the site. Both Askham Bog and Pike Hills form an integral part of migration routes for urban / semi urban wildlife to more rural area.	10304/	
	Objection – threatens the natural history of Askham Bog.	10317/	
	Object – Development would jeopardise Askham Bog. Development is contrary to the councils policies.	10318/	
	Objection – the wildlife in the area will be irreversibly damaged as the development lies close to Askham Bog. Have recently seen loss of bird life and wildlife due to housing estate built on the old York Technical College grounds. Unfair and inappropriate to have another new housing development built in the area as this area is of such exceptional scientific interest.	10320/	
Objection –would have a devastating effect on Askham Bog even before the new Park & Ride facility has been assed. Precious piece of land needs preserving along with the green belt land adjacent for future generations to enjoy. The drains in Moor Lane can’t cope with any excessive water as it is. The whole infrastructure can	10321/		

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	cope with the extra housing and traffic. Understand it this land is Green Belt and should not be built on.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – this will threaten the integrity of the area. This site is important in retaining ecology and biodiversity on a national scale.	10326/26014	
	Objection – concerned that the development of this area does not included the proposals any infrastructure e.g. schools and additional roads. Buildings near to Askham Bog a SSSI is a radical proposal and could destroy this wonderful nature reserve.	10337/26030	
	Objection – disagree with the proposal to bring a housing development so close to a SSSI. The effect of a large development, with increased rainfall, run off from roads and hard standings, immediately adjacent to the site will undoubtedly affect drainage and the water table which will have an effect on flora and fauna. There must be more brownfield sites which can be developed.	10338/26031	
	Objection – proposals near SSSI should be withdrawn	10344/26039	
	Objection – this is the most significant site of its kind in England. It should not be put at risk whatsoever. Development would change the hydrology of the area. Potential increased disturbance by people on this land would inevitably be detrimental to the ecology of the site.	10350/26046	
	Objection – development here threatens the survival of irreplaceable peat deposits of Askham Bog. Preserving the peat is vital to understand the global warming process. The peak also needs to be preserved to continue to function as a carbon sink.	10353/26049	
	Objection – a large area of the boundary is very close to SSSI Askham Bog. More dogwalkers and people will use the site recreationally. Unmanaged access could ruin the integrity of the special site. The water level of the site will be affected by the drainage required for a housing development. Once development occurs the environment is irreversible.	10361/26055	
	Objection - Askham Bog supports an exceptionally high biodiversity. It is valued internationally, as well as locally. The importance of the site relies on the integrity of the water table. Housing proposals will irreversibly damage the hydrology. There will be an increase in unmanaged access to the site. This allocation is contrary to the councils own policies.	10364/26058	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – this will have an impact on hydrology, the nature reserve and the surrounding area.	10387/26081	
	Objection – Askham Bog supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species, and the only regional populations of many others. It is highly valued both by the population of York and by a national and international community of naturalists and ecologists. The importance of the site is entirely dependant on the integrity of the local water table and it is exceptionally sensitive to the disturbance of that, concerned that these housing proposals will irreversibly damage the water supply of Askham Bog and its special interest will be lost. There has been no information presented to indicate this will not be the case. This allocation is contrary to the councils own policies regarding the protection of biodiversity and the Sites of Special Scientific Interest.	10394/	
	Objection – the long established wildlife habitat will be damaged as a result of development. Askham Bog is an internationally recognised exceptional wildlife habitat. The site is entirely dependant on the local water table and the construction of a large housing estate is likely to alter the water table . large scale recreational use, including dog walking will damage the fragile site. There is the safety of unsupervised children to consider.	10399/26095	
	Objection - Green Belt land should be left intact. Building near an SSSI is unthinkable. Brown field sites should be used for housing.	10403/	
	Objection – Askham Bog is highly valued as an area of biodiversity. It is a concern that that housing proposals will damage the hydrology. No information suggests that this will not be the case. Askham Bog is too small and fragile to cope with high volume access.	10405/	
	Objection – concerned that residential building next to an important, diverse, fragile environment is being considered, despite the council’s aspirations to protect such sites.	10407/	
	Objection – Askham Bog is a very special place, rare habitat (lowland bog). Any alterations to local hydrology will potentially irreversibly ruin the reserve. Development brings pollution, blown litter.	10410/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – Askham Bog has special significance. Healthy populations of numerous nationally rare species, and the only regional of others. Valued but national and international naturalist and ecologists. Importance of the site is dependent on the local water table. Concerned housing will irreversibly damage hydrology of the bog. Also increase in recreational access on the reserve – likely to be unmanaged Askham bog is too small and fragile to cope with high volume. Site should not be considered as will result in loss of wildlife, contrary to councils own policies on protection of biodiversity.	10411/	
	Objection – Green Belt land. Traffic is extremely slow currently. Development will damage Askham bog.	10424/	
	Objection – development will cause further loss of green belt, alter water table, cause more water run off, exacerbate flooding. Severe increase in traffic and pollution. More pressure on infrastructure. Disastrous effect on Askham Bog. Please do not proceed.	10452/	
	Objection- unacceptable encroachment on green belt land. The hydrological requirements of the bog and development clearly conflict. Moor lane grows busier and at peak times seems jammed. Pollution will increase as a result. Woothorpe school and medical practices are under pressure. Woodthorpe has a natural boundary at Moor Lane, more development will create congestion and unsustainable demand on services.	10472/22589	
	Objection – increase in unmanaged access, will end up destroying the sensitive site. Recognised for its rare species. Damage will be irreversible.	10477/	
	Objection - increase in unmanaged access, will end up destroying the sensitive site. Recognised for its rare species. Damage will be irreversible.	10478/	
	Objection – supports bio diverse habitat. Dependant on local water table.	10482/22618	
	Objection – important reserve has been recognised as a unique habitat for many years. SSSI supports a high biodiversity with large populations of nationally rare species. The importance of the site is dependant on the local water table, and is sensitive to any disturbance. Concerned that the proposals will irreversibly damage Askham bog. Concerned about the increase in recreational access on a fragile site. Should not be developed, as doing so would result in significant loss of the wildlife features. Allocation is contrary to the councils own policies regarding the protection of biodiversity and SSSI	10505/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Object – nationally important site for wildlife. Development would affect the water table. Increased access would damage the site. York would lose value of the critically important site	10516/	
	Objection - Askham Bog supports exceptionally high biodiversity with populations of national and regional species. Highly valued by the population of York and national and international community of ecologists. Depending the site on the integrity of the water table, irreversible damage to the hydrology of Askham Bog will be done. Huge increase in recreational access on to the reserve. Significant loss of important wildlife features. York needs a green belt.	10530/22723	
	Objection – Askham Bog is a fragile habitat, home to rare species of plants. Water table will affect the balance and be environmentally detrimental.	10531/	
	Objection - Askham Bog supports exceptionally high biodiversity with populations of national and regional species. Highly valued by the population of York and national and international community of ecologists. Depending the site on the integrity of the water table, irreversible damage to the hydrology of Askham Bog will be done. Huge increase in recreational access on to the reserve. Significant loss of important wildlife features.	10579/	
	Objection – the local road network and supporting amenities will not cope with significant numbers of additional residents. Also, this area is a SSSI, and as such, should be protected for future generations to enjoy and appreciate. All Brownfield sites should be developed before consideration of green field sites.	10583/	
	Objection - the concerns from the experts at Yorkshire Wildlife Trust speak for themselves. This is a beautiful part of the world and has been kept that way because of the respect shown to the area, its heritage and wildlife. Unclear why the council would take such risks to build on the proposed site, when there are numerous brown fields available to you along the A64 that offer excellent access to major locations and would not endanger such an historic and naturally important area.	10586/	
	Objection –the local read network and supporting amenities will not cope with significant numbers of additional residents. Also this area is a SSSI and as such should be protected for future generations to enjoy and appreciate. All brownfield sites should be developed before consideration of green field sites	10584/	
	Object – Askham Bbog is a SSSI. The wildlife would be irreversibly damaged by the	10588/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	development proposals. It supports an exceptionally high biodiversity. Has been recognised as an exceptional habitat for two centuries. It is highly valued by the population of York and by naturalists and ecologists. The importance of the site depends on the integrity of the local water table, and is sensitive to any disturbances to that. Concerned the housing proposals will irreversibly damage the hydrology of Askham bog. Allocation is contrary to the councils policy regarding the protection of biodiversity and SSSI		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – the bog is an area of exceptionally high biodiversity, and supports many rare species. The bogs are known to be carbon sinks. The condition of the bog is dependent on the local water table. Concerns that such a large development could irreversibly alter the local hydrology. Development would result in the loss of the sites scientific interest. This is contrary to the councils policies on development and SSSI's	10592/	
	Objection – development will have a detrimental effect on the reserve due to the creation of much disturbance in many ways	10593/	
	Objection – the site holds a huge amount of biodiversity, including rare species. Loved by both people and wildlife, and will be negatively affected by the building proposal. It is an SSSI, and should be treated with respect and be carefully preserved	10595/	
	Objection – Askham Bog is a wonderful reserve that houses rare species of wildlife. Worried that the housing proposals will irreversibly damage the hydrology of Askham bog and its special interest will be lost. Suggests further investigation and consultation needs to be taken to ensure the area is not at risk of losing wildlife due to the development	10598/	
	Objection – Askham Bog is a site for wildlife and wild flowers. The dense vegetation provides habitat for a variety of wildlife including damsel flies & dragon flies. It is a SSSI site and would be sensitive to changes in local environment, drainage and water tables.	10599/	
	Objection – the recent development at the park and ride has had an impact on the wildlife. There have been fewer deer seen this year. Cats especially pose a threat to birdlife. Askham bog is a treasure and a vital recreational resource for local people. This site should be rejected for the sake of future generations and wildlife in the area.	10600/20359	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – the site supports a high level of biodiversity. Site is dependant on the water table. Askham bog is too small to cope with the large number of people in the area.	10605/	
	Objection – the site supports a high level of biodiversity. Site is dependant on the water table. Askham bog is too small to cope with the large number of people in the area.	10606/	
	Objection – animals habitat would be disrupted by development. The site has historical significance. Development could do irreversible damage to the area.	10607/	
	Objection – habitat for rare species. Site could not cope with increase in people passing through. Local farmland would also be destroyed.	10612/	
	Objection – special significance of Askham Bog (nature reserve); supports an exceptionally high biodiversity. Damage of its hydrology. Concern about the huge increase in recreational access on to the reserve. Loss of important wildlife features of the site. Location is contrary to the Council's own policy.	10617(i)	
	Objection – risk for the adjacent Askham Bog. Ecology dependant on hydrology.	10618/	
	Objection – Askham Bog SSSI and ancient woodland is a very special place. Risk for water levels. Proper development of other areas with commensurate increase in facilities is possible, but not here.	10619/	
	Objection – beautiful and unique site in York, hugely important. Impact on water table and plants and animals.	10625/	
	Objection – damage to Askham Bog. Extremely important natural habitat. Many rare species of plants and animals depend on a finely balanced water table. Effect in the water table cannot be predicted through modelling. Green belt land.	10626/	
	Objection – damaging environmental impact on important habitats for local wildlife.	10630/	
	Objection – Askham Bog is an extremely diverse and delicate reserve, relying on unique hydrology for its survival. Development nearby may lead to shifts in the water table and increased foot traffic to and near the reserve. Catastrophic, causing irreversible harm.	10639(i)/	
	Objection – this land is home to much wildlife. All areas except green belt should be the first place to be developed. Whilst brown field sites will not always be large enough to allow mass housing development to be built, we should protect areas of wildlife. This is close to Askham Bog a SSSI. The proposals may cause irreversible damage to the hydrology of the bog. The bog cannot cope with unregulated access	10640/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	from extra footfall. This development contradicts the councils own policy on protecting SSSI's. The local infrastructure would not be able to cope with this very large proposal.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – there will be a lot of hard surface areas of land that will affect the natural drainage to our property. It will affect the dike that runs down to the property from the fields, goes underground and passes beneath gardens.	10650/	
	Objection - Askham Bog is not only a site of specific scientific interest but a hugely important natural site and nature reserve for the people of York. Plans to develop up to its boundaries will have a major detrimental impact on the site. The housing proposals will irreversibly damage the hydrology of Askham Bog and it's special interest will be lost. There has been no information presented to indicate that this will not be the case. There is likely to be unmanaged access from a range of locations, particularly from dog walkers and young people. Whilst large numbers of people are welcome onto many sites, Askham Bog is too small and fragile to cope with this high volume of unregulated access. The site should not be allocated for development and that doing so would result in significant loss of the important wildlife features of the site. This allocation is therefore contrary to the council's own policies regarding the protection of biodiversity and SSIs	10651	
	Objection – Askham Bog supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species, it has been recognised as an exceptional habitat for two centuries. Housing proposals will irreversibly damage the hydrology and it will be lost. Askham bog is too fragile to cope with a high volume of unregulated people accessing it. This allocation is contrary to the council's own policies.	10655/	
	Objection –the council should be even considering putting such an important, fragile, beautiful site as Askham Bog at risk from nearby development. Putting housing nearby would damage the hydrology for sure and put huge numbers of species at risk. There are very few wetland habitats in the York area and are far too precious to put at risk.	10659/	
	Objection – site must be protected. Less sensitive areas to the north.	10672/	
	Objection – few places in York which offers real experience of nature. Its loss would be short-sighted.	10688/	
	Objection – high density development. Negative impact on the area. Local amenities	10691/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	will be further stretched. Detrimental effect on the environment. Askham bog will also be affected.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Object – Askham Bog has high biodiversity. Beautiful place for residents and tourists to visit. Housing development should be made in an area which does not pose a threat to the nature reserves.	10692/	
	Object – the area cannot sustain further housing growth. Traffic problems will increase. Development will have a disastrous effect on Askham bog.	10694/	
	Objection - would add to the already congestion of traffic in this area. Many homes in Moor Lane suffer flooding during heavy rain. If you build more houses this will only make the situation worse no matter how many drains you may install. Do we really need any more houses when there are so many unoccupied Askham Bog is a green belt and as such not be developed.	10697/	
	Objection –concerns about the likely effect on the nearby Askham Bogs, an area of special, and quite rare, importance. If the fields were to be developed, human interference would be inevitable. Pollution would almost certainly occur during the construction period and upon completion. Such a delicate area would no doubt be affected irreversibly.	10708	
	Objection- building next to Askham Bog, a site of special scientific interest, could quite easily change the water levels. Development within 50m of this historic site would definitely affect wildlife entering and exiting the site.	10713/	
	Objection- concerns that these proposals would have a detrimental effect on Askham Bog SSSI. There are not a large number of areas that have such significance in relation to wildlife and the exceptional habitation. There is concern that the sites local water table will be damaged, and irreversibly so, by disturbance caused from any housing undertaken in the vicinity. The council protects, through its own policies, the protection of biodiversity and sites of Special Scientific Interest and feel that the development proposed would contradict this.	10722/	
	Objection- disruption to local traffic both during construction and afterwards, the quality of living will be dramatically reduced for both local residents and the wildlife forced from their natural habitat.	10723/	
	Objection – will cause environmental problems to a natural gem, Askham Bog. Housing will affect the balance of the water table in the bog. The housing project will affect the bog and surrounding areas.	10740	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – Askham Bog supports an exceptionally high biodiversity with healthy populations of numerous nationally rare species. It is a beautiful place for York residents and tourists to visit and very valuable to naturalists and ecologists. The potential threat to this area posed from changes to the local water table and additional recreational and unmanaged access to the site should prevent this development from going ahead.	10741	
	Objection – one of York's few places of exceptional biodiversity. It is important for educational purposes. Wildlife is important to communities and to the environment.	10752/	
	Objection – to the inclusion of both the recommended allocation ST10 and the proposed boundary change. The site should not be included in order to protect Askham Bog, one of the most bio diverse sites in Yorkshire. Building a large housing estate next to it will cause irreparable damage. The natural environment on a beautiful area of York’s Greenbelt will be destroyed when it should be strongly protected. The area is valued by people of all ages and important to the health and wellbeing of those living nearby in Woodthorpe and Acomb. The infrastructure won’t be able to cope. Moor Lane is already clogged with traffic at the ring road and Askham Bar in the morning. The Park & Ride has made this worse and the roads cannot accommodate an increase to the volume of traffic. The Area is prone to flooding, especially opposite Alness Drive. Building will exacerbate this problem.	10712/	
	Objection – opposed to the proposals	10760/	
	Objection – Askham Bog is one of the most biodiverse sites in Yorkshire. Development of this site would be contrary to Section 28G of the Wildlife Countryside Act 1981. The Act states that a public authority must ‘take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of flora and fauna or geographical and geological features of the SSSI’. The allocation of a site for a large housing development next to an SSSI is completely contradictory. ST10 would irreversibly damage Askham Bog SSSI and Ancient Woodland and that neither the potential developers nor the local authority have demonstrated how this could be avoided, mitigated or compensated for.	10771/20057	
	Objection – in support of the Yorkshire Wildlife Trusts objections. The site is SSSI and important to the people of York and others who have an interest in maintaining the exceptional biodiversity of the area and protecting British wildlife.	10786	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – development would affect the hydrology of Askham Bog.	10787/	
	Objection – building next to the delicate eco system will destroy it.	10795/	
	Objection- sad that decisions are made to utilise common land with a serious threat to biodiversity and natural habitats.	10804/	
	Objection- the impact on the local area and the environment would be massive. Impact on drainage and school places and traffic problems. This many houses will have a big impact on the local area. The local Askham Bog is a site of major importance for wildlife and this should not be interfered with in any way.	10807/	
	Objection- lack of suitable infrastructure in York already from roads, hospitals and schools. One major issue which must be addressed prior to any movement on the local plan is drainage. The risk of damage increases exponentially with the scale of house building proposed. The issue must be addressed as it stands now, without making issues worse. In addition, Part of what makes York what it is, is its surrounding green belt. To destroy this and the nature that is currently living there id just wrong.	10814/	
	Objection- would be a shame to over-develop on greenbelt sites on the scale proposed, It attracts visitors from all over the world by protecting the city and its heritage. Do have to continue to provide housing but should try to avoid green belt.	10826/	
	Objection- would have a massive impact on the traffic volumes on Moor Lane. Increases risk of accidents on an already busy road during rush hour. The existing farmland acts as a greenbelt between Askham Bog SSSI and Moor Lane. It is essential that all of this land is retained. Building on the land adjacent to Askham Bog will massively affect the hydrology. A sensitive habitat needs sensitive management and increasing access to this unmanned site would be a disaster. It would be impossible for a development not to have a huge impact on the approach to the city from the west. Whatever the size/depth of a buffer zone, there will be an impact on a hugely sensitive area. The office acknowledges this impact by stating “a green buffer will broadly help reduce ecological impacts or disturbance impact”. Reducing the impact is not enough.	10862/	
	Objection – this is a low area for drainage and development could cause flooding of Pike Hills golf course and the Knavesmire. If the racecourse floods this could prevent horseracing and affect York’s economy.	10864/21478	
Objection- concerns that the unique site of special scientific interest which is	10865/		

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	Askham Bog is under threat from a proposed housing development. Building houses so close to the reserve will disrupt the water table and destroy those features which make it such an exceptional site. Once gone its gone forever. It is a haven for many rare species.		
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection- threat to Askham Bog, a site of special scientific interest. Askham Bog is highly valued by both local people as a place to walk and enjoy nature and by national and international naturalists and ecologists. Askham Bog is dependant entirely on the integrity of the local water table and concerns that the housing proposal will irreversibly damage this balance. The proposal is also contrary to the Councils own policies regarding protecting biodiversity and sites of special scientific interest. Such a large housing development would put a further huge strain on the traffic using Moor Lane and the Askham Bar Tesco roundabout which is already overloaded, especially at certain times of the day.	10882/	
	Objection- Askham Bog supports an exceptionally high biodiversity. It is highly valued by the population of York and by a national and international community of naturalists and ecologists. The importance of the site is entirely dependant on the integrity of the local water table and it is exceptionally sensitive to any disturbance of that. Concerns that the housing proposals will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. There has been no information presented to indicate that this will not be the case. Site should not be allocated for development and doing so would result in significant loss of the important wildlife features of the site.	10884/	
	Objection- traffic on Moor Lane leading on to the Askham Bar roundabout at peak times is at saturation point. All entering onto one roundabout is unacceptable. The infrastructure in this area will not be able to cope with more housing. Any proposal which endangers SSSI should be rejected, even the proposed buffer zone is not enough to guarantee the delicate balance of the area. Concerns about the effect the development will have on the course and the neighbouring area. Proposed buffer zone of 150 yards will not be sufficient to ensure the safety of the public or the property bordering the courts. The effect on the club of this change will be very serious both financially and for the course layout/development.	10886/	
	Objection- Moor Lane is already a dangerous road and to add traffic to this will only make things worse. Adding more residents will create more patients and will put a	10889/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
	<p>strain on these already limited services. Local schools will also be unable to cope. Askham Bog is a nature reserve with many rare species of animals, insects and birds. Bringing increased numbers of residents and visitors to the area will have a disastrous effect on wild life. The fields between the bog and Moor Lane are also rich in wildlife. The area is also home to several species of bat. There is a beck in the field opposite my home which is also home to a massive amount of wildlife. Increasing the number of people will bring with it a lot of social problems including increased crime, increased demand for youth entertainment and increased call on services such as the police, ambulance service and hospitals. Houses will take a long time to build and there will be much disruption and noise/air pollution in the time it takes. York has many brown field sites which are ripe for development. The council should approve building on these and not ruin a beautiful wildlife and rich residential area like Moor Lane and Askham Bog. The green belt should stay as it is.</p>		
<p>ST10 Land at Moor Lane, Woodthorpe (continued)</p>	<p>Objection- hugely important sites for current and future generations to enjoy and also for the intrinsic value of the nature that calls these sites home. There is so little high quality wildlife habitat left in York area it is crucial that we save what little is left. Look instead to brownfield sites around the city which provide less damaging solutions to the housing shortage.</p>	10891/	
	<p>Objection – despite the concerns of many people the site referred to as ST10 Moor Lane is still included in the Plan. Concerned about the existing traffic problem that will be exacerbated by the building of more houses in this area. There is already far too much traffic on Moor Lane. There are many brownfield sites that could be used instead, and the old Council Offices could be converted into flats, thus alleviating the need for people to travel into the City for work. The public footpath across the fields to the A1237 will also be included in the development, thus spoiling the pleasant walk through the fields and the wildlife one see there. Also concerned about the effect this will have on Askham Bog, emphasise the concerns of Yorkshire Wildlife Trust.</p>	10912/	
	<p>Objection –the 150 metre ‘buffer’ that is proposed to surround this area of SSSI seems inadequate to protect this special site. If building and public access is allowed too close to the Puke Hill Golf Club, then changes will be required to the well-established course layout – resulting in huge expense and the potential risk to financial viability.</p>	10918/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – opposed to use of Green Belt land. 2,000 new homes built on the proposed land would have a massive impact on the traffic volumes on Moor Lane. Increased risk of accidents on an already busy road during rush hour. The existing farmland acts as a Green Belt between Askham Bog SSSI and Moor Lane. It is essential that all of this land is retained as a protective Belt. Building on land adjacent to Askham Bog will massively affect the hydrology. The bog is unique and if building goes ahead it is likely that it will start to 'die'. It would be impossible for a development not to have a huge impact on the approach to the city from the West. Whatever the size/ depth of a buffer zone, there will be an impact on a hugely sensitive area.	10924/	
	Objection – site contains important biodiversity. Develop brownfield sites first.	10954/	
	Objection – countryside and wildlife in danger. SSSI, which must be protected.	10959/	
	Objection – impact on SSSI.	10961/	
	Objection – site of rare wildlife.	10962/	
	Objection - not a suitable site because it is an area that comprises underlying heavy clay, with a very high water table where the effects of measures taken to introduce drainage are at best unpredictable. The outcomes of drainage of the area put at risk Askham Bog SSSI, where it seems unlikely that adequate measures can be taken to protect the site, and the local residential area. Concerned that drains and sewers, already insufficient, will not be able to deal with consequent risk of flooding if the area is further developed.	11219/	
	Objection - concerned that the proposed housing development will irreversibly damage the hydrology of Askham Bog and its special interest will be lost. Concerned about the increase in disturbance to the reserve from unmanaged access by dog walkers etc. Whilst visitors are permitted onto the reserve, a significant increase in numbers on such a fragile site as this will be damaging. As a site for future development is therefore contrary to the Council's own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.	11255/	
	Objection - however carefully the planners may try to protect the sites, the pressure of nearby human habitation will inevitably result in compromising them and the delicate balance of wildlife which has been built up and preserved over decades. Litter, water pollution, encroachment, disturbance, walkers, dogs, cats, rats, pigeons - this will damage these sites forever.	11290/	

**York Local Plan Further Sites Consultation – Summary Of Responses
Non FSC - ST10 (continued)**

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
ST10 Land at Moor Lane, Woodthorpe (continued)	Objection – damage the ecosystem.	11352/	
	Objection – flooding issues. SSSI needs the surrounding area undeveloped in order to survive. Development in the area will decrease the area available to absorb water. Considerable drainage would be required. Increase in traffic. Roads not designed for the level of increase.	11353/	
	Objection – damage of Askham Bog. Historic site of special scientific interest due to its high water table.	11374/	
	Objection – impact on the delicate ecosystem, drainage of the wetland area. Alternative places of construction.	11389/	
	Objection – rare and unique fauna and flora. Importance of the integrity of the water table. Immeasurable damage to the environment of the bog. Green Belt land should be protected.	11395/	
	Objection – there are concerns about the proposed development adjacent to Askham Bog, an environment of substantial biodiversity rarely seen in a city the size of York. A valuable resource for students studying biology and geography at York College. The environmental impact of the proposed development is likely to be devastating and recoverable, as the area is small and not adjacent to similar habitats.	11400/	
	Objection – permanent loss of green belt area. Permanent loss of wildlife habitat. Numerous better suitable sites in York. The area has sufficient facilities for existing residents, which cannot facilitate extra residents.	11405/	
	Objection - against developing the Green Belt area of York (ST10 Moor Lane).	Petition 3	