



YORK

CITY OF YORK
LOCAL PLAN

Further Sites Consultation
Appendix 1: Residential and Employment
Site Selection Methodology
June 2014

Appendix 1: Residential and Employment site Selection Methodology

Contents

A1.1 INTRODUCTION.....	2
A1.2 METHODOLOGY.....	2
A1.2.1 CRITERIA 1: ENVIRONMENTAL ASSETS.....	2
A1.2.2 CRITERIA 1: (ENVIRONMENTAL ASSETS) SUMMARY.....	8
A1.2.3 CRITERIA 2: OPENSOURCE RETENTION.....	9
A1.2.4 CRITERIA 3: – GREENFIELD SITES IN AREAS OF HIGH FLOOD RISK.....	9
A1.3 DETAILED FLOW DIAGRAM OF CRITERIA 1-4 AND ENVIRONMENTAL CONSIDERATIONS.....	10
A1.4 SELECTING THE MOST SUSTAINABLE SITES.....	14
A1.5 TECHNICAL OFFICER GROUP.....	15

A1.1 Introduction

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

A1.2 Methodology

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

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

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

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

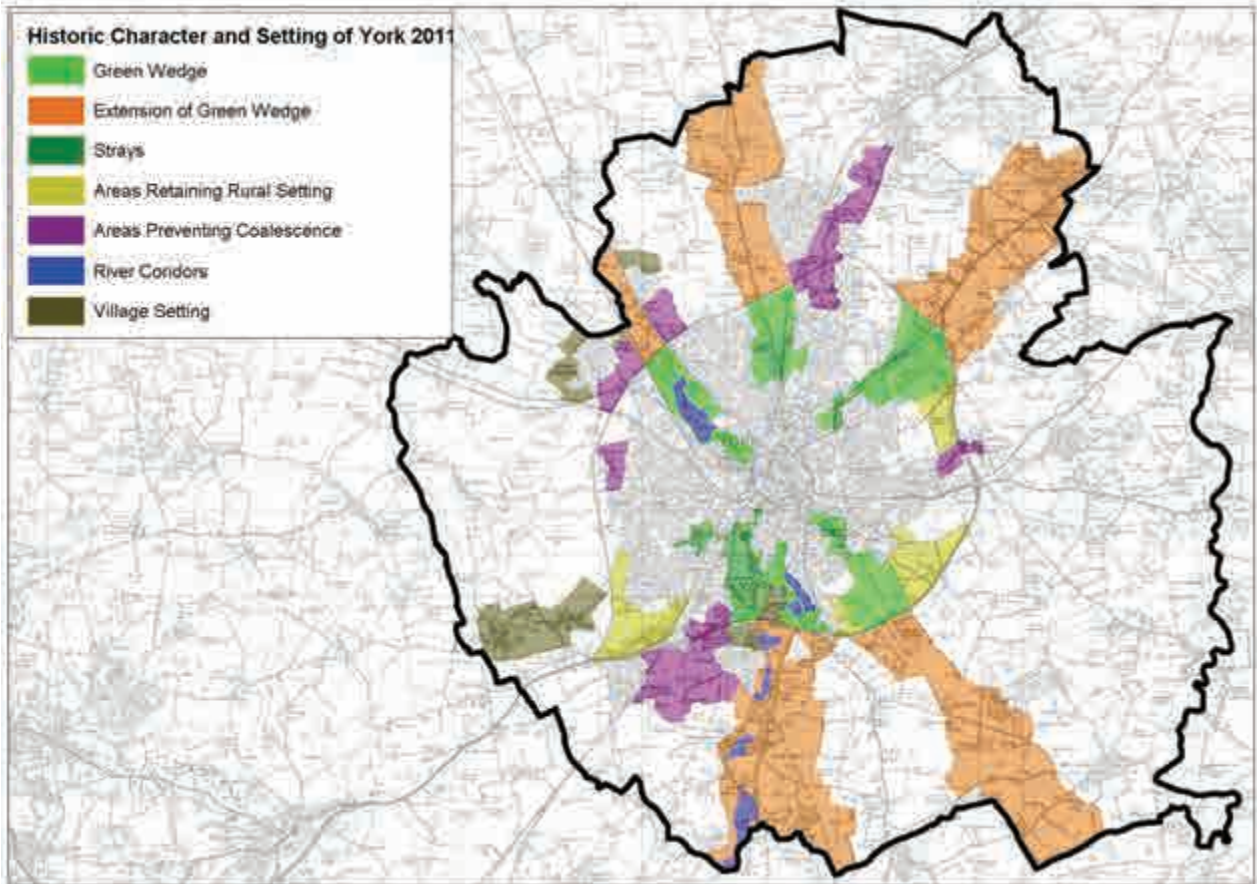
A1.2.1 Criteria 1: Environmental Assets

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

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

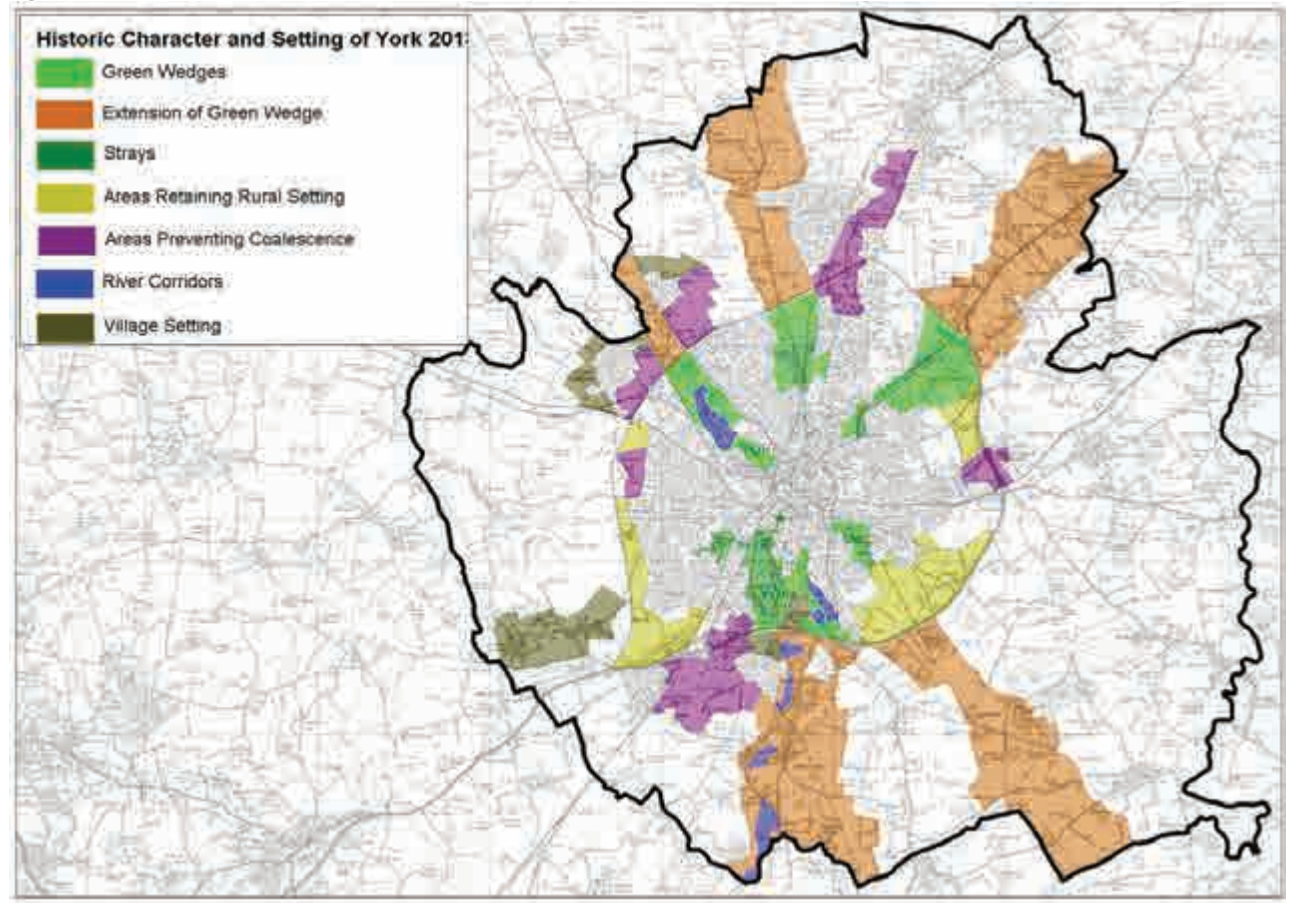
Source: The *Approach to the Green Belt Appraisal (2003)* study and the *Historic Character and Setting Technical Paper (2011)*. Both available to download from the Council's website.

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



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

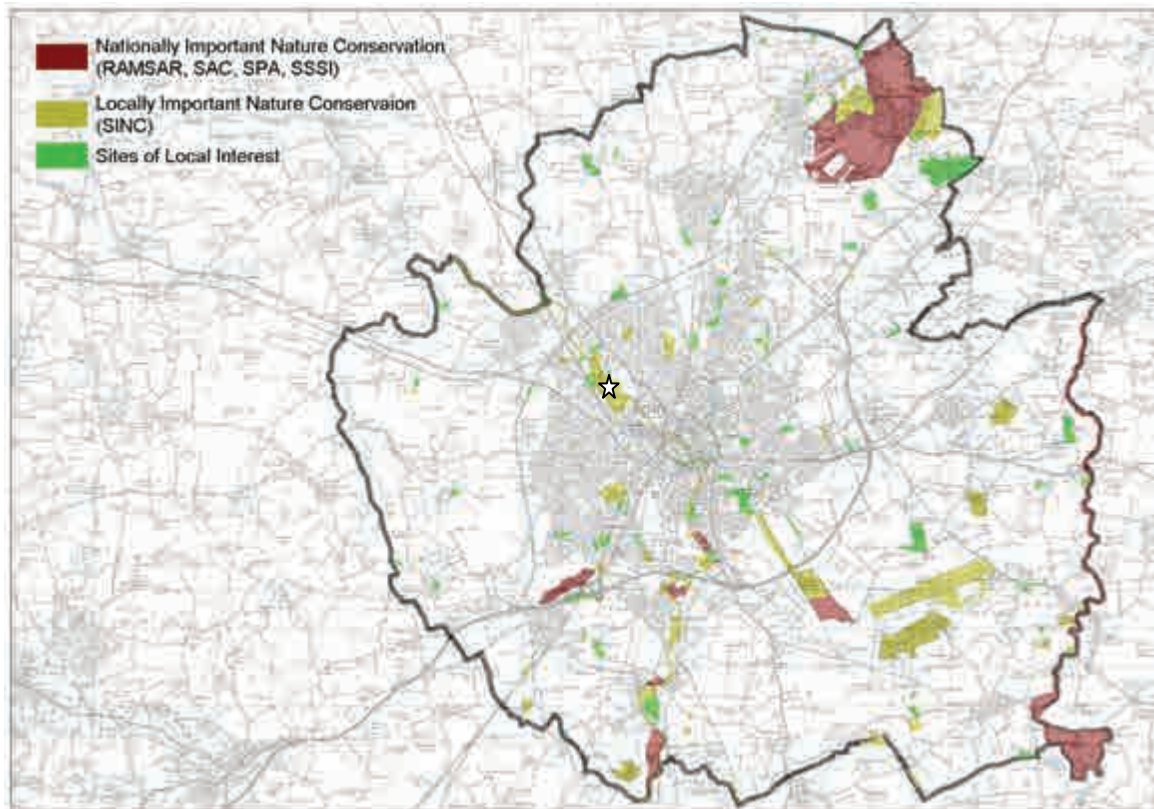
Figure A1.2: York's Green Belt Character Areas (2013)



2) Nature Conservation, Regional Green corridors, Ancient woodlands

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

Figure A1.3: York's Nature Conservation Sites as at October 2012 (Site Selection Paper Baseline)

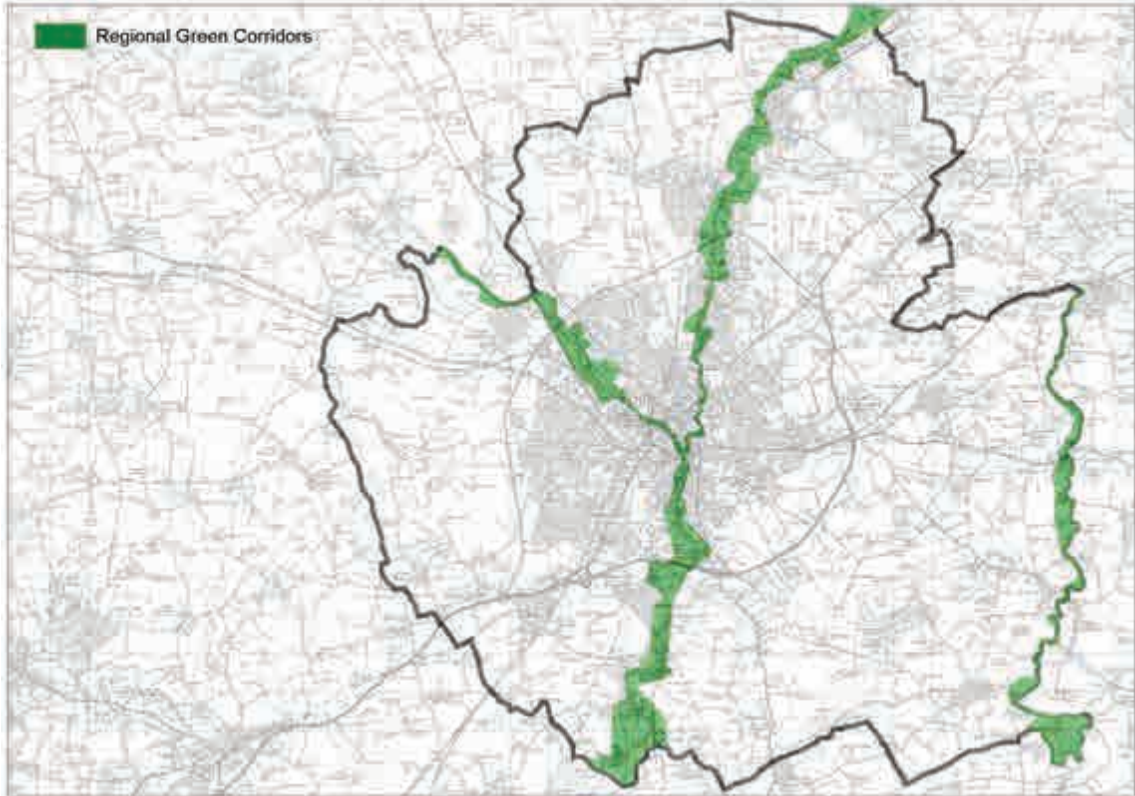


Since October 2012 Natural England have notified Clifton Ings and Rawcliffe Meadows (Shown as a star (☆) above) as a SSSI. It is a nationally important site for its lowland meadows with species-rich neutral grassland and for the critically endangered tansy beetle *Chrysolina graminis*. Lowland meadows and tansy beetle are included on the lists of habitats and species which are of principal importance for the conservation of biodiversity in England, as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. While the further sites submitted have been evaluated against the October 2012 baseline (the site was already acknowledged as one of SINC quality) this new notification of national importance has been a consideration while assessing any potential new sites in the vicinity.

Regional Green Infrastructure Corridors

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

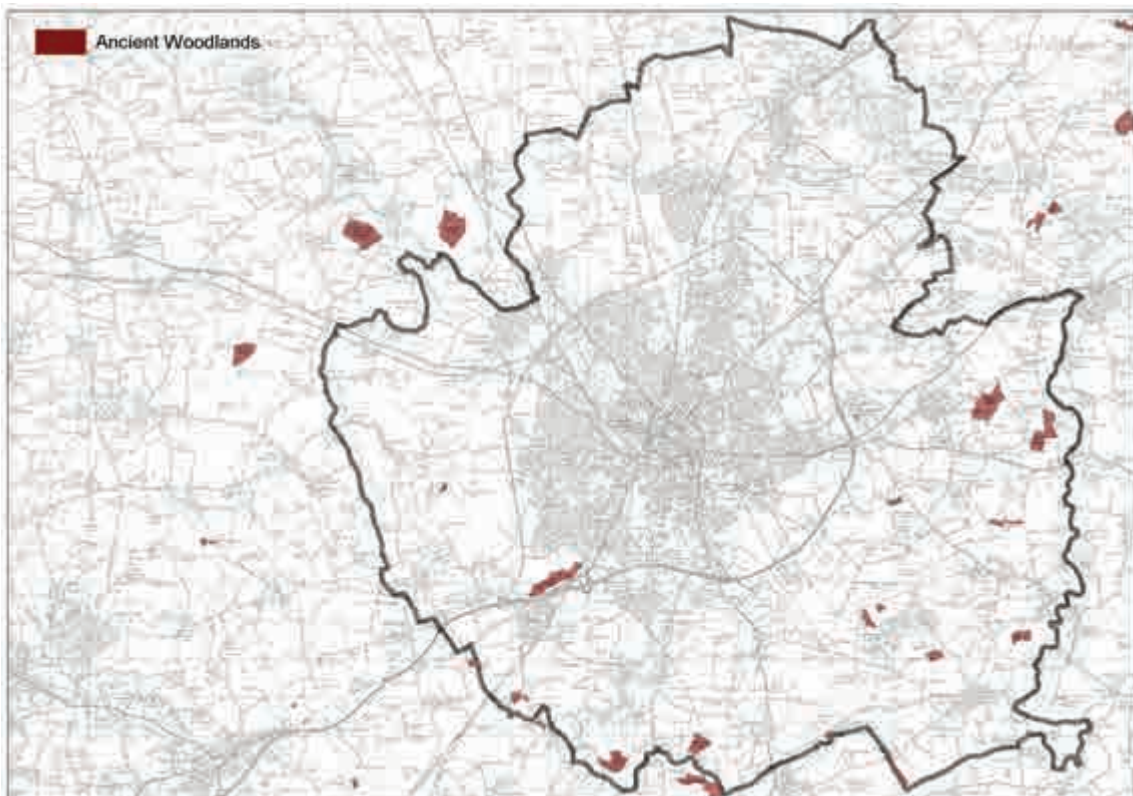
Figure A1.4: Regional Green Infrastructure Corridors



Areas of Ancient Woodland

Source: CYC dataset.

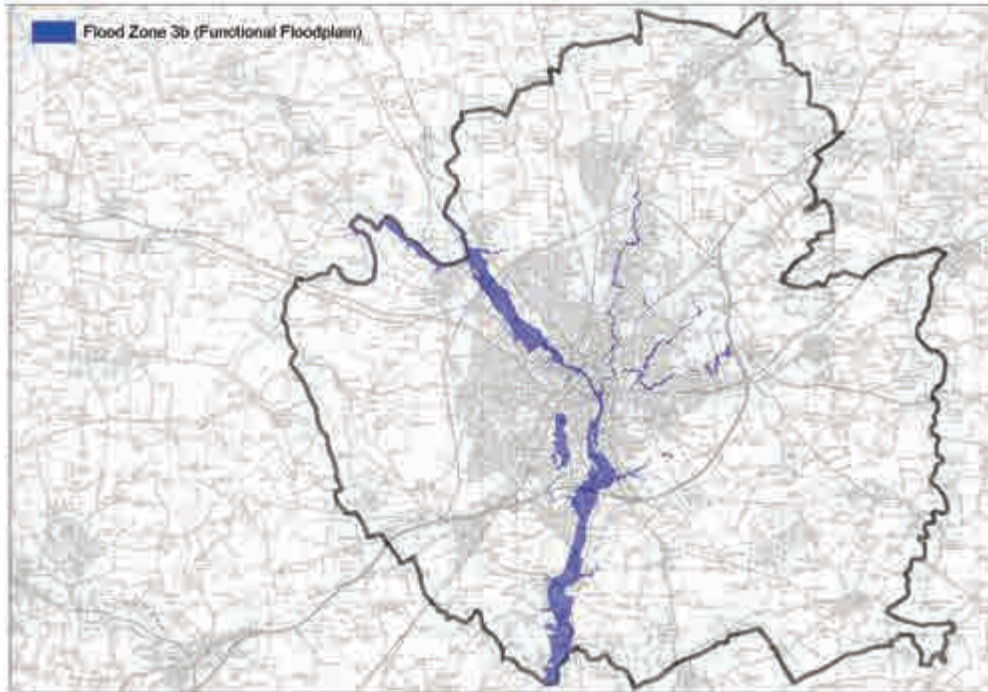
Figure A1.5: Ancient Woodlands



3) Functional Floodplain

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

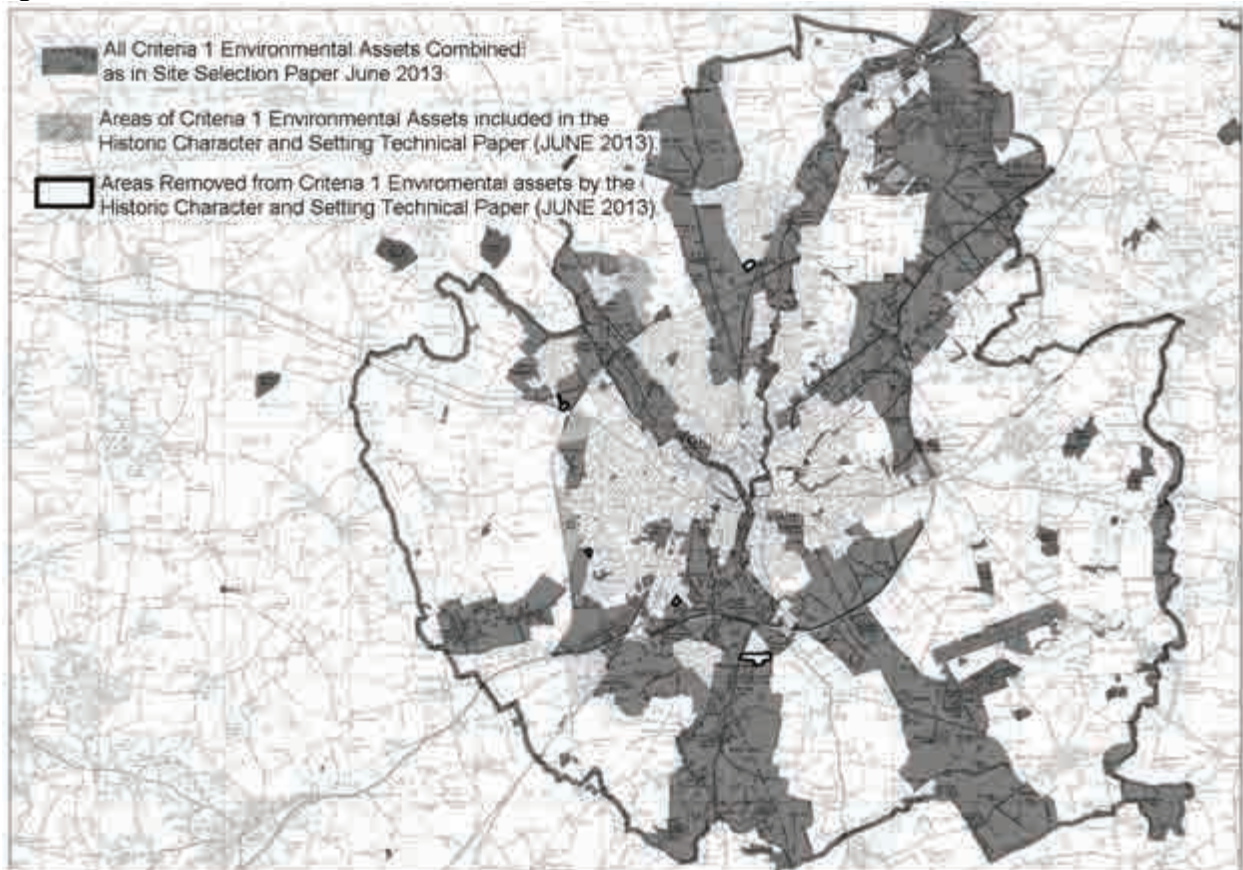
Figure A1.6 Functional Flood Plain (flood zone 3b)



A1.2.2 Criteria 1 (Environmental Assets) Summary

Figure A1.7 shows the criteria 1 environmental assets in combination to illustrate the combined area which it is considered should be protected from future development. It also highlights the changes made to Historic Character and setting designations as published in the *Historic Character and Setting Technical Paper (JUNE 2013)* as part of the Local Plan Preferred Options Consultation in summer 2013.

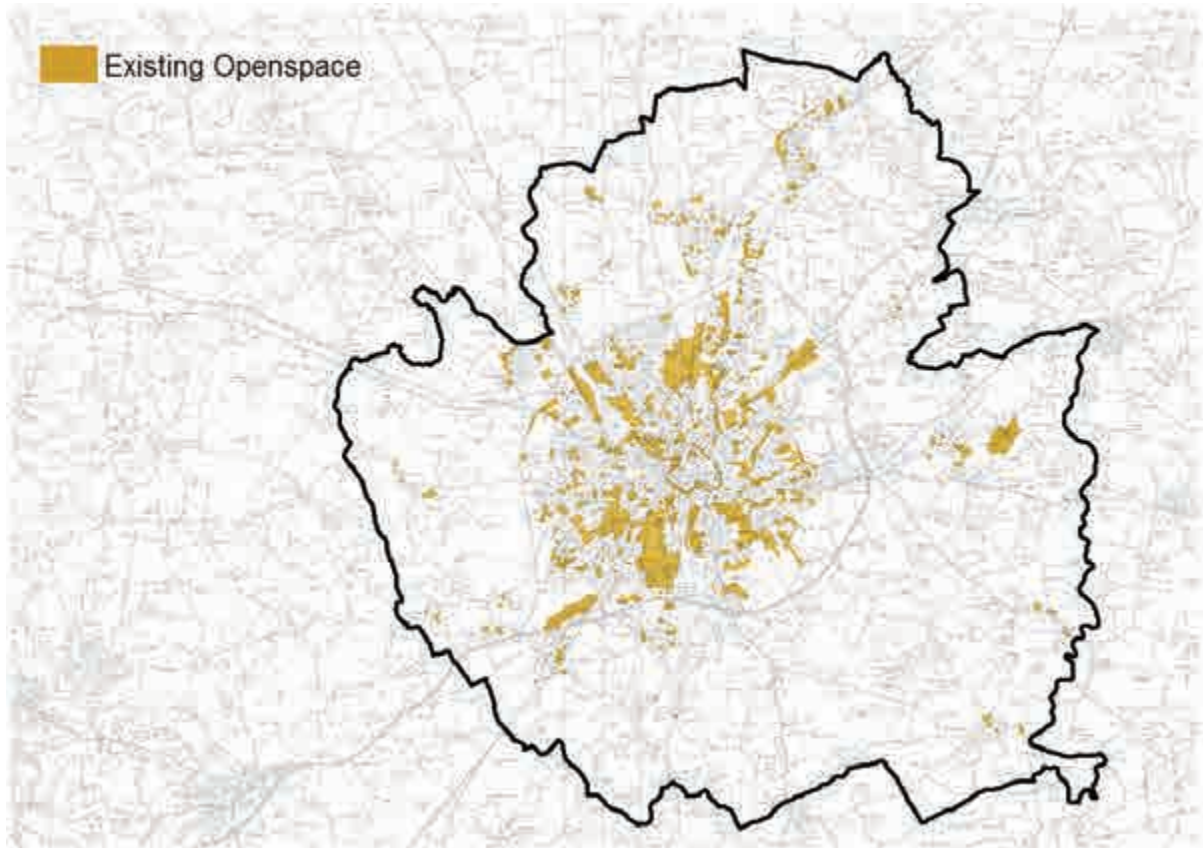
Figure A1.7 All Environmental Assets combined



A1.2.2 Criteria 2: Openspace Retention

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

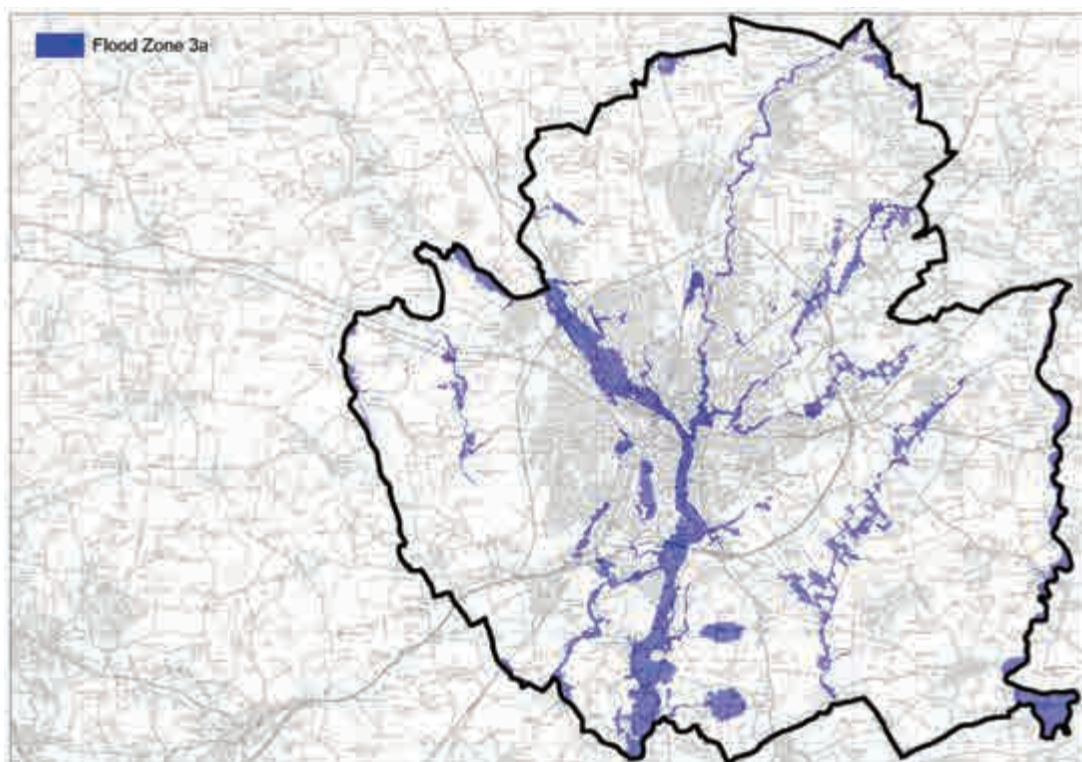
Figure A1.8: Open Space



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

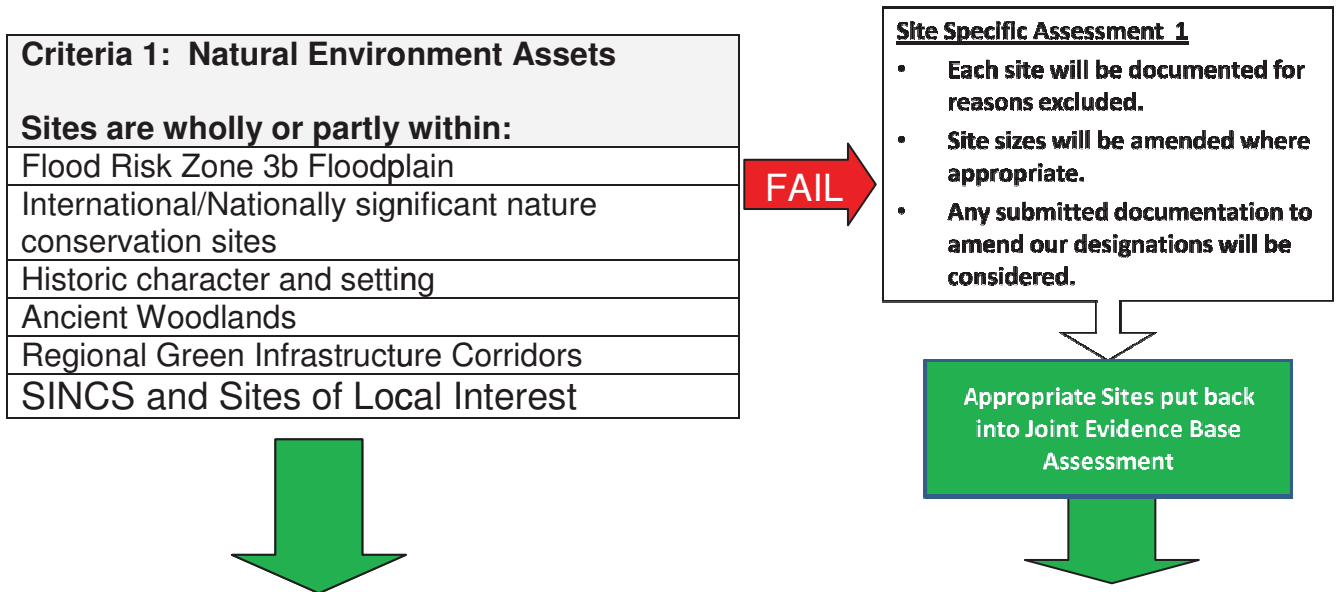
Source: Strategic Flood Risk Assessment and Site information

Figure A1.9: Flood Zone 3a



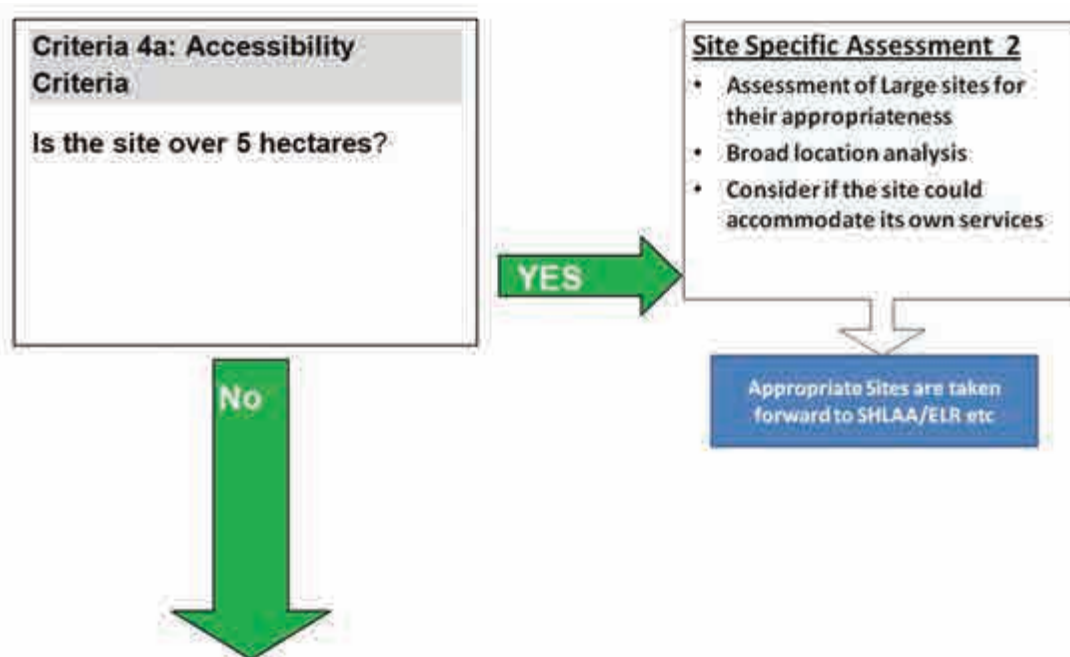
A1.3 Detailed flow diagram of Criteria 1-4 and Environmental Considerations

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



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

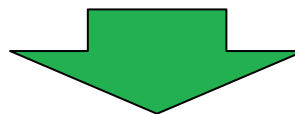




	Distance	Housing Score	Employment Score
Number of residential properties within	400m 800m		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Location of site	<input type="radio"/> City Centre <input type="radio"/> Edge of centre <input type="radio"/> Neighbourhood Parade <input type="radio"/> District Centre <input type="radio"/> Surburban <input type="radio"/> Village		
Service Accessibility			
Nursery Care Provision	400m No barriers	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 4
	800m partly no barriers / 400m with barriers	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	800m with barriers	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Primary School	400m wholly within	<input checked="" type="checkbox"/> 5	
	400m partly within	<input checked="" type="checkbox"/> 4	
	800m wholly within	<input checked="" type="checkbox"/> 3	
	800m partly within	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Secondary education	400m No Barrier	<input checked="" type="checkbox"/> 5	
	800m No Barrier	<input checked="" type="checkbox"/> 4	
	400m with barriers	<input checked="" type="checkbox"/> 3	

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

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



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

A1.4 Selecting the most sustainable sites

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

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

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

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

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

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

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

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

Employment Score Stage 2

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

A1.5 Technical Officer Group

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

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

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

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

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