



YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 2: Residential Site
Assessment Proformas
June 2014

Appendix 2: Residential Site Assessment Proformas

Contents

A2.1 INTRODUCTION	1
A2.2 OUTCOMES SPLIT BY CRITERIA	2
A2.2.1 SITES SUBMITTED UNDER THRESHOLD	2
A2.2.2 RESIDENTIAL SITES WHICH FAILED CRITERIA 1	2
A2.2.3 RESIDENTIAL SITES WHICH FAILED CRITERIA 2	4
A2.2.4 RESIDENTIAL SITES WHICH FAILED CRITERIA 3	4
A2.2.5 RESIDENTIAL SITES WHICH FAILED CRITERIA 4	4
A2.2.6 SITES WHICH FAILED CRITERIA 1,2 ,3 OR 4 BUT SUBMITTED EVIDENCE OR WERE OVER 100 HA	5
A2.2.7 RESIDENTIAL SITES TAKEN TO TECHNICAL OFFICER GROUP.....	6
<i>Failed technical Officer group:.....</i>	<i>6</i>
<i>Passed Technical Officer group.....</i>	<i>7</i>
A2.3 RESIDENTIAL SITES - DETAILED PROFORMAS AND MAPS	7

A2.1 Introduction

This Appendix sets out the results of the assessment undertaken for Residential sites as per the methodology outlined in **Section 2.1** and **Appendix 1**.

A2.2 Outcomes split by Criteria

This section splits the site assessment outcomes by the different criteria used to assess the sites. Full site details are provided in proformas in section 2.3.

A2.2.1 Sites submitted under threshold

The threshold for site assessment is 0.2 hectares. The following sites were submitted for residential use but not analysed due to being under this size threshold.

Site ref	Site name
734	Hawthorn Farm, Wetherby Road, Rufforth

A2.2.2 Residential sites which failed Criteria 1

The following table sets out the sites which failed Criteria 1: Natural Environmental Assets.

Site ref	Site name
67	Land at Millfield Lane
84	Land at Knapton lane, Knapton
88	Land at Villa Pond, Wigginton Road
112	Brook Nook, Osbaldwick Way
114	Land at Crompton Farm
115	Crompton Farm
139	Biorad
175	Land at Askham Bryan
184	Land South of the A1237 (submission refers to site as land north of new earswick)
185	Land South of Tadcaster Road
207	Land at Temple Lane North
210	Land north of Askham Richard
215	Land at Manor Close Upper Poppleton
219	Skelton Park Golf Club

Site ref	Site name
221	Agricultural land Sim Balk lane
262	Land at Acaster Lane
263	Land Rear of Hopgrove PH
294	Amalgamated sites north of Bishopthorpe
304	Amalgamated sites north of Murton Way
719	Terry Car Park
720	Land East of Terrys
736	Land to RO of Hilbra Ave, Haxby
739	The Old Rectory, Moor Lane, Haxby
740	South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe
743	Land south of Appleton Way, Bishopthorpe
746	Temple Garth Hughes land Copmanthorpe
747	Elm Tree Farm Elvington
751	Off Fordlands Road, Fulford
759	North of Vicarage Lane, Naburn
760	Rear of the Walled Garden, Naburn
761	Temple Lane, Copmanthorpe
765	Placepot Corner, Sandy Lane, Stockton-on-the-Forest
766	112 Strensall Road, Earswick
767	Land East of A19 (Selby Road) Fulford
769	Oaktree Nursery, Upper Poppleton
774	North of Railway Line adj Millfield Lane
775	Land at Boroughbridge Road /Millfield Lane Site 1
783	Land at Crompton Farm
784	Crompton Farm
792	Land off Askham Lane

A2.2.3 Residential Sites which failed Criteria 2

The following table sets out the sites which failed Criteria 1: Openspace retention.

Site ref	Site name
173	Land at Bishopthorpe
176	Land at South of Station Road Haxby

A2.2.4 Residential Sites which failed Criteria 3

No sites were entirely eliminated for failing Criteria 3.

A2.2.5 Residential Sites which failed Criteria 4

The following table sets out the sites which failed Criteria 4: Access to Services and Transport.

Site ref	Site name
13	Station Yard at Wheldrake
43	Land at Hull Road Dunnington
44	Common Lane Dunnington
76	Duncombe Farm Strensall
83	Main street, Knapton
179	Whiteland Farm, Haxby
206	Land at Moor Lane Copmanthorpe
220	Land at Wetherby Road Knapton
621	RO Blue Coa741t
721	Moor Villa Farm Paddock, Hessay
745	Intake Lane, Acaster Malbis
754	Land to the West of Strensall Road, Earswick
755	Land to the East of Strensall Road, Easwick
762	Sycamore Barn and Fir Tree Farm
768	Land t the west of Moor Lane Copmanthorpe
770	Land at Deighton York
771	South of Colton Lane, Copmanthorpe

773	Land north of Skelton Village
780	Sites south of Knapton openspace
781	Foss Bank Farm
782	Foss Bank Farm
796	Outskirts of Knapton Village

A2.2.6 Sites which failed criteria 1,2 ,3 or 4 but submitted evidence or were over 100 ha

The following table sets out the sites which did submit additional evidence and were taken forward to Technical Officer Group. The outcomes for these sites can be found under Technical Officer Group outcomes.

Site ref	Site name
137	Land at Heworth Croft
165	Westfield Lane Wigginton
167	Shipton Road (Clifton Hospital)
182	Old School Playing field
606	Elvington Airfield
764	Land West of Millfield lane, Upper Poppleton
777	East of Easwick Village

A2.2.7 Residential Sites taken to Technical Officer Group

The following sites were taken to the Technical Officer Group. Technical Officers provided comments and identified issues for considering whether the site has potential for development.

Failed technical Officer group:

The following sites failed technical officer comments. A full analysis is contained in the detailed site proforma.

Site ref	Site name
9	Land at corner of Common Road/Hassacarr Lane, Dunnington
30	Land at Intake Lane Dunnington
138	York St John University Playing Field, Hull Road
170	Pond Field Heslington
171	Lime Tree farm, Heslington
180	Malton Road
191	Land off Avon Drive Huntington
200	Severus Hill
216	Land at Shipton Road, Skelton
250	South of A59
297	Land to RO Main Street Elvington
767	Rufforth Airfield, south of Southfield Close
737	Stockhill Field, west of Whurch Balk, Dunnington
738	Land on south side of Intake Lane Dunnington
742	Poppleton Garden Centre
744	Bull Balks, Dunnington
748	Adj. Stamford bridge Road, Dunnington
749	North of Riverside Gardens, Elvington
752	Wheldrake East Field
753	Behind Manor Farm, Rufforth
758	Broad Highway, Wheldrake
763	Land West of Upper Poppleton
778	Land West of Chapelfields
788	Westfield Lane, Wigginton

789	Land to west of Beckside, Elvington
790	Northfield, North of Knapton

Passed Technical Officer group

The following sites passed technical officer comments. A summary of these sites is contained within the main consultation document and in section A2.4 of this appendix.

Site ref	Site name
125	Morrell House
183	Land to the North of Escrick
187	Land to North of Stockton Lane
298	Amalgamated sites at Connaught Court
733	The Old Vinery, Cinder Lane, Upper Poppleton
757	Haxby Hall EPH
779	Land at Boroughbridge Road, Millfield Lane

A2.3 Residential Sites - Detailed proformas and maps

The following section has all of the site proformas listed in reference order.

Site Ref	Site Name	Appendix 2 Page Number
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	12
13	Land at Station Yard, Wheldrake	14
30	Land at Intake Lane Dunnington	15
43	Land at Hull Road Dunnington	17
44	Common Lane Dunnington	18
67	Land at Millfield Lane	19
76	Duncombe Farm, Strensall	20
83	Land at Main Street, Knapton	21
84	Land at Knapton Lane, Knapton	22

Site Ref	Site Name	Appendix 2 Page Number
88	Land at Villa Pond, Wigginton Road	25
112	Brook Nook, Osbaldwick Way	26
114	Land at Crompton Farm	27
115	Crompton Farm	28
125	Morrell House EPH	29
137	Land at Heworth Croft	32
138	York St John University playing field, Hull Road	35
139	Biorad	37
165	Westfield Lane, Wigginton	38
167	Shipton Road (Clifton Hospital)	40
170	Pond Field, Heslington	43
171	Lime Tree Farm, Heslington	45
173	Land at Bishopthorpe	48
175	Land at Askham Bryan	49
176	Land at South of Station Road, Haxby	50
179	Whiteland Field	51
180	Malton Road Site York	52
182	Old School Playing Field	54
183	Land to the north of Escrick	57
184	Land South of the A1237 (submission refers to site as land north of new earswick)	61
185	Land South of Tadcaster Road	62
187	Land N of Stockton Lane	63
191	Land off Avon Drive Huntington	66
200	Severus Hill	69
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	71
207	Land at Temple Lane North	72
210	Land north of Askham Richard	73
215	Land at Manor Close Upper Poppleton	74
216	Land at Shipton Road, skelton	75
219	Skelton Park Golf Club	78
220	Land at Wetherby Road Knapton	79
221	Agricultural Land Sim Baulk Lane	80

Site Ref	Site Name	Appendix 2 Page Number
250	South of A59	81
262	Land at Acaster Lane	84
263	Land Rear of Hopgrove PH	85
294	Amalgamated sites north of Bishopthorpe	86
297	Land to the rear of Main Street, Elvington	87
298	Amalgamated sites at Connaught Court Care Home	89
304	Amalgamated sites north of Murton Way	93
607	Elvington Air Field	94
621	Rear of Bluecoat	98
676	Rufforth Airfield south of Southfield Close	99
719	Terry's carpark and land to south	101
720	Land to the East of Terry's	102
733	The Old Vinery, Cinder Lane, Upper Poppleton	103
734	Hawthorn Farm, Wetherby Road, Rufforth	106
736	Land to RO of Hilbra Ave, Haxby	107
737	Stock Hill Field, West of Church Balk, Dunnington	108
738	Land on South side of Intake Lane, Dunnington	110
739	The Old Rectory, Moor Lane, Haxby	112
740	South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe	113
741	Moor Villa Farm Paddock, Hessay	114
742	Poppleton Garden Centre, Northfield Road	115
743	Land SE of Moor Lane, Bishopthorpe	116
744	Bull Balks, Dunnington	117
745	Intake Lane, Acaster Malbis	119
746	Temple Garth Hughes land Copmanthorpe	120
747	Elm Tree Farm Elvington	121
748	Adjacent Stamford Bridge Road Dunnington	122
749	North of Riverside Gardens	124
751	Off Fordlands Road Fulford	126
752	Wheldrake East Field	127
753	Behind Manor Farm Rufforth	130
754	Land to the West of Strensall Rd Earswick	132

Site Ref	Site Name	Appendix 2 Page Number
755	Land to the East of Strensall Rd Earswick	133
757	Haxby Hall EPH	134
758	Broad Highway Wheldrake	137
759	North of Vicarage Lane Naburn	139
760	Rear of the Walled Garden Naburn	140
761	Temple Lane Copmanthorpe	141
762	Sycamore Barn and Fir Tree Farm	142
763	Land West of Upper Poppleton	143
764	Land west of Millfield Lane Upper Poppleton	145
765	Placepot Corner, Sandy Lane, Stockton-on-the-Forest	148
766	112 Strensall Road, Earswick	149
767	Land East of A19 (Selby Road) Fulford	150
768	Land to the West of Moor Lane, Copmanthorpe	151
769	Oaktree Nursery, Upper Poppleton	152
770	Land at Deighton, York	153
771	South of Colton Lane, Copmanthorpe	154
773	Land North of Skeltion Village	155
774	North of Railway Line adj Millfield Lane	156
775	Land at Boroughbridge Road /Millfield Lane Site 1	157
776	Land located off Willow Grove	158
777	East of Earswick Village	159
778	Land West of Chapel Fields	162
779	Land at Boroughbridge Road /Millfield Lane Site 2	165
780	Site South of Knapton Open Space	169
781	Land to the West of Strensall Road	170
782	Fossbank Farm	171
783	Land at Crompton Farm	172
784	Crompton Farm	173
788	Westfield Lane, Wigginton	174
789	Land to the West of Becksides Elvington	176
790	Northfield, North of Knapton	178
796	Outskirt of Knapton Village	181

Indicative amounts of development

Indicative amounts of development have been calculated for sites submitted for consideration for residential purposes. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

The detail is provided in **Appendix 13**.

The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only to allow comparison with the Preferred Option Local Plan site allocations and are liable to change subject to further work.¹

¹ Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

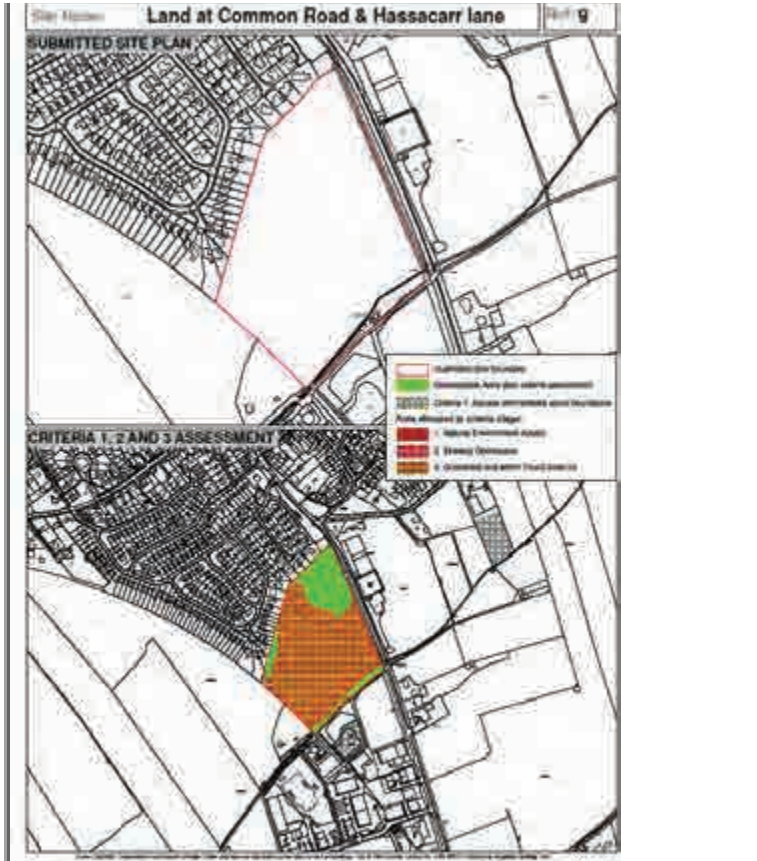
Criteria 1 to 4 Analysis

Site: 9

Land at corner of Common Road and Hassacarr Lane, Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 5.473202913 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	5.473202913

Floodrisk Evidence:	No
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	5.473079588

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	1.267292757

Floodrisk Evidence:	No
---------------------	----

Partly

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 9

Land at corner of Common Road and Hassacarr Lane

Submitted For: Housing

TRANSPORT

Site is within range of local services/facilities (including employment and primary education) on foot and cycle, subject to new and upgraded highway infrastructure, particularly new and widened footways. This would be on the site frontage and extend further along Common Road, including potential adjustment of the highway at the beck crossing. A level of bus services are available within acceptable walk distance however a review of capacity and service frequency would be required and possible upgrades. Stop infrastructure/locations and facilities also required.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: If site is considered for housing then there would be a noise impact from A1079 and a noise assessment would be needed. If being developed for employment then a noise impact on neighbouring residential would need to be considered.

Amber

Flood Risk: This site is located in flood zones 1, 2 and 3a - with the major part of the site within zones 2 and 3a. There are major drainage and flood risk issues. Any development would need to pass exceptions test and residential development would not be suitable within zone 3a. This is a showstopper for the site.

Red

Ecology: The site is arable land other than by Hassacarr Pond. Would need to consider impact on Great Crested Newt meta population and pond. There has been Otter recorded immediately adjacent to the site, however this has limited impact other than to ensure retention of the green buffer on the ditch line to the south west.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the southern boundary of the village.

Amber

Landscape/
Design: The land prevents coalescence between the village and the industrial estate.

Amber

Openspace/
Recreation: Playing Fields Association have show an interest in the site for several years. Parking for pitches not supported. There is a statistical shortage of playing fields especially with additional housing but would only support more for reasons of need, viability and sustainable access.

Amber

CONCLUSIONS

Summary: A large part of the site falls within flood zone 3a and as such would not be suitable for residential development. The site was previously considered as an area of search for gypsy and travellers but this was on the basis that the areas of land within zone 3a would be used as grazing land for horses and not for residential use.

Red

Outcome: **Failed Technical Officer comments**

Red Page 13

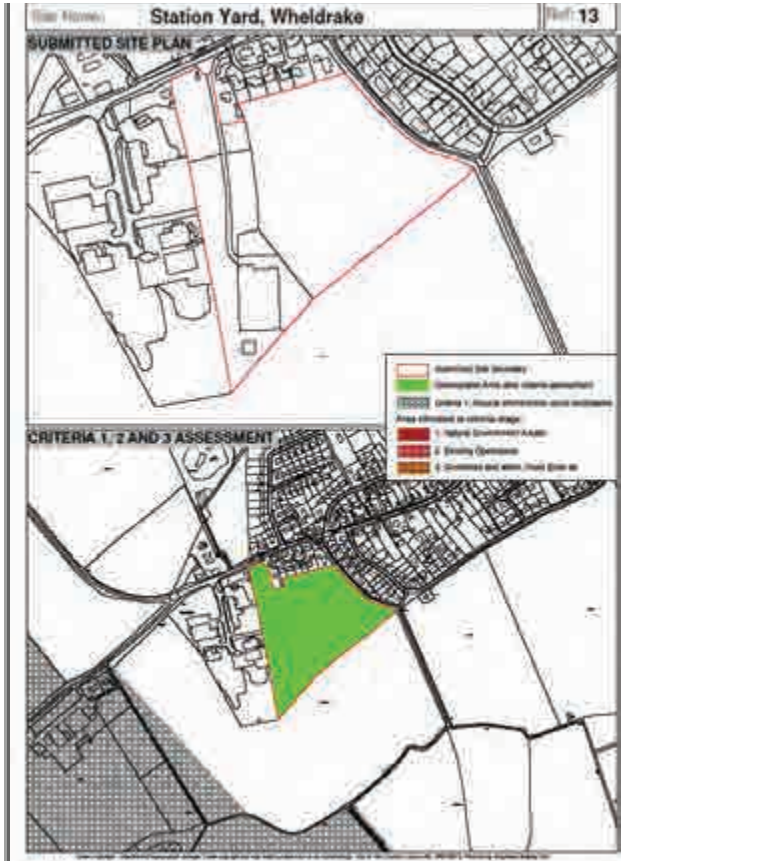
Criteria 1 to 4 Analysis

Site: 13

Land at Station Yard, Wheldrake

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 4.786111513 Ha

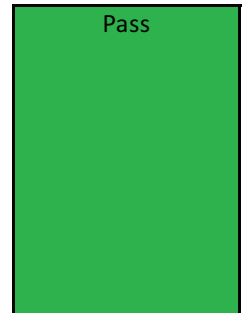
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	4.786115775

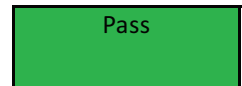
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.786115775

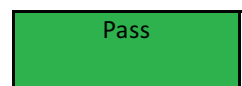
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	4.786115775

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

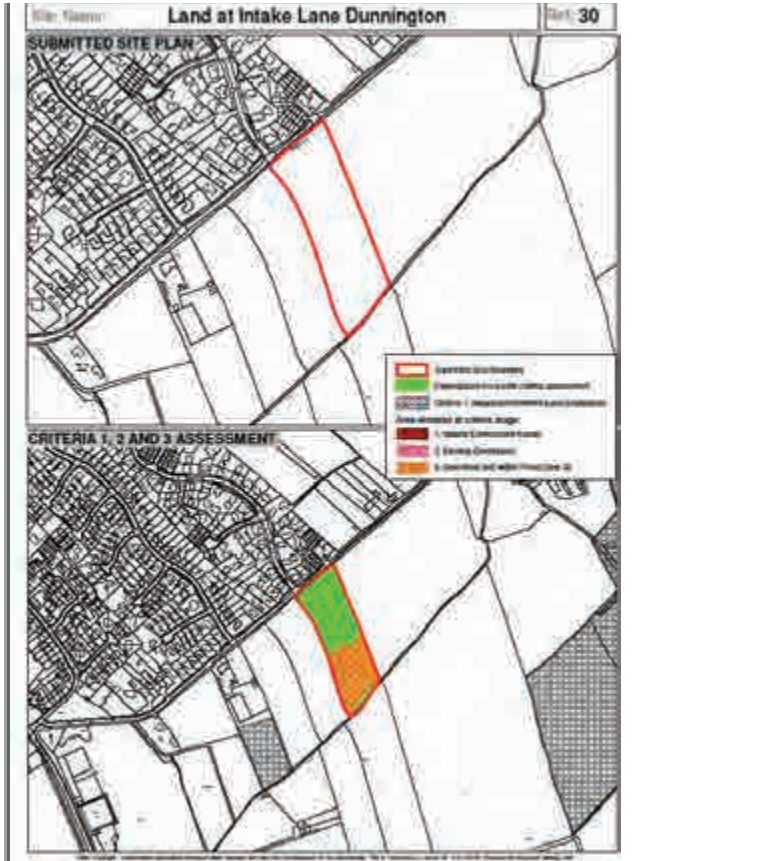
Criteria 1 to 4 Analysis

Site: 30

Land at Intake Lane Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.288997292 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.288997292

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.288997292

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.749253745

Floodrisk Evidence:	N/A
---------------------	-----

Partly

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 30

Land at Intake Lane Dunnington

Submitted For: Housing

TRANSPORT

May need local infrastructure improvements. No wider issues.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure would be applicable.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1, 2, and 3a.

Amber

Ecology: There are arable land and good hedges on the site. There is ridge and furrow with moderately rich grassland to the South East which needs enhancement and may have potential ecological benefits.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the south eastern boundary of the village.

Red

Landscape/
Design: Intake Lane forms an identifiable containment to the village and development should not extend beyond this as would not create a defensible boundary. The site forms part of the rural setting of the village.

Red

Openspace/
Recreation: Some issues currently with existing play area and parking and safety issues with people running across the road.

Amber

CONCLUSIONS

Summary: The natural boundary to Dunnington in to the North of Intake Lane. Extending this to the south is not thought to be a defensible greenbelt boundary. Furthermore, the southern part of the site is greenfield and 3a so the smaller parcel adj to the road would only be suitable for development.

Red

Outcome: **Failed Technical Officer Comments**

Red

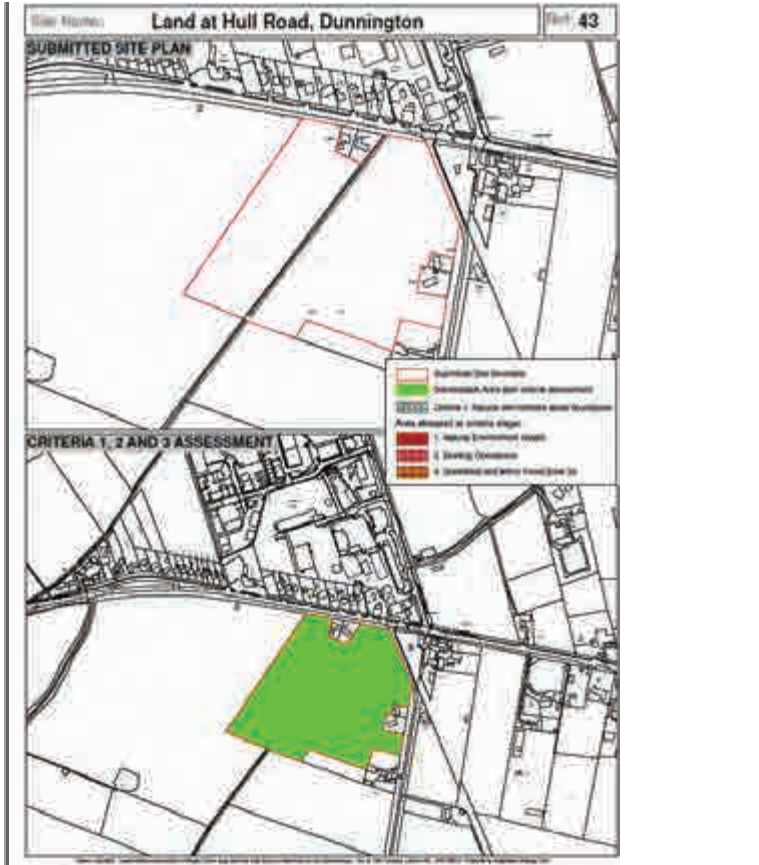
Criteria 1 to 4 Analysis

Site: 43

Land at Hull Road Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 6.084205963

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	6.084205963

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	6.084205963

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	6.084205963

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

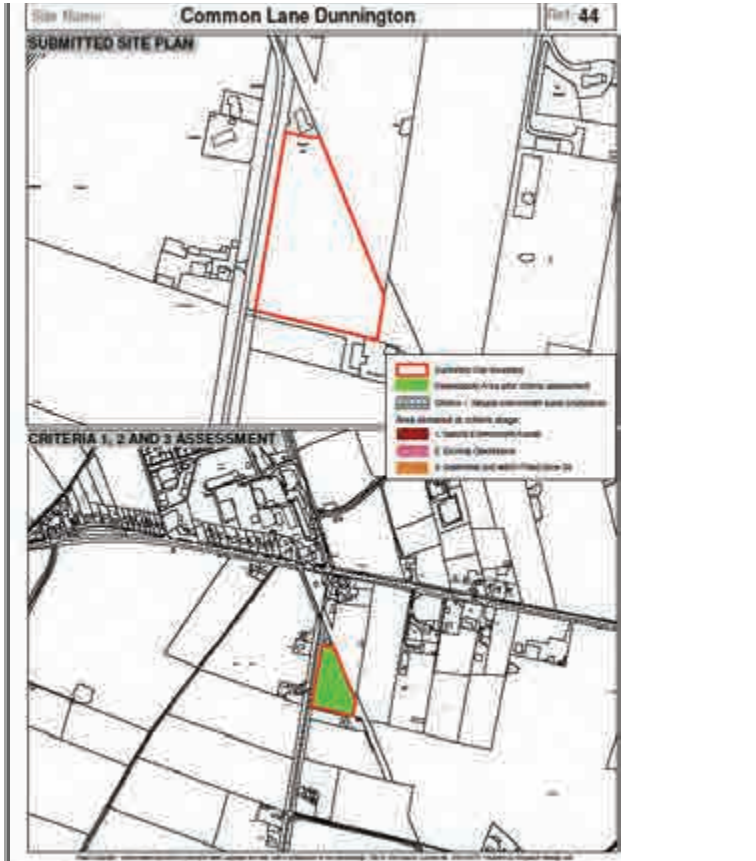
Criteria 1 to 4 Analysis

Site: 44

Common Lane Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 0.953959120 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.953959120

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.953959120

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.953959120

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

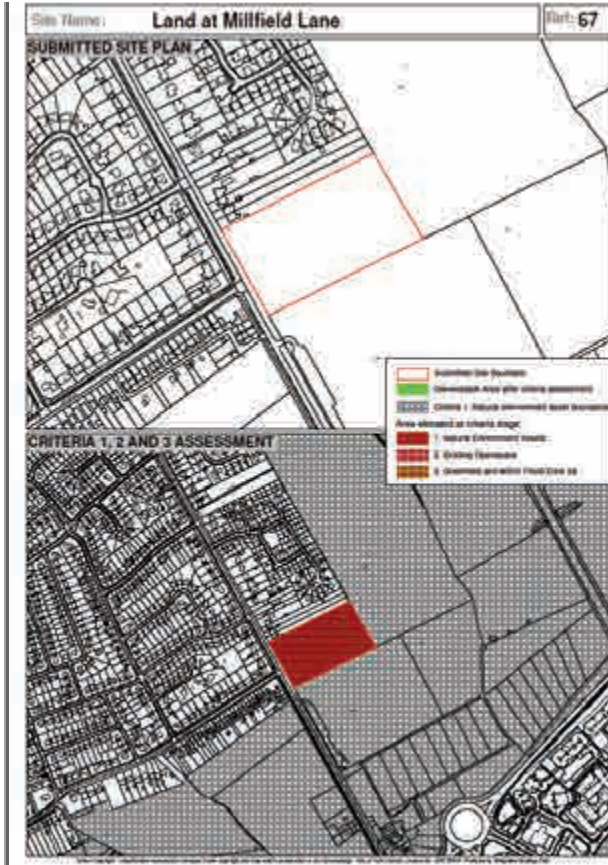
Criteria 1 to 4 Analysis

Site: 67

Land at Millfield Lane, Nether Poppleton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 1.925960048

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.001018826

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.001018826

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.001018826

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

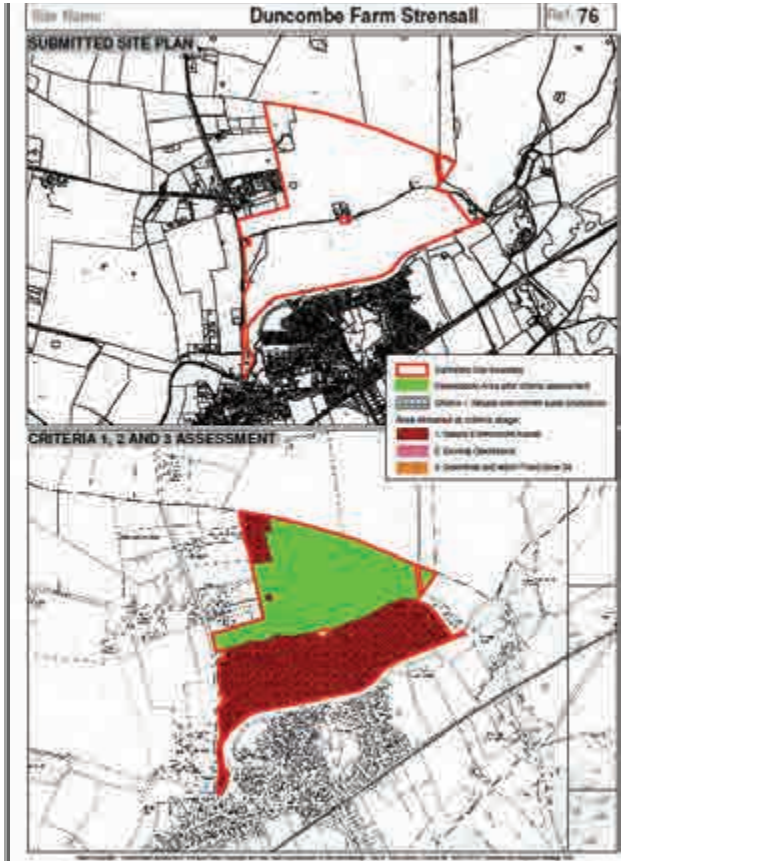
Criteria 1 to 4 Analysis

Site: 76

Duncombe Farm, Strensall

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size ##### Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	Part
Site Size Remaining:	34.349652200

Floodrisk Evidence:	No
Landscape Evidence:	N/A
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	34.349652200

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	34.349652200

Floodrisk Evidence:	No
---------------------	----

Partly

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

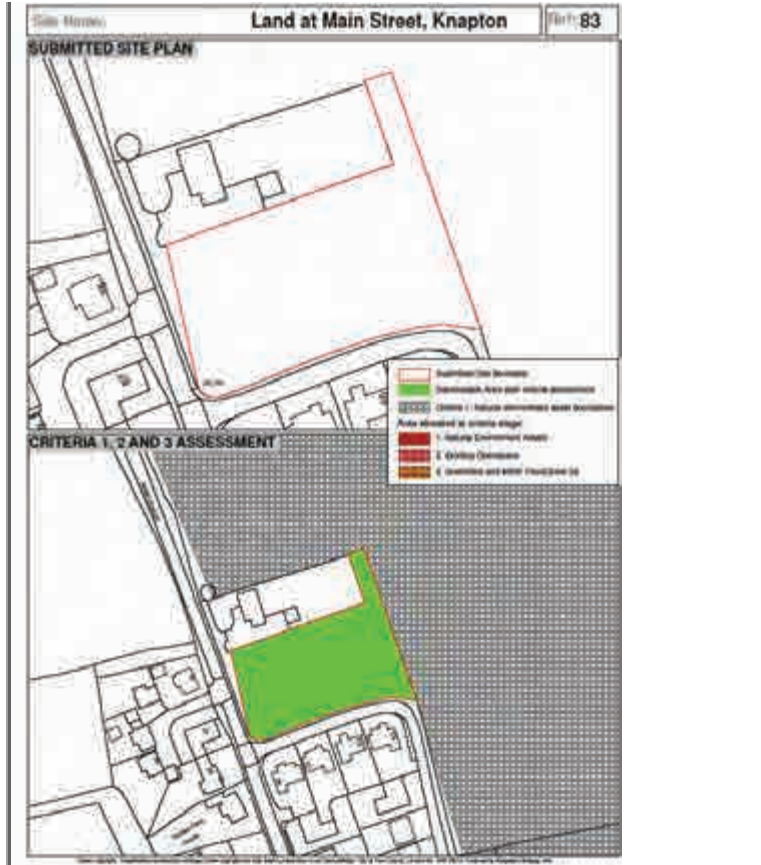
Criteria 1 to 4 Analysis

Site: 83

Land at Main Street, Knapton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.329471191

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Adjacent
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.329295924

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.329295924

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.329295924

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

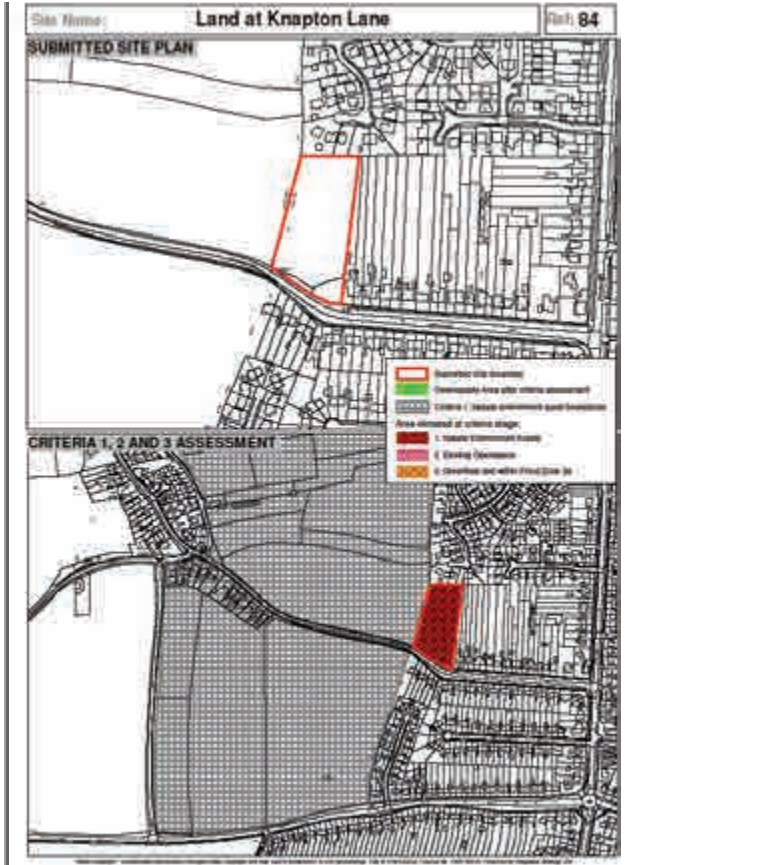
Criteria 1 to 4 Analysis

Site: 84

Land at Knapton Lane, Knapton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.708173357

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Yes
Site Size Remaining:	0.023378769

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	Yes

Technical Officer Comments

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.023378769

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.023378769

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 But additional Evidence for Technical Officer Evaluation

Technical Officer Assessment

Site: 84

Land at Knapton

Submitted For: Housing

TRANSPORT

The site is not ideal for sustainable connections however there are bus services nearby. No showstoppers.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Air Quality: Standard air quality requirements including EVR infrastructure would be applicable. Unlikely to be major air quality implications from development in this location given its scale.

Green

Noise:

No noise issues.

Green

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

This site is located in flood zone 1.

Ecology:

The site is an SLI - Area of willow scrub and rough grassland. Interest is mainly for scrub habitat in generally arable/urban landscape, nothing specific of interest but probably good for local birds. It also provides the link through to the garden corridor behind the existing houses along Knapton Lane. Would generally agree with ecology report submitted but with the provision that as they say, 'the survey showsthat.... the area to the west of the site is largely arable.... intersected by hedgerows of low ecological value. No plant communities of ecological importance were identified... (Exec Summary). This lack of value in the vicinity is exactly why it does have eco value itself. The reason it has some value to the local community is that it is a 'wild' area within an otherwise largely depauperate rural/urban setting. It therefore has significance in being able to help retain the existing wildlife in the local area. Its habitats are not significant or rare in their own right but are significant in the context of the locality as suggested by the findings for bats (foraging corridor). As such, the value does not prevent the area being allocated as the habitats are relatively easily re-creatable. However, it does indicate that there should be a considerable measure of mitigation and landscaping provision to compensate for any losses. This course would be supported by the Green Infrastructure policies as the area is within the Acomb Green Corridor and this site does/would provide a link in the corridor and this link should be retained and enhanced. This would be by designing in corridors so as not to isolate the existing garden corridor, providing mitigation on site through landscaping and providing off site compensatory areas. Developing the site would change the approach along Ten Thorne Lane. The trees on the site are not currently protected although requests have been made for this. The woodland area is currently along the frontage of Knapton Lane. Developing the site would reduce the gap between Knapton and Acomb and therefore would change the setting on Knapton Lane.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/
Design:

Developing the site would impact on the character of the approach to the city and Chapel Fields along Ten Thorne Lane. Development would reduce the real

Red
Page 23

and perceived division between Knapton and Acomb. The most wooded area is currently along the frontage of Knapton Lane; this would need to be retained. Significant visual buffering would be required along the western boundary. Further buffering would be required to retain continuation of the green infrastructure corridor that includes the adjacent string of long rear gardens that links to the open field system. Any development would need to be consistent with the existing built form and long gardens. Bearing all these factors in mind, the developable capacity of the site is extremely limited, rendering intense development of this site inappropriate.



Openspace/
Recreation:

No site specific comments

Green

CONCLUSIONS

Summary:

Development of this site would be severely limited due to the buffering required to maintain the ecological corridor. It is also considered that development of the site would change the setting of the approach into the city as currently this is categorised by housing to the fronts with long gardens behind. The cumulative effects of landscape/ecology/setting and viability would reduce the site size significantly and likely to make the site unviable.

Red

Outcome:

Failed Technical Officer Comments

Red

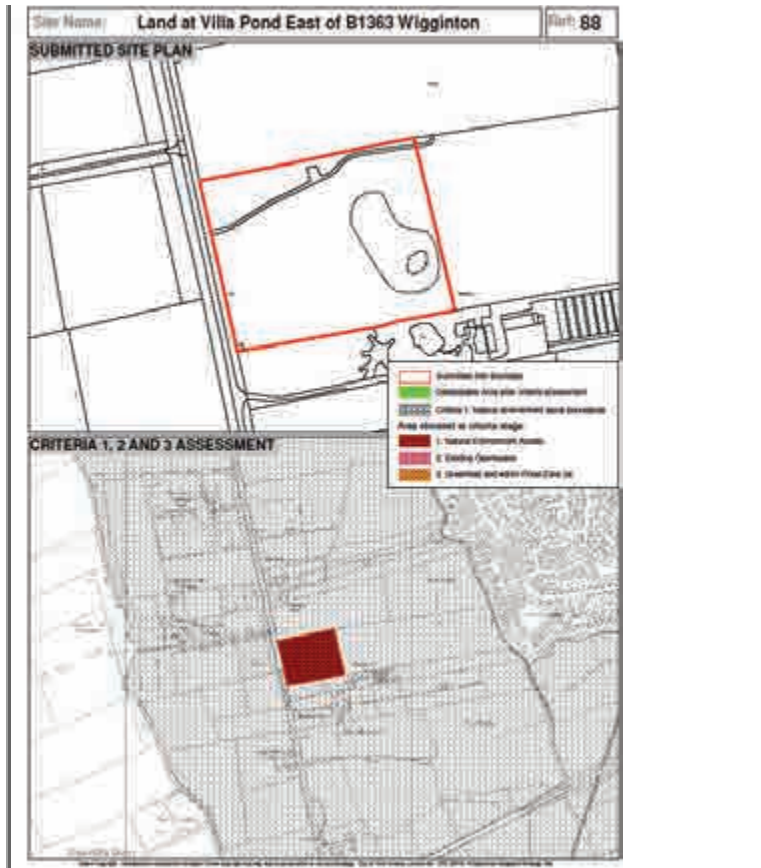
Criteria 1 to 4 Analysis

Site: 88

Land at Villa Pond, East of B1363 Wigginton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 3.313765254

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	Yes
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	Yes
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

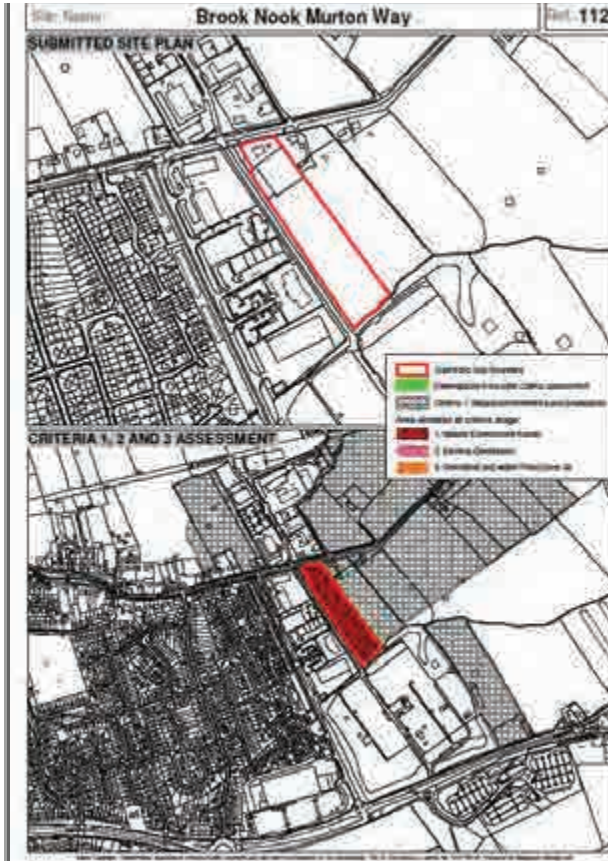
Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 112

Brook Nook, Osbaldwick Way

Source:
Previously
Rejected Site



Submitted For: Housing

Submitted Size 1.632424487 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.054521153

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.054521153

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Part
Site Size Remaining:	0.053892487

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

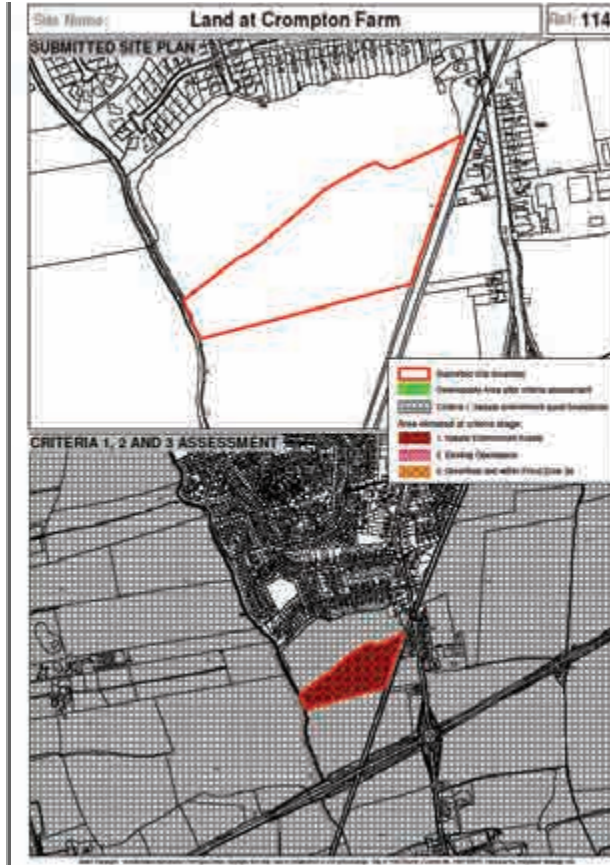
Criteria 1 to 4 Analysis

Site: 114

Land at Crompton Farm, South of Haxby

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 3.201199757

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adj
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adj
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Adj
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

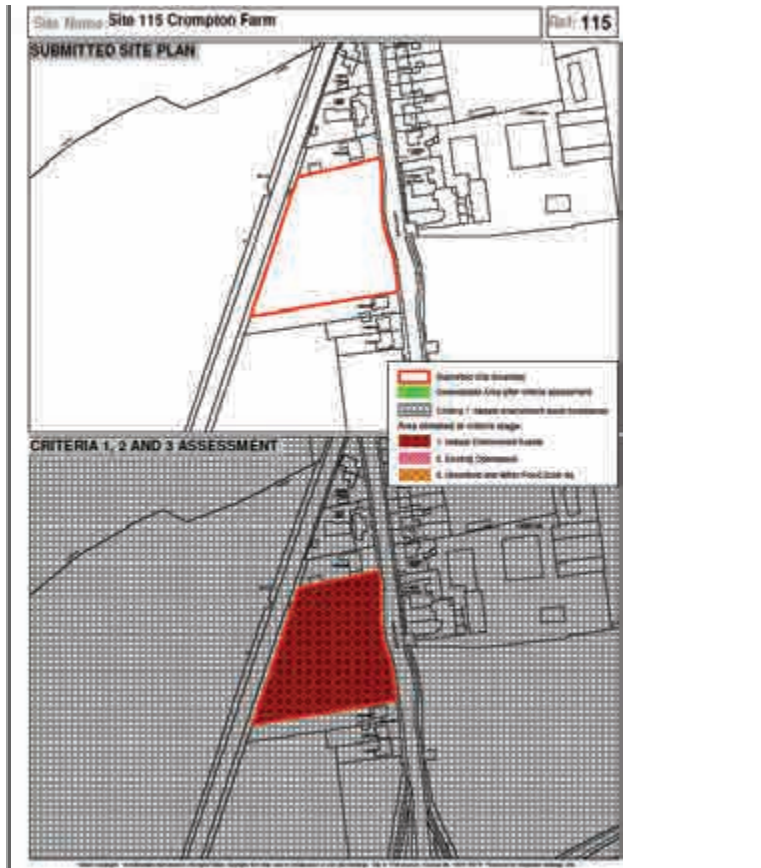
Criteria 1 to 4 Analysis

Site: 115

Crompton Farm East, South of Haxby

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.603729523

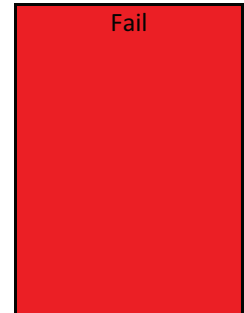
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

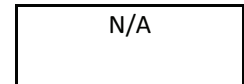
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

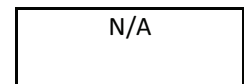
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 125

Morrell house EPH, Burton Stone Lane

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.231993060

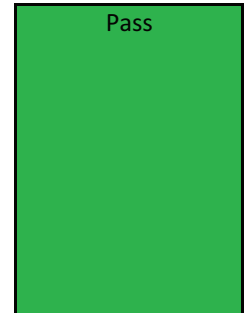
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	
Site Size Remaining:	0.231993060

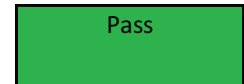
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.231993060

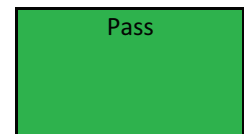
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

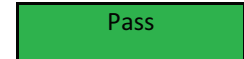
Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.231993060

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Morrell house EPH, Burton Stone Lane

Site: 125

Submitted For: Housing

TRANSPORT

No significant highway implications.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Unlikely to be major AQ impacts. Standard AQ requirements including EVR infrastructure.

Green

Noise:

Whilst the proposed development site is located near to the railway line (approximately 120m or so) noise and vibration is not expected to be problematic. However a noise assessment will be required to ensure that the following sound levels will be achieved, with adequate ventilation provided, and also identify and recommend mitigation measures which could be implemented to ensure that the levels are not exceeded inside the proposed dwellings; 30dB(A) Leq 8 hour 23:00 to 07:00 and Lmax 45dB(A) in bedrooms, 35dB(A) Leq 16 hour (07:00 to 23:00) in habitable, 50dB(A) Leq 16 hour (07:00 to 23:00) in gardens (if provided).

Green

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas).

Green

Ecology:

This site may have bat issues therefore a bat survey is required if a housing proposal goes ahead.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

No significant archaeological issues on this site. At application stage a desk based assessment would be required to support the application.

Green

Landscape/
Design:

No significant landscape issues on this site.

Green

Openspace/
Recreation:

A small site - no significant openspace opportunities on site.

Green

CONCLUSIONS

Summary:

Site is supported for residential development

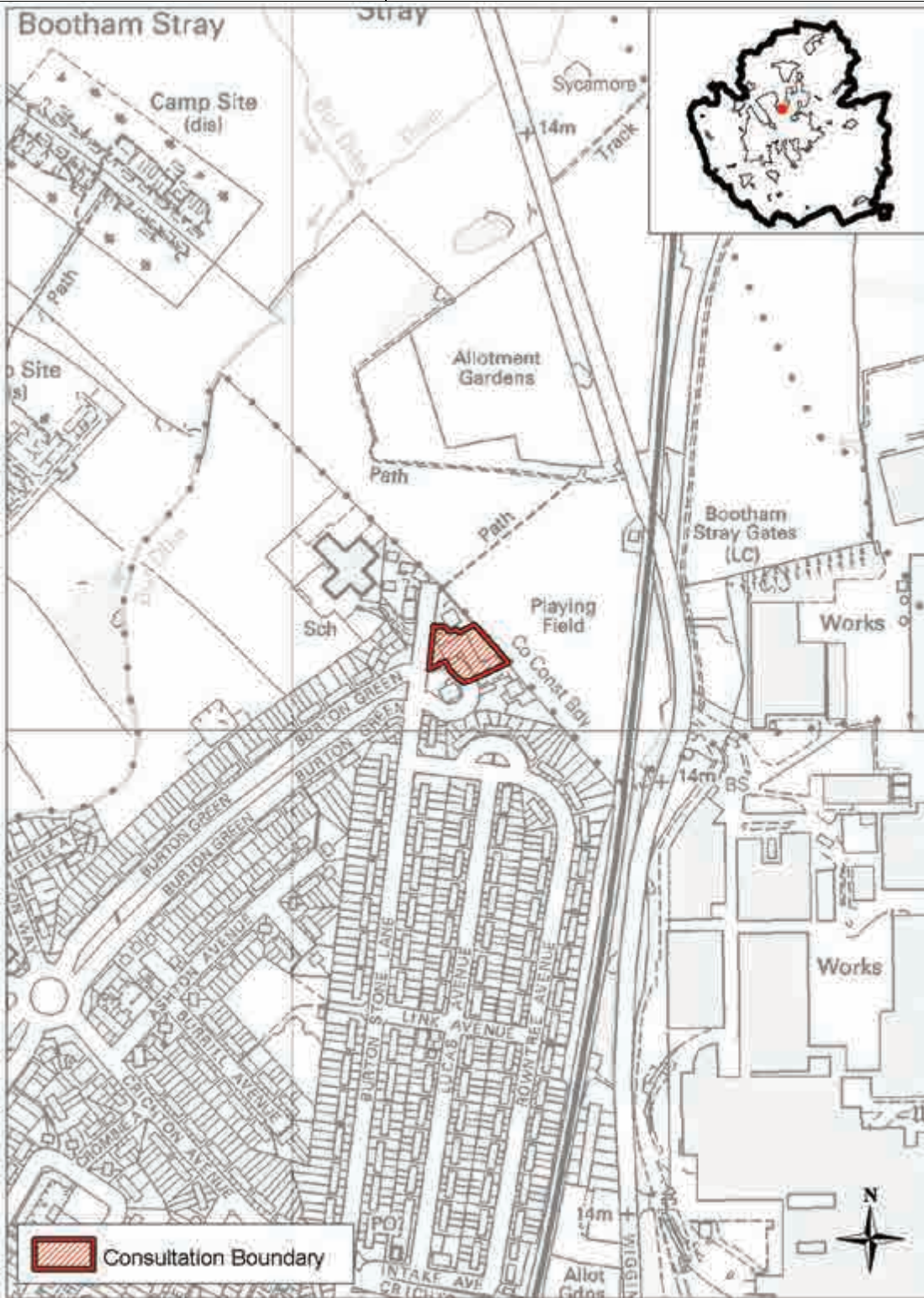
Green

Outcome:

Passed Technical Officer Comments

Green

Site ref: 125	Site Name:
Allocation Ref: N/a	Morrell House Elderly Persons Home, Burton Stone Lane



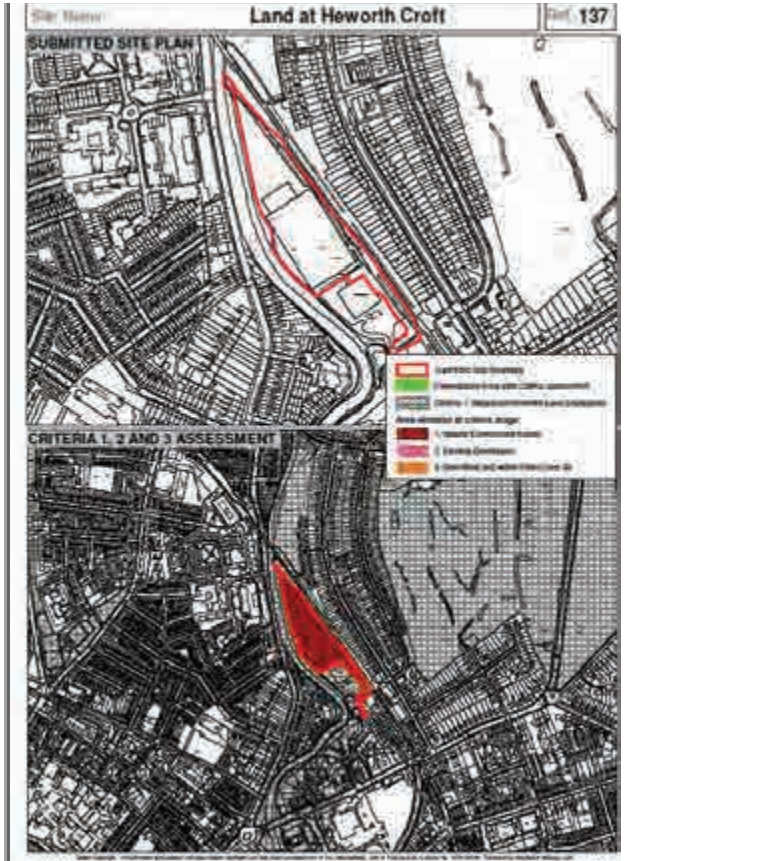
Site size:	0.23 ha	Indicative Amount:	10 dwellings
Recommendation:	To include the site for residential development within the Local Plan		

Criteria 1 to 4 Analysis

Site: 137

Land at Heworth Croft

Source:
Previously
Rejected Site



Submitted For: Housing
(Student
Accommodation)

Submitted Size 1.696860022 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	Adjacent
Site Size Remaining:	0.065467259

Floodrisk Evidence:	Yes
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Technical Officer Comments

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.065467259

Openspace Evidence:	No
---------------------	----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.065467259

Floodrisk Evidence:	Yes
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 But Additional Evidence for Technical Officer Evaluation

Technical Officer Assessment

Site: 137

Land at Heworth Croft

Submitted For: Housing (Student Accommodation)

TRANSPORT

There is a transport study and they have met with Highways. No objections as the site is considered a sustainable location as it is close to city centre. This is likely to result in light car use with predominant mode of travel being mainly walkers and cyclists.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as a landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed residential use.

Amber

Air Quality:

Standard air quality requirements would be necessary. However, there is potential for knock on traffic implications for existing Air Quality Management Area although as student accommodation is likely to generate less traffic flows. EVR infrastructure should be implemented on site.

Green

Noise:

No noise issues.

Green

Flood Risk:

This is a Brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zones 2, 3a and 3b (functional floodplain) Developable area would therefore be restricted. A general/basic Flood Risk Assessment (FRA) has been carried out to assess the allowable development with flood zones 2, 3a and 3b. Development in flood zones 2 and 3a would be allowable subject to a full and detailed FRA and design that mitigates the risk of flooding to its future occupants and the surrounding area. This design would need to be consulted upon with the Environment Agency and Internal Drainage Board, The exceptions and sequential tests should be applied to this 'more vulnerable' classification of development.

Amber

Ecology:

This site is adjacent to the River Foss and forms part of the River Foss Corridor. There are bats, foraging areas, water vole and otters in the area. Any development would need to take account of this by increasing the buffer alongside the River Foss and retain the trees on site. The proposed development area is considered too close to the riverside and would cause problems for foraging, both during the day and at night (due to lighting). Also, the number of buildings storeys should be carefully considered as high buildings would be an obstruction for bats.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Roman burials have previously been found when the railway went in. There is also a Roman cemetery on the site and some interesting garden landscaping.

Amber

Landscape/
Design:

This site is adjacent to the River Foss and forms part of the River Foss Corridor. Despite the man made nature of the sports facilities the site provides an openness by the Foss. Development of this site offers an opportunity to enhance this corridor but the masterplan would need to incorporate a wider buffer to the river and protect all on site trees. Recent new development in this location has not enhanced this so it would be important for this site to incorporate open space. There is also scope for improvement to the River Foss frontages and walkways, which would be welcomed in this area. There

Amber

are concerns regarding the type of accommodation (multi-storey's) in this location. It is considered that the current area shown would need to be considerably reduced and set back further from the River Foss. There is therefore an opportunity to have a more linear development set back from the River Foss. The existing sports facility has been retained and could be incorporated into an overall landscape strategy to maximise enhancement.

A landscape appraisal is needed.



Openspace/
Recreation:

The Accessibility Standards for Synthetic Outdoor Pitches in the 2008 PMP Study is 20 Minute walk (960 metres) aspirational target for synthetic pitches – 20 minute travel time on public transport minimum standard. This is to reflect the fact that such facilities are very important resources for local communities and as such, they are generally accessed by people both on foot and also by car. There are currently 9 synthetic pitches within the CYC areas. If the Heworth Croft pitches were to be developed for housing, there would be a significant areas of deficit in that part of the City, If a 20 minute threshold for public transport or cycling were to be drawn around each site, there would be very few areas of deficiency, as most of the City would fall within this threshold.



CONCLUSIONS

Summary:

There is potential for enhancement of this site incorporating opportunities for improvement to the River Foss Corridor. However, design of the site is important taking into consideration the scale and height of development and further set back from the River Foss may be required. A general/basic Flood Risk Assessment (FRA) has been carried out to assess the allowable development with flood zones 2, 3a and 3b. Development in flood zones 2 and 3a would be allowable subject to a full and detailed FRA and design that mitigates the risk of flooding to its future occupants and the surrounding area. This design would need to be consulted upon with the Environment Agency and Internal Drainage Board, The exceptions and sequential tests should be applied to this 'more vulnerable' classification of development. The Accessibility Standards for Synthetic Outdoor Pitches in the 2008 PMP Study is 20 Minute walk (960 metres) aspirational target for synthetic pitches – 20 minute travel time on public transport minimum standard. This is to reflect the fact that such facilities are very important resources for local communities and as such, they are generally accessed by people both on foot and also by car.

There are currently 9 synthetic pitches within the CYC areas. If the Heworth Croft pitches were to be developed for housing, there would be a significant areas of deficit in that part of the City.



Outcome:

Failed Technical Officer comments



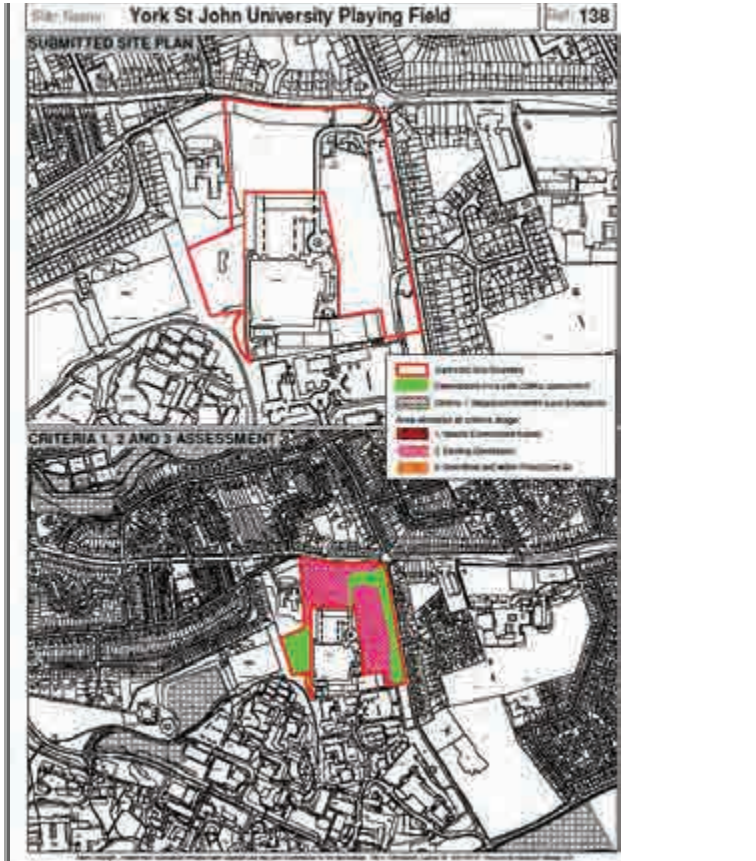
Criteria 1 to 4 Analysis

Site: 138

York St John University playing field, Hull Road

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 4.750349725 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	4.750352745

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	1.721209018

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	1.721209018

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 138

York St John University playing field, Hull Road

Submitted For: Housing

TRANSPORT

Based on the submission site, this would be sharing an entrance with the David Lloyd Centre which would cause impact on Hull Road junctions. A transport assessment is required to establish the viability of access onto/from the site.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: Unknown landfill site- study needed?

Amber

Air Quality: No air quality issues but would need a buffer to Hull Road.

Amber

Noise: Due to the potential impact the extension of the site could have upon noise sensitive receptors in the area a noise impact assessment may be required.

Amber

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology: Playing fields need to consider green enhancement to link green corridors if approved.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: Part of the area to the west, which is not playing pitches, is undisturbed ground and could be of interest. An archaeological desk based assessment will be required to identify features and deposits.

Amber

Landscape/ Design: The openspace parcel of land needs to be considered as adding to the setting of the University and should be retained for open space provision. This would help create a green buffer/wedge north of the university. There are Tree Preservation Orders on site and this would pose a restriction on development within the proposed housing allocation area.

Amber

Openspace/ Recreation: The site is existing playing field. The city is short of playing pitches. We know there are organisations in the city who would like to acquire this land for playing field. Sport England would object to its loss.

Red

CONCLUSIONS

Summary: It is proposed that YSJ will relocate all university provision to Haxby Road. Evidence submitted which questions community demand for the provision at Hull Road. The CYC Playing Pitch Strategy indicates an under provision of pitches. The proposed replacement pitches were already identified as pitches so no net gain. CYC has evidence to prove that there is community demand and interest in retaining the pitches.

Red

Outcome: **Failed Officer comments**

Red

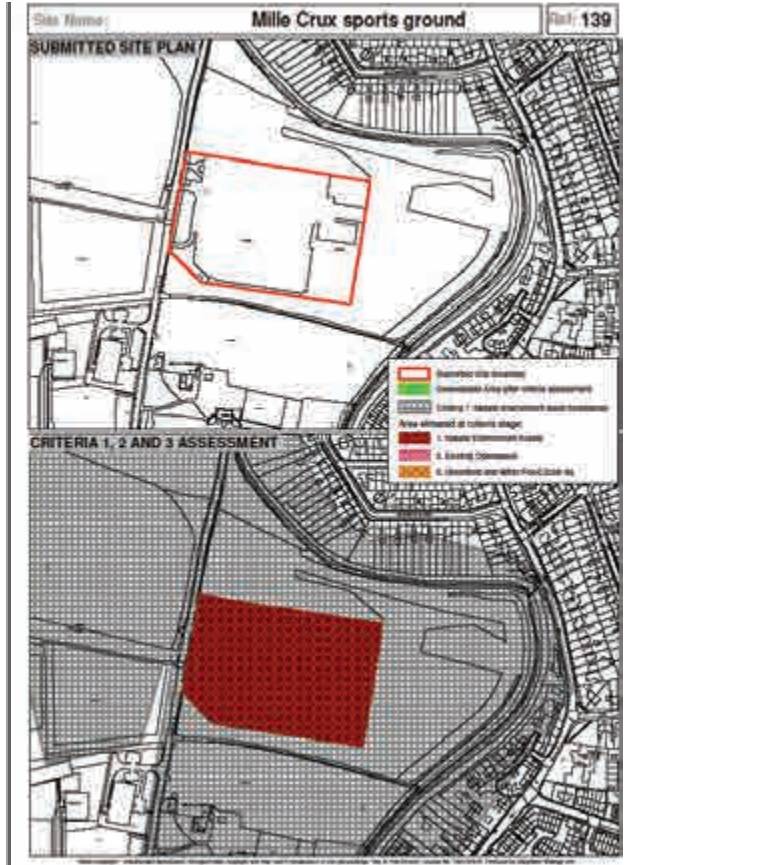
Criteria 1 to 4 Analysis

Site: 139

Biorad, Haxby Road

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 2.901100000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 165

Westfield Lane, Wigginton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 7.694683444 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.174254843

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.174254843

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.174254843

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 but evidence Submitted for Technical Officer Evaluation

Technical Officer Assessment

Site: 165

Westfield Lane, Wigginton

Submitted For: Housing

TRANSPORT

Good access to services and facilities but only if linkages can be made through existing developments. Access would only be considered suitable off Westfield Lane.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements and potential for EVR infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. The site is located in flood zone 1. Foul and surface water drains are in Walmer Carr and Westfield Lane.

Green

Ecology: This is predominantly arable land with good hedgerows. Forms part of the Green corridor extending out from the centre of the city, including Bootham Stray. Phase 1 habitat survey submitted through consultation and is as expected. The presence of Tree sparrow is good and, as a Biodiversity Action Plan sps, would need to be considered for mitigation along with the hedges. Overall in ecological terms there is nothing that merits specific protection other than its location within a regional green corridor. The landscape and setting issues are separate from this but may result in an in-combination greater value. This is though important, particularly in conjunction with the Westfield Beck which runs along the eastern side. If development is proposed the combined effect of the stray corridor and the localised Westfield Beck corridor would need to be taken into account in conjunction with mitigation for sps rich hedges and farmland birds (Yellowhammer and Tree Sparrow) and probably others as well, notably bat foraging.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a good hedgerow pattern on the site.

Green

Landscape/ Design: Site is arable land but old strip fields with strong hedgerows and trees. Trees are the strongest visual element of the site and should not be removed. This site is important as it forms part of the Green Wedge Extension to the green wedge extending to the city centre, including Bootham Stray.

Red

Openspace/ Recreation: Openspace needs to be provided on site.

Green

CONCLUSIONS

Summary: The landscape is considered important in this location to maintain the green wedge. Development of this site would erode this green wedge.

Red

Outcome: **Failed Technical Officer Comments**

Red

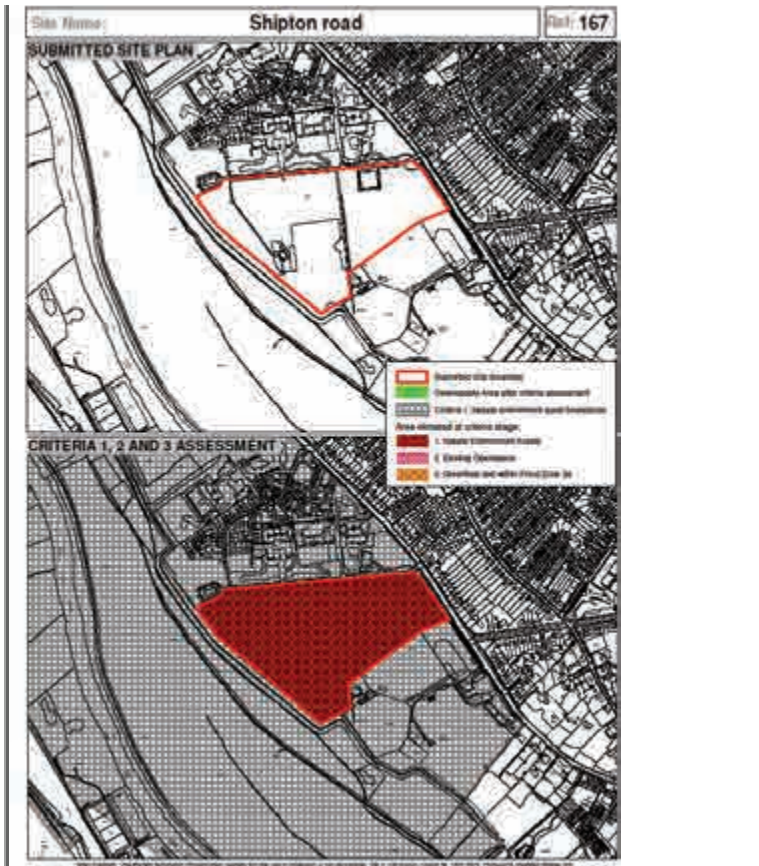
Criteria 1 to 4 Analysis

Site: 167

Shipton Road (Clifton Hospital)

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 12.007100000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	Adjacent
Local Nature Conservation	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Technical Officer Comments

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.000000000

Openspace Evidence:	No
---------------------	----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 but evidence Submitted for Technical Officer Evaluation

Technical Officer Assessment

Site: 167

Shipton Road (Clifton Hospital)

Submitted For: Housing

TRANSPORT

Access appears feasible into the site. A transport assessment may indicate a need for local highway improvements however. Good connections from the site are required to tie in with existing cycle/pedestrian network should it be considered for development. There is a need to encourage/capture journeys to public transport to minimise any impacts as a result of further development.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as a hospital, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard AQ requirements including EVR infrastructure will be applicable. Likely to require AQ assessment due to proximity to AQMA (at Clifton Green) based on additional traffic generation. Traffic figures would need to be screened to establish the type of assessment required. Consideration will need to be given to the site design to ensure any residential uses are set back from the carriageway. Orientation of habitable rooms away from the carriageway facades may also need to be considered (although indicative plans indicate housing element well set back).

Amber

Noise:

Noise from the A19 could affect properties located to the North of the proposed site. A noise assessment would be required.

Amber

Flood Risk:

The area to the west is designated as part of the flood alleviation scheme for the existing Clifton hospital development. Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 3a. The most vulnerable and essential infrastructure uses should only be permitted in this zone if the Exceptions Test is passed.

Amber

Ecology:

No particular issue with the submitted habitat survey data. The site is part wetland SLI. It also contains remnant grassland, relic orchard and parkland. These elements are the most important on the site and are protected through being within the existing water detention area for the previous development. The rest of the area is not significant in nature conservation terms. Part of the site is established detention pond draining the Clifton Hospital development.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

There is good ridge and furrow on this site which needs to be preserved. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/
Design:

This site forms part of the green wedge extending out of the city along Clifton Ings. Development in this location would erode the wedge. The site provides multifunctional open space which is within the Green Wedge. In addition the value of the landscape in this area is high in relation to the ridge and furrow and green infrastructure provision. This would therefore be inappropriate for development.

Red

Openspace/
Recreation:

There is the potential for this site to provide additional and more useable openspace facilities within this area compared to the current offer. .

Green

CONCLUSIONS

Summary:

Development of this site would erode the green wedge in this location and

Page 41
Red

may therefore undermine the historic character and setting of the city. The openspace in this location was also provided as part of the previous development of Clifton Hospital.



Outcome:

Failed Technical Officer Comments

Red

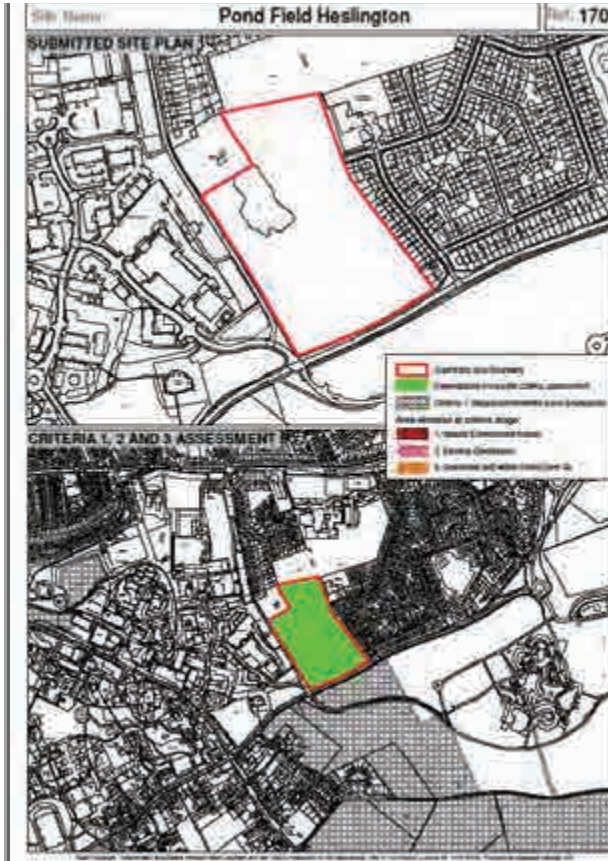
Criteria 1 to 4 Analysis

Site: 170

Pond Field, Heslington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 5.706159773 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	5.706159773

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	5.706159773

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.706159773

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 170

Pond Field, Heslington

Submitted For: Housing

TRANSPORT

A reasonably sustainable site with 2 potential access points, good cycle facilities, reasonable public transport links and close to the University transport hub. Would need a footpath link to housing to the east.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology:

Looking at submission would largely accept report except that Great Crested Newt survey was from 2008 and there are earlier records therefore would still suggest survey needed. Also presence of Palmate newt is interesting as, although not protected, they appear to be rarer in York than Great Crested Newts. It does form part of a local corridor that would be significantly affected by its development.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The understanding of the area has changed due to Campus 3 excavations. Roman coffins were discovered in C19th therefore likely to be further archaeological evidence on site-disagree with evidence submitted.

Amber

Landscape/
Design:

The site is important for the setting of Heslington village and the University and provides separation from Badger Hill. The site would compromise the landscape setting of Heslington and is not considered a suitable location for development. Whilst the submitted landscape and visual impact assessment results in some mitigation measures, these are not sufficient to prevent a change in the character and setting of Heslington, and prevent coalescence with Badger Hill and disruption of an identified green infrastructure corridor.

Red

Openspace/
Recreation:

Playfields should be allocated to the north of the site so it is adjacent to Archbishop's School playing field.

Green

CONCLUSIONS

Summary:

The site is important for the setting of Heslington village and the University and provides separation from Badger Hill. The site would compromise the landscape setting of Heslington and is not considered a suitable location for development

Red

Outcome:

Failed Technical Officer Comments

Red

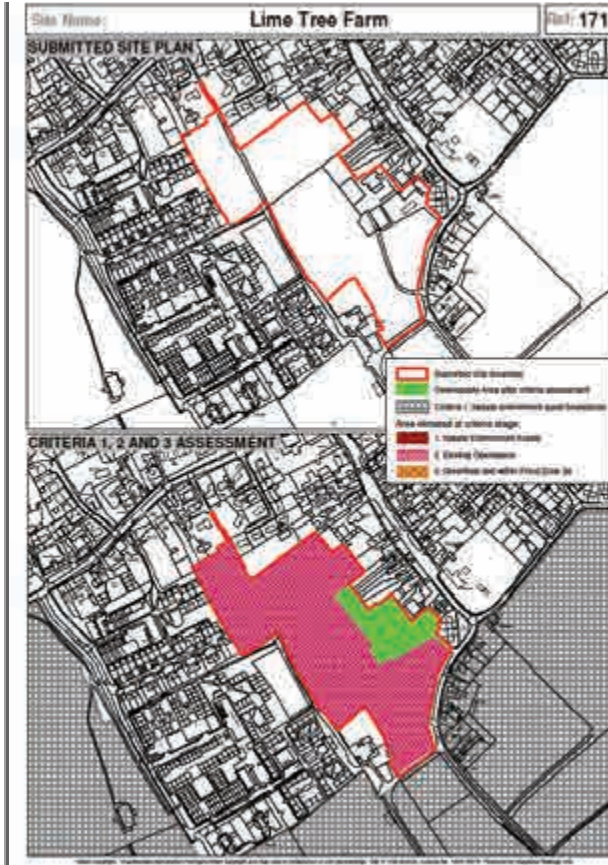
Criteria 1 to 4 Analysis

Site: 171

Common Lane / Lime Tree Farm, Heslington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 5.142997432

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	5.142997432

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.780428212

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.780428212

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 171

Common Lane/ Lime Tree Farm, Heslington

Submitted For: Housing

TRANSPORT

The transport feasibility study only covers 20 dwellings out of the proposed 113. The site is close to local services and facilities therefore there are no issues regarding this. The amount of dwellings will have a level of impact upon local highways including the main centre of Heslington which will require assessment, however it is anticipated that some upgrading of infrastructure will be a likely outcome.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Air Quality: Standard air quality requirements including EVR infrastructure would be applicable for any development in this location.

Green

Noise: No noise issues.

Green

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology: A hedgerow survey is needed as some of the hedges on site are pre-enclosure hedges.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There is evidence of ridge and furrow on site. There appears to be evidence of earthworks which represent medieval agricultural activity on the site which needs to be assessed. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits

Amber

Landscape/ Design: These fields/open space are part of the setting of the original village of Heslington and help to define its character and boundaries, as well as adding to the enjoyment of the public right of way. The 'site' reinforces this identity by separating the village from more recent development to the west, which is of a different scale and character, and lies adjacent to the university campus. The 'developable area' is of agricultural character due to the function of the buildings, which have a direct relationship with the open landscape. Therefore this character should be retained in order to make sense of the landscape context.

Red

Openspace/ Recreation: Concern about how they open space provision would be provided. The plans show a play area highlighted in yellow. This is the existing parish play area. The play and sports facilities in the village are good but are very limited. There is currently no scope to extend them. Unless the development was planning to provide on site open space (for all categories) or is planning to acquire additional land to expand the community playing fields then the development would not be supportable on the basis that there is not sufficient open space in the area to meet the demand generated by the new residents.

Amber

CONCLUSIONS

Summary: These fields/open space are part of the setting of the original village of Heslington and help to define its character and boundaries, as well as adding to the enjoyment of the public right of way. The 'site' reinforces this identity by separating the village from more recent development to the west, which is of a different scale and character, and lies adjacent to the university campus.

Red

The 'developable area' is of agricultural character due to the function of the buildings, which have a direct relationship with the open landscape. Therefore this character should be retained in order to make sense of the landscape context. There is evidence of ridge and furrow on site.



Outcome:

Failed technical officer comments

Red

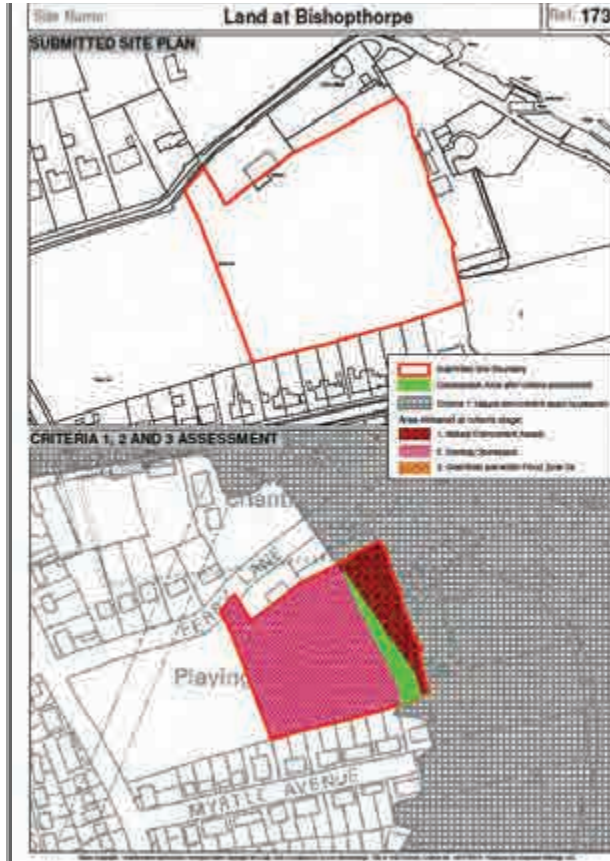
Criteria 1 to 4 Analysis

Site: 173

Land at Bishopthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.396002612 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.149739050

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Yes
Site Size remaining:	0.002785306

Openspace Evidence:	No
---------------------	----

Fail

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.002392079

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 2

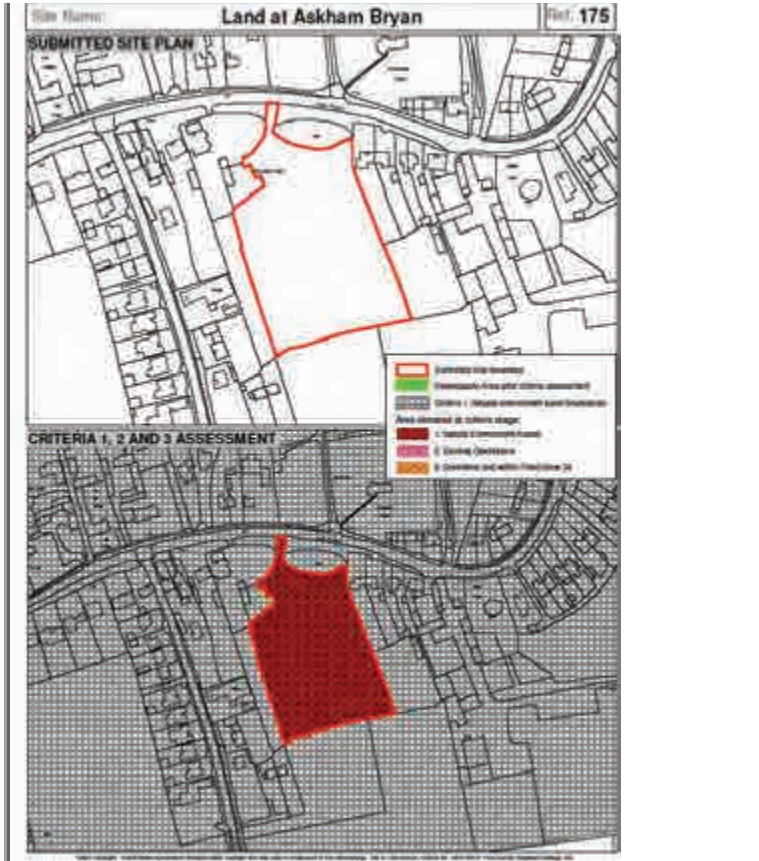
Criteria 1 to 4 Analysis

Site: 175

Land at Askham Bryan

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 0.971025580 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

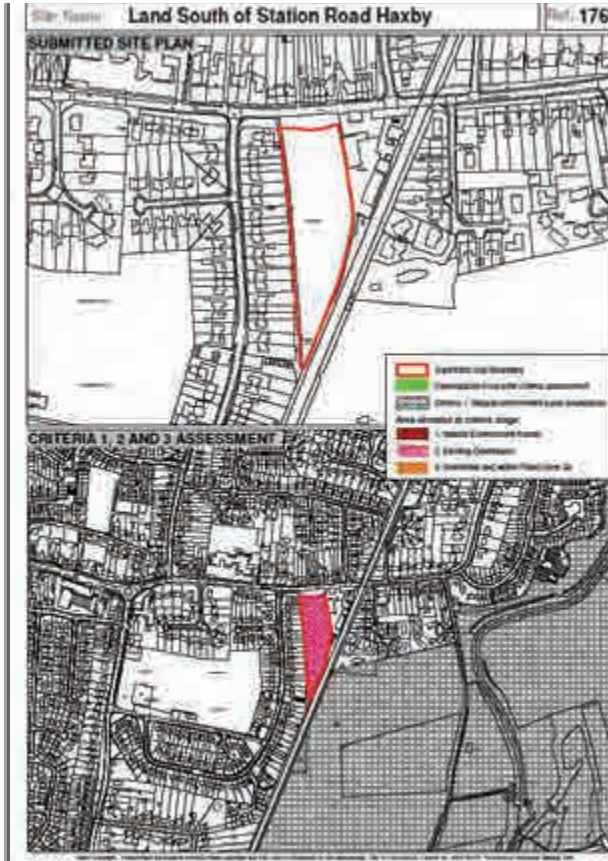
Criteria 1 to 4 Analysis

Site: 176

Land at South of Station Road, Haxby

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 0.818532211 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.818532211

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Yes
Site Size remaining:	0.000748965

Openspace Evidence:	No
---------------------	----

Fail

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000748965

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 2

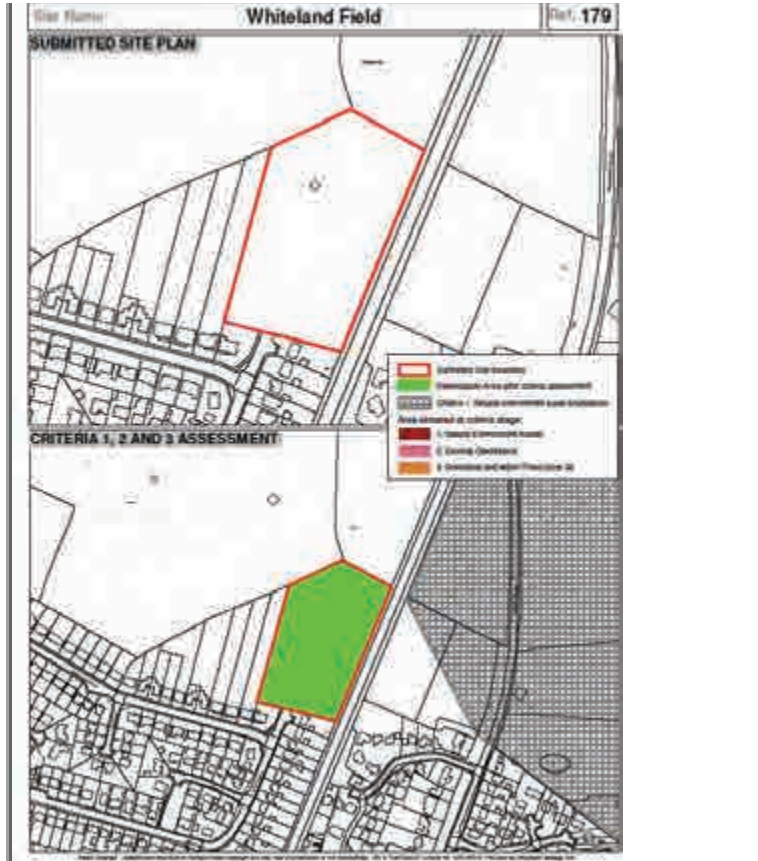
Criteria 1 to 4 Analysis

Site: 179

Whiteland Field

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.386070921 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.386070921

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.386070921

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.386070921

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

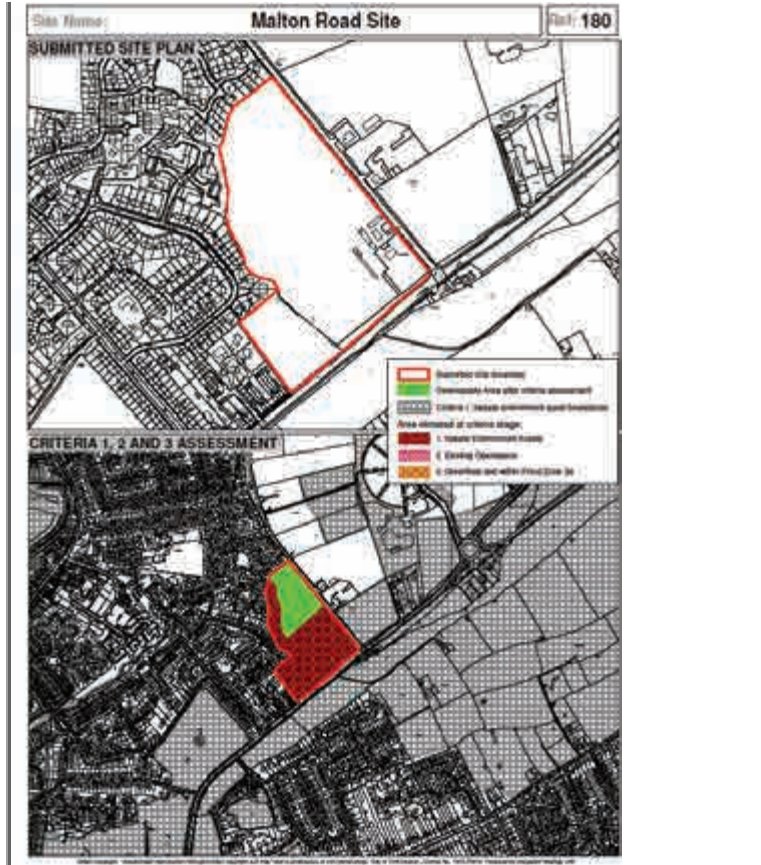
Criteria 1 to 4 Analysis

Site: 180

Malton Road Site York

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 7.140813388

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	2.246959077

Floodrisk Evidence:	Yes
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	2.246959077

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Par
Site Size Remaining:	1.937567093

Floodrisk Evidence:	Yes
---------------------	-----

Pass

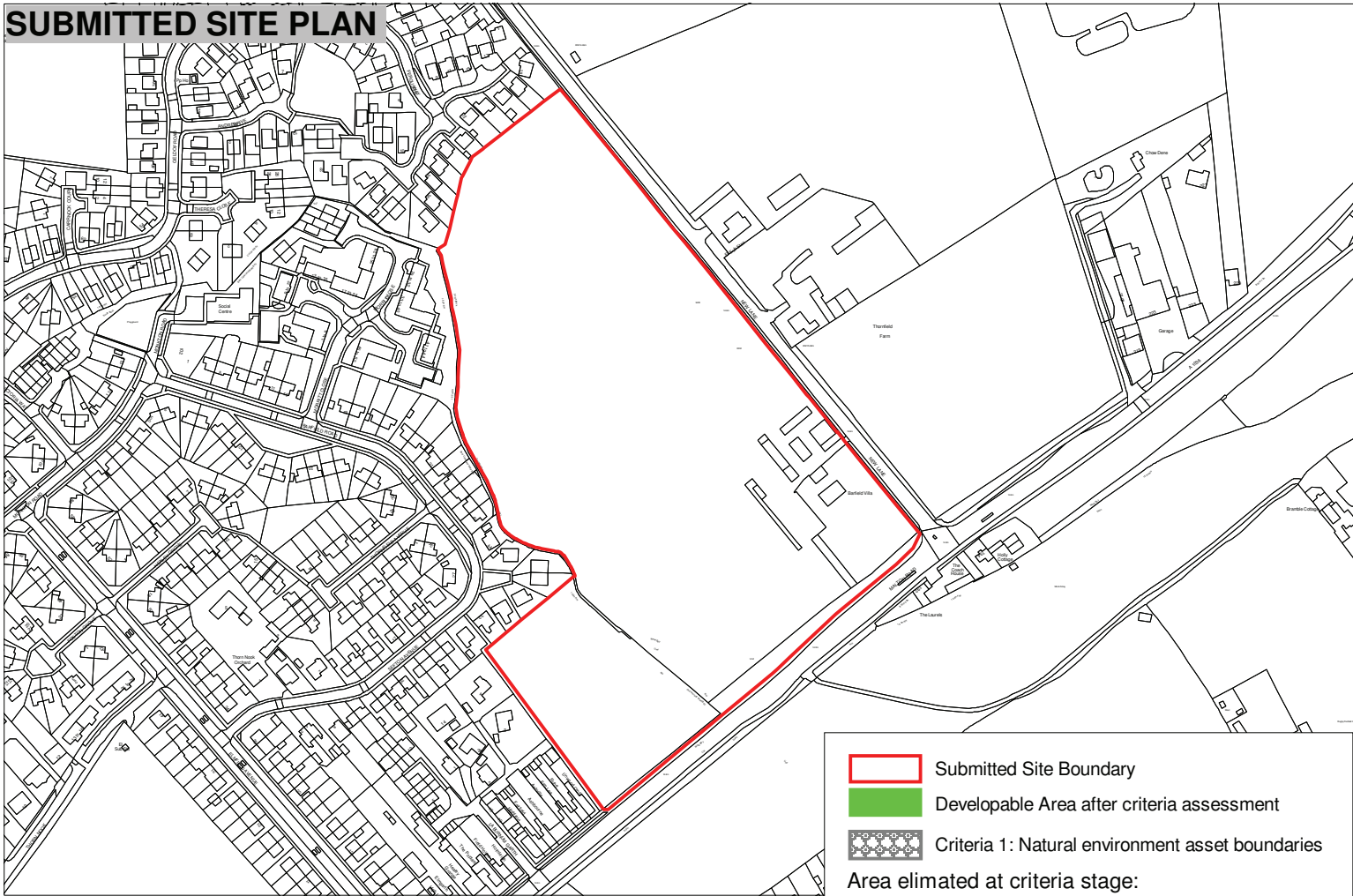
Criteria 4 - Residential Access to Services

Stage 1 Pass

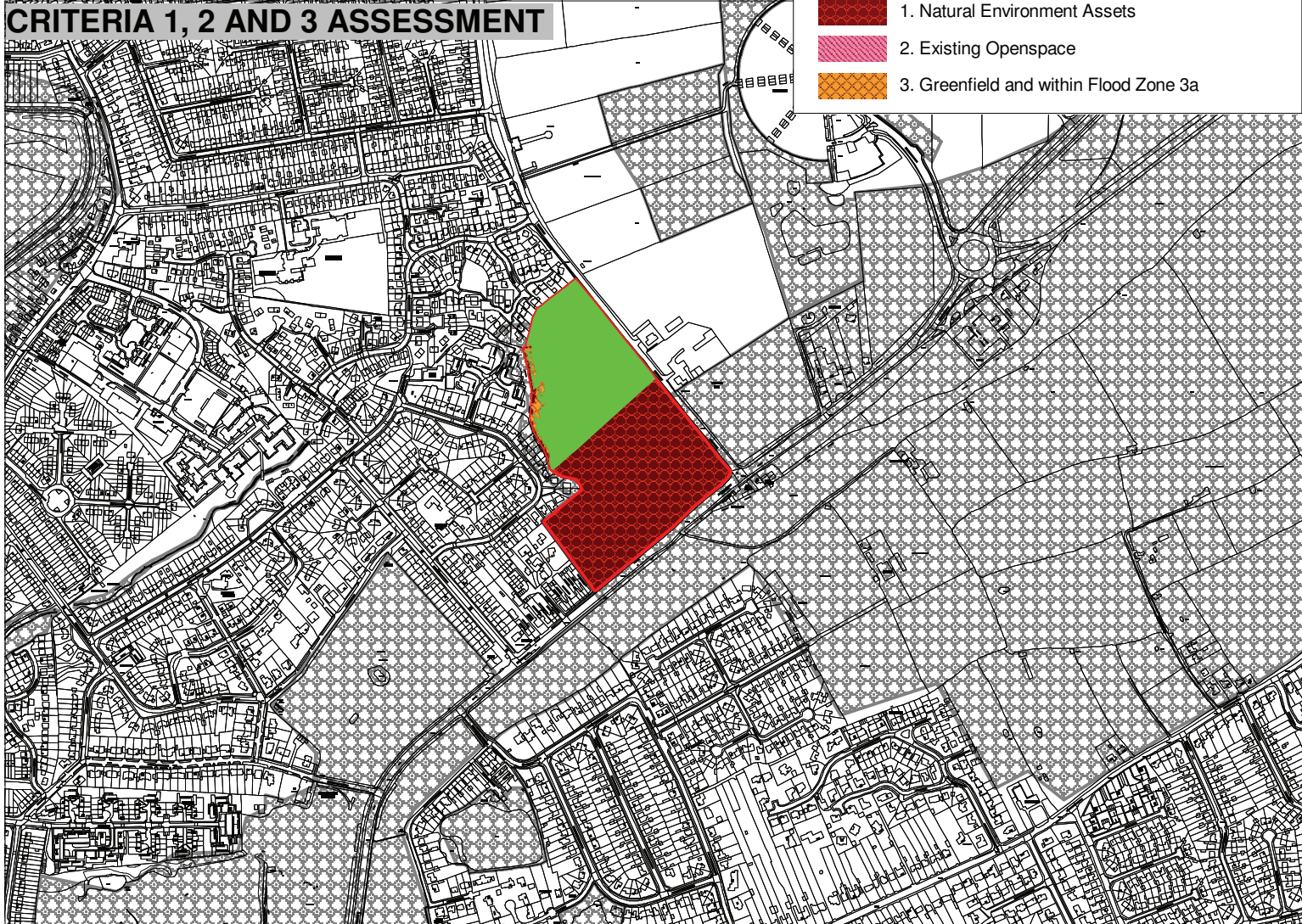
Pass

**Pass Criteria 1234 - Move to Technical Officer Comments Stage.
Evidence accepted - site size remaining increased to 2.8225Ha**

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Technical Officer Assessment

Site: 180

Malton Road Site York

Submitted For: Housing

TRANSPORT

A transport assessment is required to prove access to local services is viable. There should be no vehicle access to Malton Road.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There is a potential impacts from traffic implications for Heworth Green area. High levels of nitrogen dioxide have been monitored on Heworth Green in recent years. Standard Air Quality requirements including EVR infrastructure would be necessary should development come forward. There are new opportunities for exposure next to the carriageway which would require the orientation of rooms and set-back of buildings to be considered carefully.

Amber

Noise: Due to the proximity of the A1036 a noise assessment would be required. There is a potential impacts from traffic implications for Heworth Green area.

Amber

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. The revised Lidar Data submitted as part of the site information pack has been accepted. This site is located in flood zones 1, 2, 3a and 3b. Therefore a reduced developable area would be necessary

Amber

Ecology: This is arable land. It has good hedges but nothing to suggest significant wildlife interest. The ditch on the site may have water vole and would therefore need further investigation / buffer to any development. This site forms part of the open space/separation link beside Monks Cross and therefore Green Infrastructure connectivity with adjacent sites would be important.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/
Design: The green wedge at the southern edge of the site should be maintained as it is important to the context and setting of the city and provides connectivity to the adjacent farmland. Narrowing of the green wedge would have a negative effect in this location as it is intrinsic to York's urban form. An extension to the green wedge should be considered.

Red

Openspace/
Recreation: No site specific comments.

Green

CONCLUSIONS

Summary: The green wedge at the southern edge of the site should be maintained as it is important to the context and setting of the city and provides connectivity to the adjacent farmland. Narrowing of the green wedge would have a negative effect in this location as it is intrinsic to York's urban form. An extension of the green wedge further north should be considered.

Red

Outcome: **Failed Technical Officer Comments**

Red

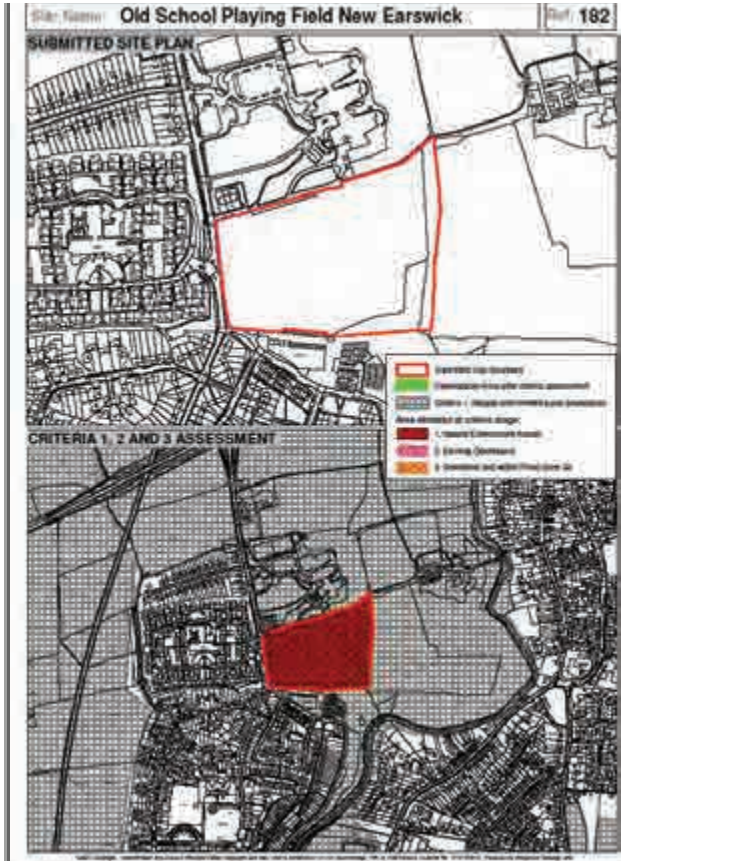
Criteria 1 to 4 Analysis

Site: 182

Old School Playing Field

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 5.753786847 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	Yes
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	Yes
Site Size remaining:	0.000000237

Openspace Evidence:	No
---------------------	----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 But Additional Evidence for Technical Officer Evaluation

Technical Officer Assessment

Site: **182**

Old School Playing Field, New Earswick

Submitted For: Housing

TRANSPORT

There is the opportunity to enhance safe pedestrian and cycle routes to Joseph Rowntree School. The site would struggle to support access from the roundabout and this would be difficult to enlarge. A technical assessment is required to understand access potential.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There is a potential impact of the school biomass boiler on new properties built on this site which may require assessment. Standard AQ requirements including EVR infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. The site is located in flood zone 1. There are Yorkshire Water rising mains to the southern and eastern boundaries.

Green

Ecology: Previously there has been some limited interest on the site in terms of flora relating to hay meadow. Further investigations would be required. There is a need to consider retention of corridor link through to Earswick Road along the northern tree line due to bat interest.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological evaluation has been carried out which found no issues. There is low quality ridge and furrow on site but this would not need to be kept should development be proposed.

Green

Landscape/ Design: This site has a value of general openspace. It has green infrastructure value by linking New Earswick and Huntington, and links with the River Foss corridor. It also provides a sense of openness on the approach to the roundabout on Haxby Road as a relief from development. Development would be detrimental to the open space division between Earswick and Huntington and would need to be protected. Site area should be reduced to reflect the building line of the school to the east and the existing settlement boundary.

Amber

Openspace/ Recreation: The space is currently used recreationally. Any development would need to incorporate openspace.

Amber

CONCLUSIONS

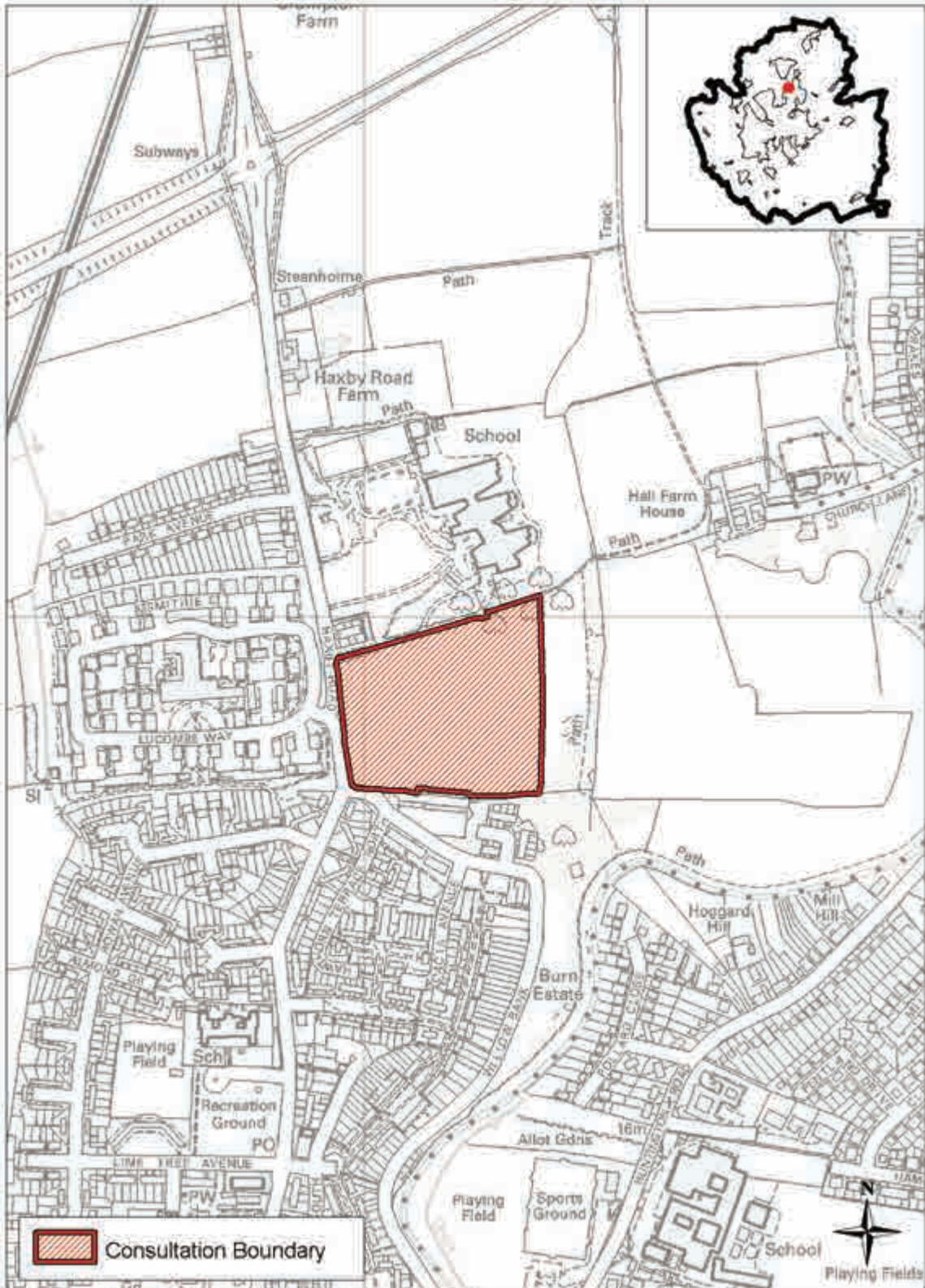
Summary: The landscape is considered important in this area as it provides a green and visual link between New Earswick and Huntington. The site is currently used as recreational open space, as such development would have to incorporate further open space. It is also recognised that the site may have access difficulties from existing road layout. Site area should be amended to follow the line of the existing school building and the existing settlement boundary.

Amber

Outcome: **Passed Technical Officer Comments with reduced boundary**

Amber

Site ref: 182	Site Name:
Allocation Ref: N/a	Old School Playing Field, New Earswick



Crown Copyrights - City of York Council, Licence No: 1000 20818. Produced by Forward Planning.

Site size:	4.2 ha	Indicative Amount:	118 dwellings
Recommendation:	To include the site for residential development within the Local Plan		

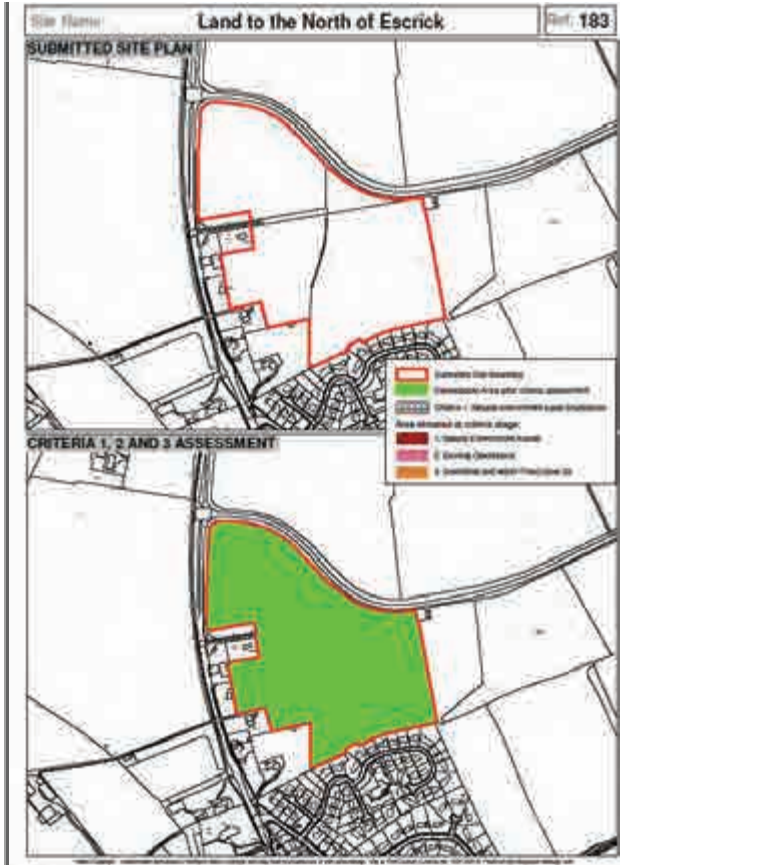
Criteria 1 to 4 Analysis

Site: 183

Land to the north of Escrick

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 9.665949196

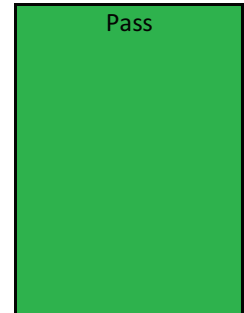
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	9.665949152

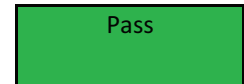
Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	9.665949152

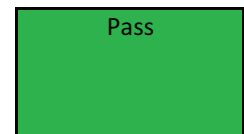
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

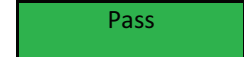
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	9.665949152

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Pass Stage 1



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 183

Land to the north of Escrick

Submitted For: Housing

TRANSPORT

Access to the northern part of the site would be off New Road, which is a private road with potential high levels of freight vehicle usage related to North Selby Mine. Footpath link to Escrick village, school and shops on plan - no public rights of way are obvious. There are issues around the viability of bus services influencing travel in this location. Bus link from Designer Outlet is not a sustainable distance away. Pressures on A19 corridor. Frontage to A19 part of site and wider network connections (door to door journeys) needs to be more appealing to pedestrians/cyclists. If the developable area decreased to not include the parcel of land at the top of the site, access would still be required off the private road, however this would change where the access was located on the private road. It would need to be ensured that there was efficient land assembly to provide this access. It is unlikely that a safe direct access off the A19 to the site can be provided due to the proximity of the existing junction of the private road with the A19.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Unlikely to be major air quality impacts. Standard air quality requirements including electric vehicle recharge infrastructure. As the site adjoins the A19, careful consideration will need to be given to the site design to ensure that residential uses are set back from the carriageway. Orientation of habitable rooms, away from the carriageway facade, may also need to be considered.

Amber

Noise: Due to the proximity of the A19 a traffic noise impact assessment will be required and mitigation measures identified. In addition there is the potential for noise associated with the petrol filling station to affect the site. Whilst the North Selby Mine anaerobic digester and greenhouse has not been constructed consideration should be given on the potential impact of traffic.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Water course runs north-south and links to ditch in Escrick. Development layout does not consider current drainage. This site is located in flood zone 1. There is a foul sewer and rising main within the site.

Amber

Ecology: The site is arable land but the trees provide an interesting landscape. Needs a bat assessment.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: A desk based archaeological assessment has been submitted however, there is a requirement for an archaeological evaluation of the site to identify archaeological features and deposits.

Amber

Landscape/ Design: There are connectivity issues with the village - the site is isolated by the built environment without using the A19. Frontage to A19 needs to be more appealing with green buffer and possible cycle path. Needs strong links to Escrick. There is a good line of mature trees through the site which should be retained. It is considered that the site area should be reduced to follow the field boundary in line with the existing extent of the buildings along the A19 so that the development area is more proportional to the size of the existing village and also to reduce the impact on the gap preventing coalescence between Escrick and Deighton.

Amber

Openspace/
Recreation:

Not a particularly healthy location. Trying to integrate open space well on site but there are issues surrounding access to services off site.

Amber

CONCLUSIONS

Summary:

This site is considered potentially suitable for development however there are issues regarding footpaths/public right of ways into Escrick, connectivity with the rest of the village, sustainable transport access, drainage and noise impacts from the A19. It is considered that the site area should be reduced to follow the field boundary in line with the existing extent of the buildings along the A19 so that the development area is more proportional to the size of the existing village and also to reduce the impact on the gap preventing coalescence between Escrick and Deighton.

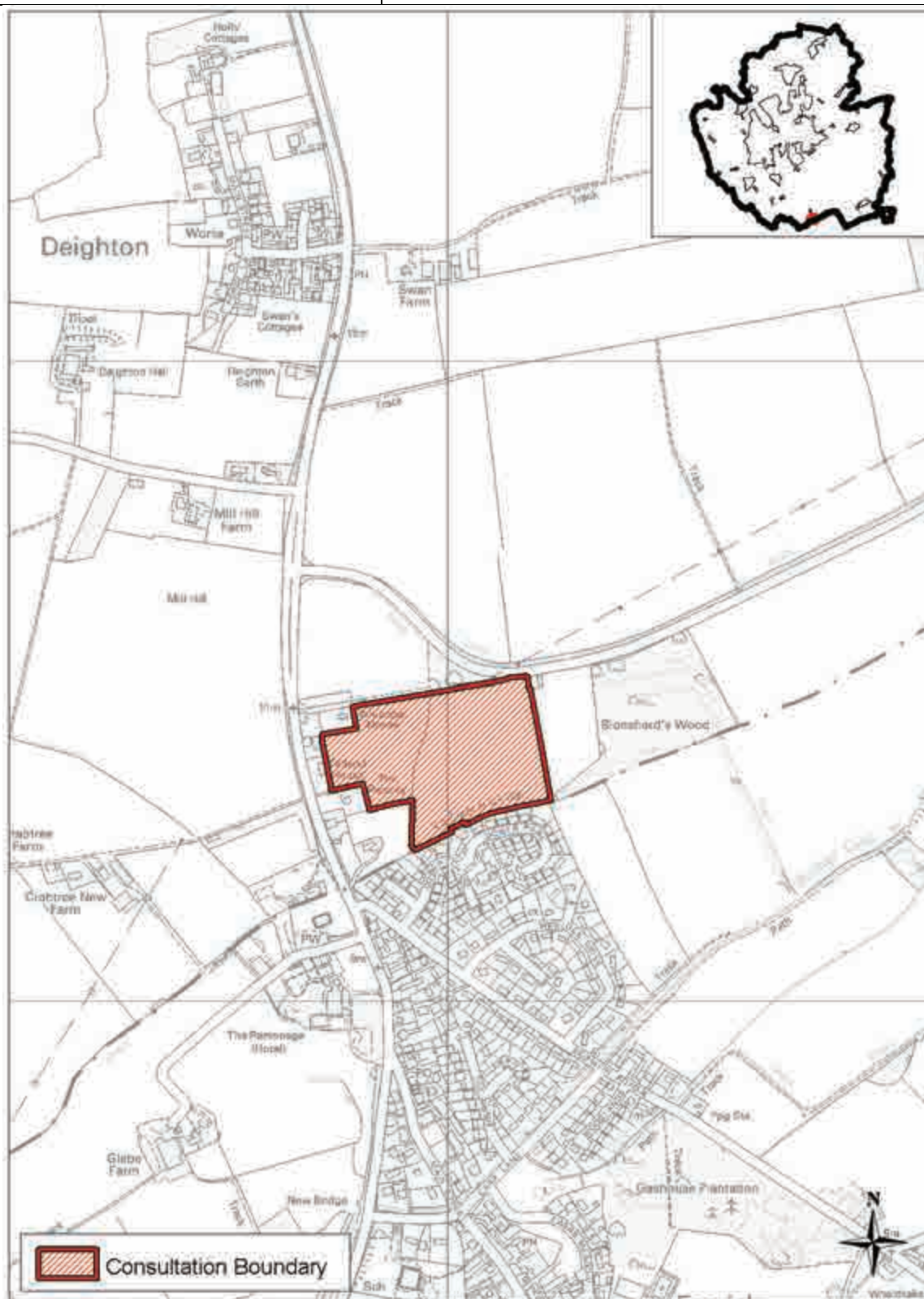
Amber

Outcome:

Passed Technical Officer Comments with reduced boundary

Amber

Site ref: 183	Site Name:
Allocation Ref: N/a	Land to the North of Escrick



Crown Copyright: City of York Council. Licence No: 1000 20918. Produced by Forward Planning

Site size:	6.1 ha	Indicative Amount:	128 dwellings
Recommendation:	To include the site as a strategic site for residential development within the Local Plan		

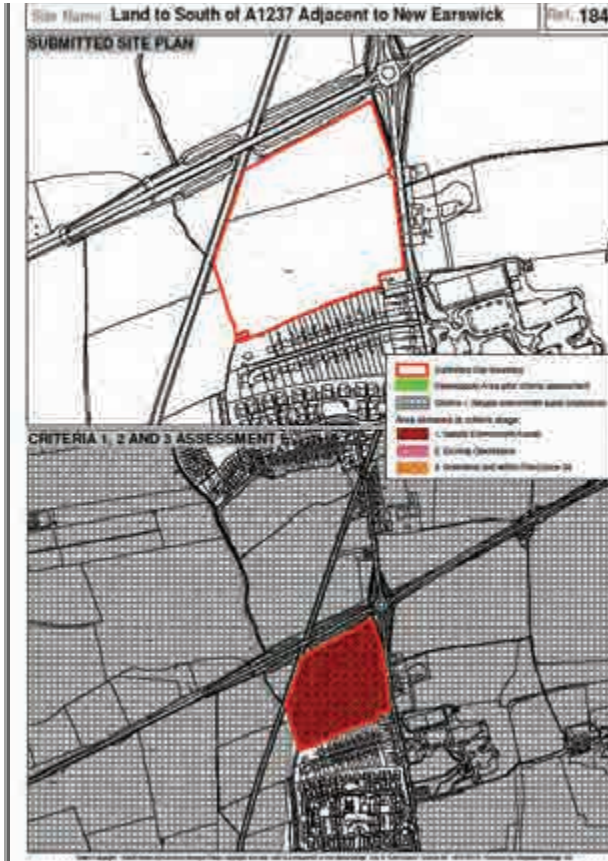
Criteria 1 to 4 Analysis

Site: 184

South of the A1237 (submission refers to site as land north of new Earsw)

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 6.676126643 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.015707622

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.015707622

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Par
Site Size Remaining:	0.011449625

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

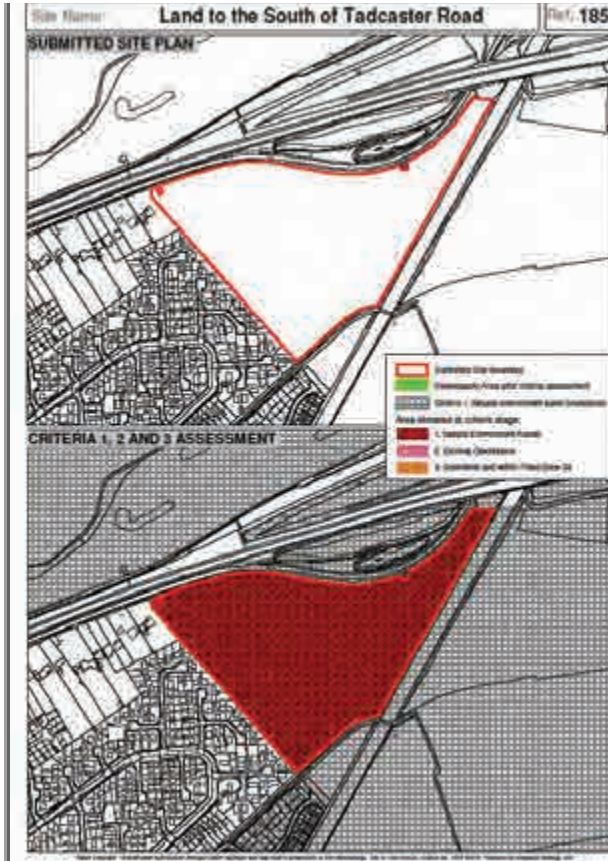
Criteria 1 to 4 Analysis

Site: 185

Land South of Tadcaster Road

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 7.560532288 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	Adjacent
Site Size Remaining:	0.010850398

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.010850398

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.010850398

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

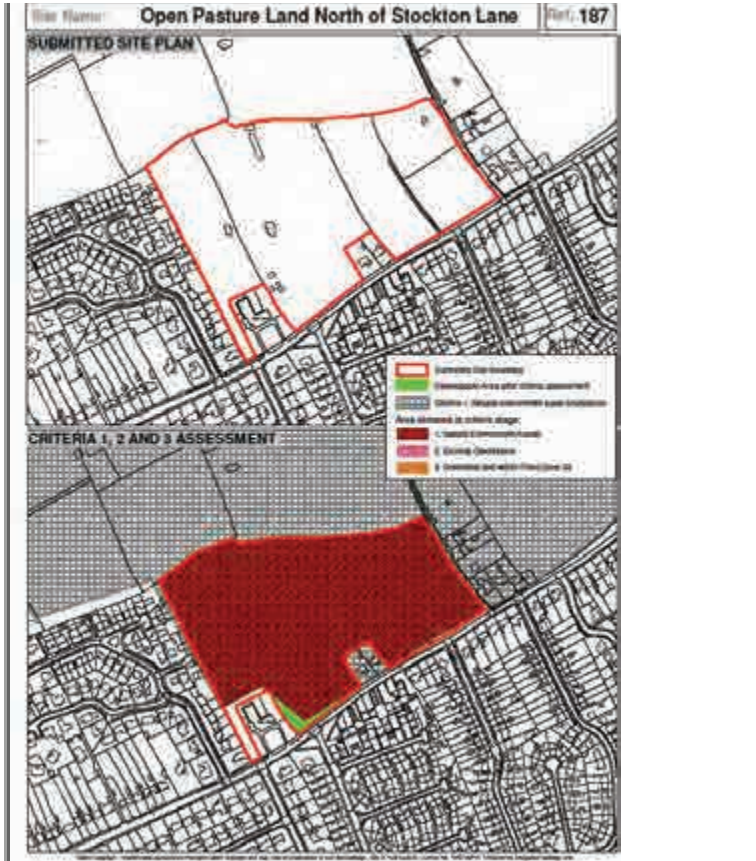
Criteria 1 to 4 Analysis

Site: 187

Land N of Stockton Lane

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 5.916333023 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.283423537

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.283372522

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.283372522

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 187

Land North of Stockton Lane

Submitted For: Housing

TRANSPORT

There is some public transport on Stockton Lane which would require upgrading for this scale of development; Transport Assessment required which may highlight the need for infrastructure improvements.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements and electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: Site incorporates largely improved grassland. A phase 1 habitat survey needed.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There are large areas of ancient ridge and furrow within the site together with earthworks. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/ Design: The site lies opposite the built eastern extent of Heworth and Pasture Lane clearly defines the eastern edge of the site. The northern side of Stockton Lane is characteristically punctuated with individual/small groups of properties, farm tracks and Lanes, one of which is Pasture Lane. The site contains a number of hedges marking a small field pattern, supplemented with a number of small ponds. The site would lessen the distance between Heworth and Malton Road, possibly impacting on the setting of the city. Development would come level with properties on Greenfield Park Drive, which are visible from Malton Road. A detailed landscape and visual appraisal is required and amendments to the site masterplan would be required to ensure that development is set back from the road frontage

Amber

Openspace/ Recreation: On site provision of openspace required.

Green

CONCLUSIONS

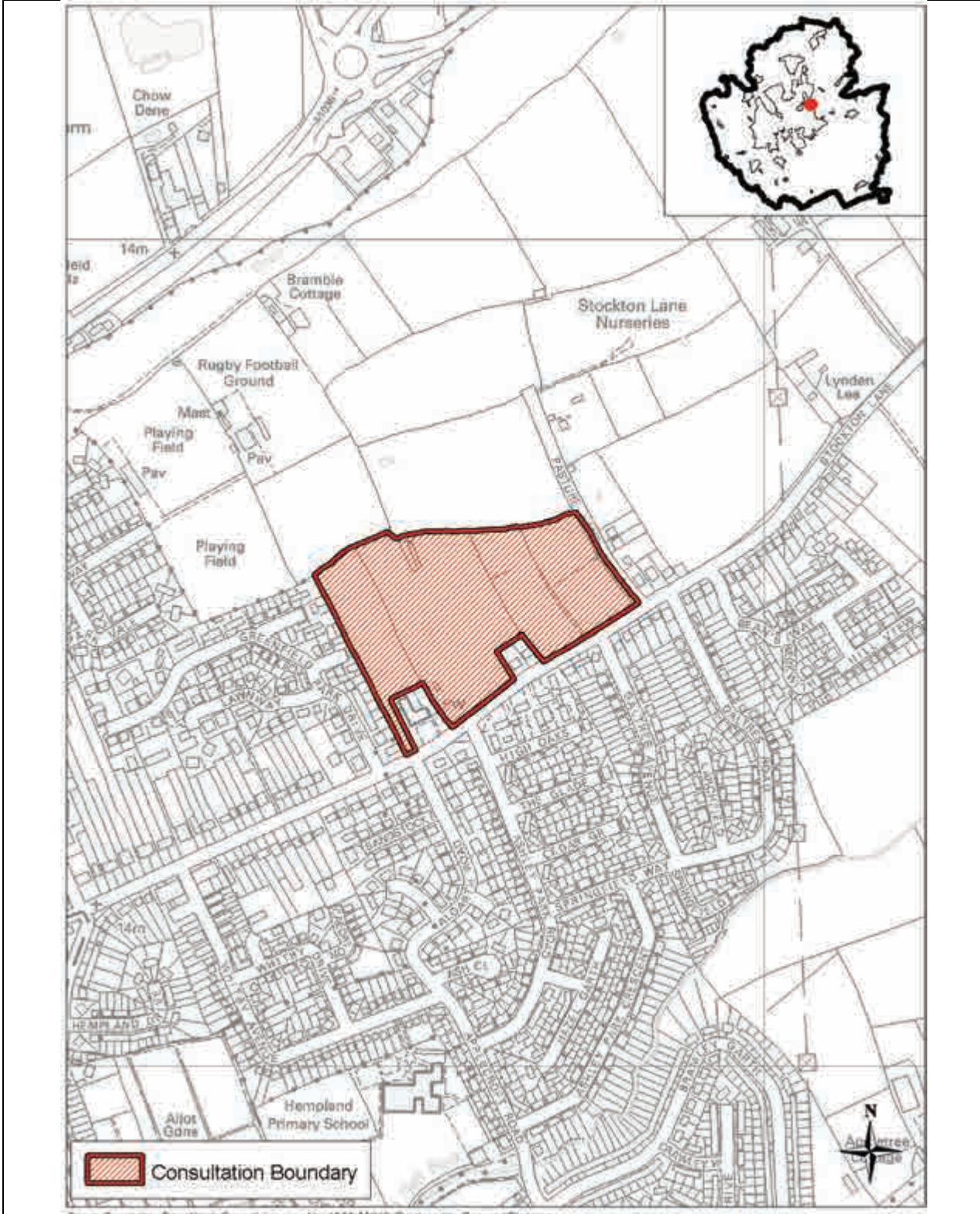
Summary: There are large areas of ancient ridge and furrow within the site and an archaeological desk based assessment and evaluation will be required. The site lies opposite the built eastern extent of Heworth and Pasture Lane clearly defines the eastern edge of the site. The site contains a number of hedges marking a small field pattern, supplemented with a number of small ponds. The site would lessen the distance between Heworth and Malton Road, possibly impacting on the setting of the city. Development would come level with properties on Greenfield Park Drive, which are visible from Malton Road. It is felt that the site is potentially suitable for development subject to a detailed landscape and visual appraisal and amendments to the site layout to ensure the development is further set back from the road frontage.

Amber

Outcome: **Passed Technical Officer Comments**

Amber
Page 64

Site ref: 187	Site Name:
Allocation Ref: N/a	Land to the North of Stockton lane



Site size:	5.9 ha	Indicative Amount:	165 dwellings
Recommendation:	To include the site as a strategic site for residential development within the Local Plan		

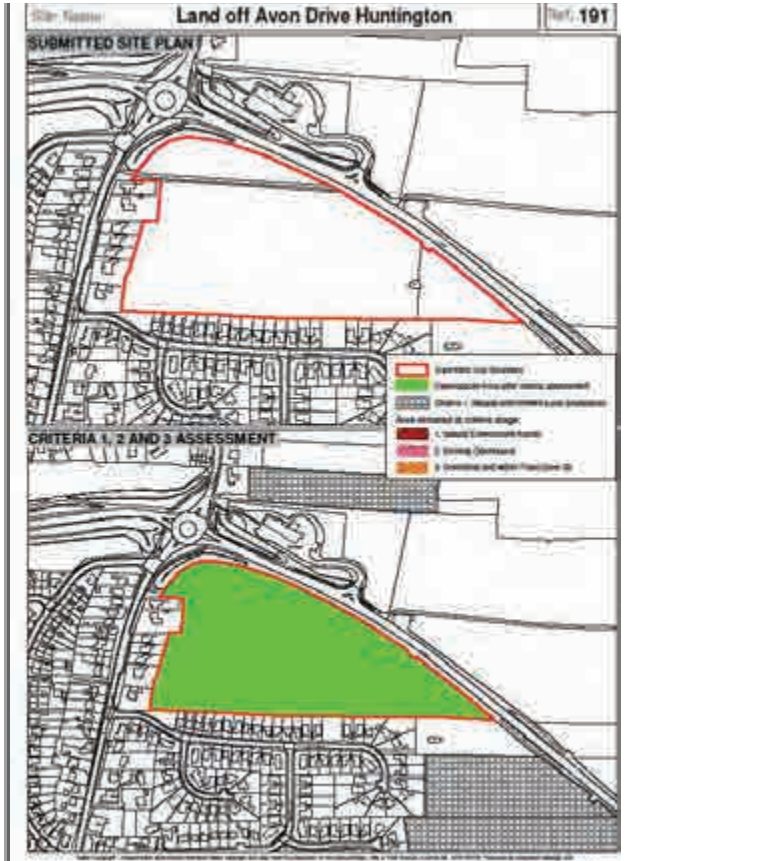
Criteria 1 to 4 Analysis

Site: 191

Land off Avon Drive Huntington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 4.697831284 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	4.697831284

Floodrisk Evidence:	Yes
Landscape Evidence:	N/A
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	4.697831284

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.697831284

Floodrisk Evidence:	Yes
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 191

Land off Avon Drive, Huntington

Submitted For: Housing

TRANSPORT

As significant land is required for the dualling and grade separation of the ring road, and the widening of the roundabout, a significant part of the land may need to be taken which would undermine the viability of the remaining site area. In addition further land would be required to buffer the revised road layout which would compromise the site further. There may be constraints regarding the Yorkshire Water pipeline and large pipe implications.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. As the site adjoins the outer ring road, careful consideration will need to be given to the site design to ensure that residential uses are set back from the carriageway. Orientation of habitable rooms, away from the carriageway facade, may also need to be considered.

Amber

Noise: Not the most desirable location for residential development. Existing hedges/trees do not provide adequate buffering for noise. A larger buffer would be required to minimise new receptors to traffic noise from the A1237. Also, there is a potential for conflict between housing and use of adjoining farm land. To South East there is a sewage treatment works with potential for odour.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Foul and surface water drainage in Avon Drive.

Green

Ecology: Development would impact on the land to the east and to the SINC site at Huntington. May be issues with ecological linkages to the site as its logical that the SINC site will automatically become a recreational space and this could have detrimental effects on the SINC site. Habitat survey and potentially Great Crested Newts survey needed.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/ Design: Development will affect the openness of the ring road and the character of the site bringing development right up the ring road. The site is not considered large enough to create the buffer required to retain the open setting and prevent coalescence with the ring-road.

Amber

Openspace/ Recreation: Like the idea of a nature trail but would like bigger buffer to the ring road. No significant objections.

Green

CONCLUSIONS

Summary: As significant land is required for the dualling and grade separation of the ring road, and the widening of the roundabout, a significant part of the land may need to be taken which would undermine the viability of the remaining site area. In addition further land would be required to buffer the revised road layout which would compromise the site further. There may be constraints regarding the Yorkshire Water pipeline and large pipe implications. There are also concerns regarding coalescence with the ring road and landscape setting and also potential impacts on the adjacent SINC

Red

Outcome:

Failed technical officer comments.

Red

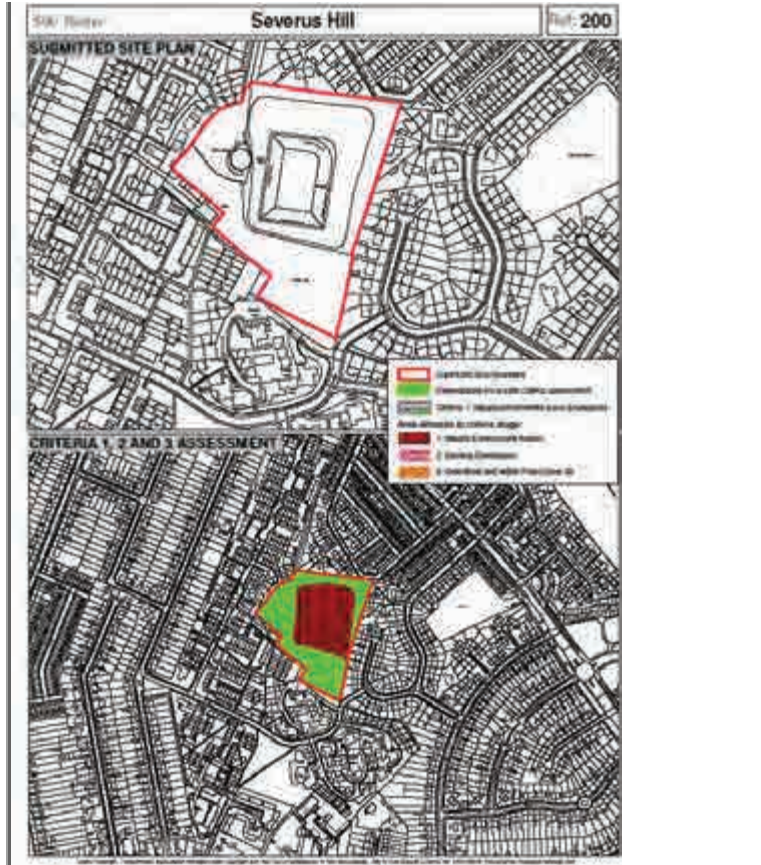
Criteria 1 to 4 Analysis

Site: 200

Severus Hill

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 1.974091185

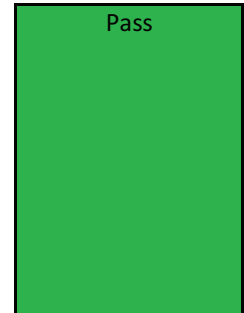
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	1.126314305

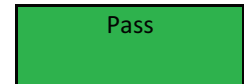
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	Yes



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.126314305

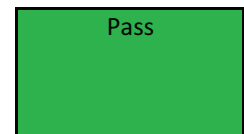
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

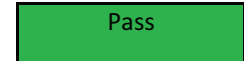
Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	1.126314305

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 200

Severus Hill

Submitted For: Housing

TRANSPORT

A technical assessment is required in order to evidence an appropriate means of access to the site. It appears there are options on this, e.g. Lindsey or Winchester Avenue, however the number of units served will need to be checked against guidance/standards. Considered a sustainable location with access to a range of local services (and city centre) on foot, by cycle and bus all being viable.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard AQ requirements including EVR infrastructure if applicable. There are unlikely to be any major AQ implications.

Green

Noise: No noise issues.

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1

Green

Ecology: This is a designated SINC site. Previous comments regarding this site still stand as development would have a significant negative effect on the site's nature conservation value. The evidence submitted to support the site does not adequately address or override the reasons for the site's nature conservation designation. It is therefore unsuitable for development.

Red

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The industrial archaeological features relating to the water industry are of significance

Amber

Landscape/ Design: Topographically, this site is a high point in York. Development at this location would therefore be visible across the city and change the current view from a predominantly natural to built landscape element.

Red

Openspace/ Recreation: On site open space would be required.

Green

CONCLUSIONS

Summary: It is considered that there would be significant negative effects from the development of this site on its nature conservation value. The site is therefore considered inappropriate for development. The remaining area which is not designated for nature conservation would be difficult to develop coherently. Development at this location would therefore be visible across the city and change the current view from a predominantly natural to built landscape element.

Red

Outcome: **Failed technical Officer comments**

Red

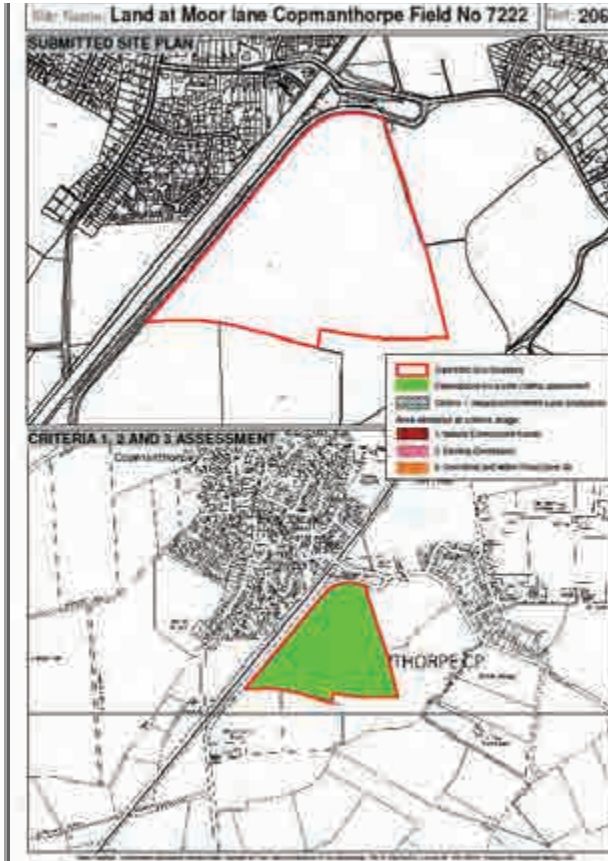
Criteria 1 to 4 Analysis

Site: 206

Land at Moor Lane, Copmanthorpe. Field No. 7222

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 12.989620000 Ha

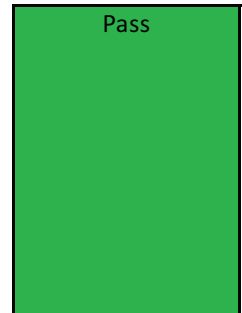
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	12.989625163

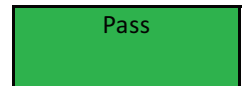
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	12.989625163

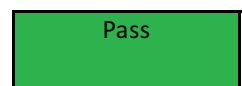
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	12.989625163

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

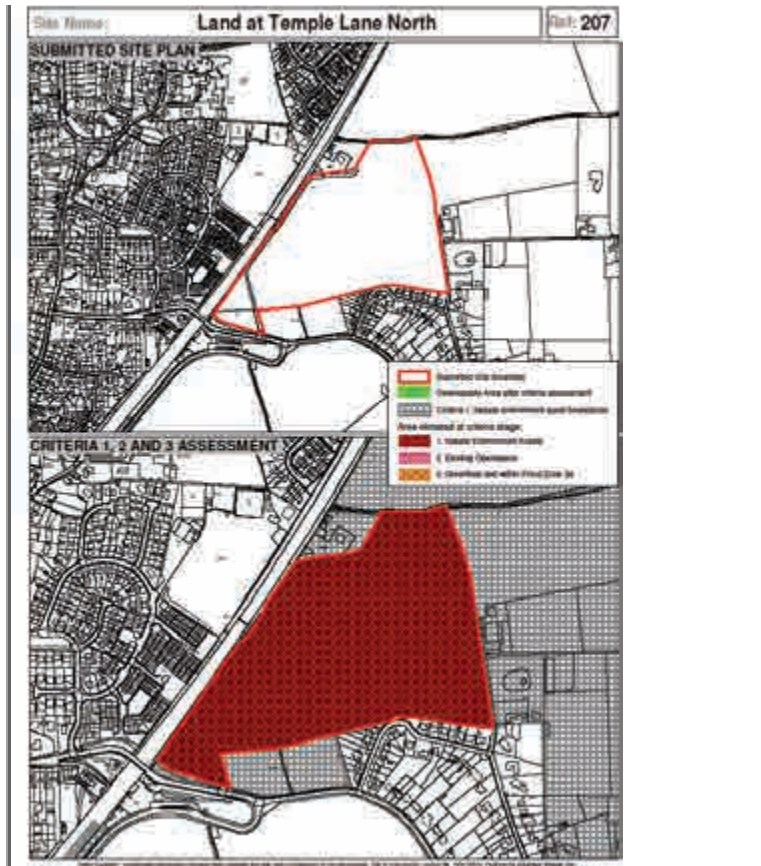
Criteria 1 to 4 Analysis

Site: 207

Land at Temple Lane North , Copmanthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 10.231791656

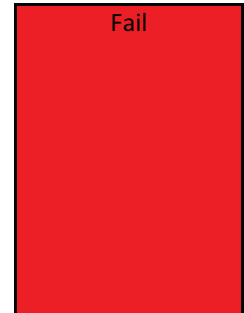
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.030637621

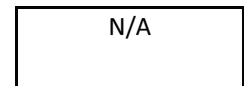
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.030637621

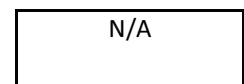
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

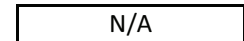
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.030637621

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 1

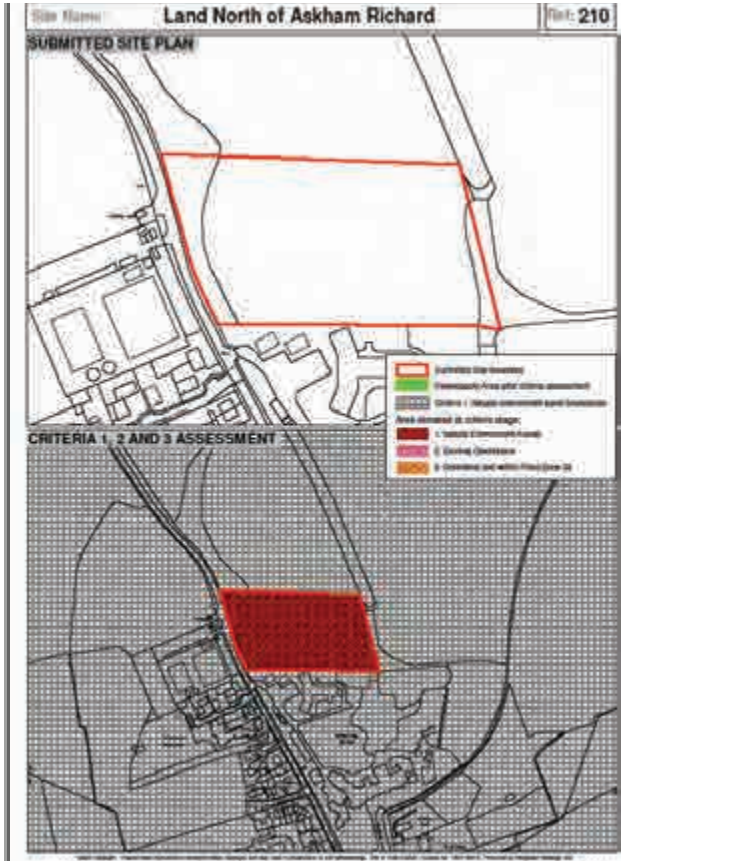
Criteria 1 to 4 Analysis

Site: 210

Land north of Askham Richard

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.590117111 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

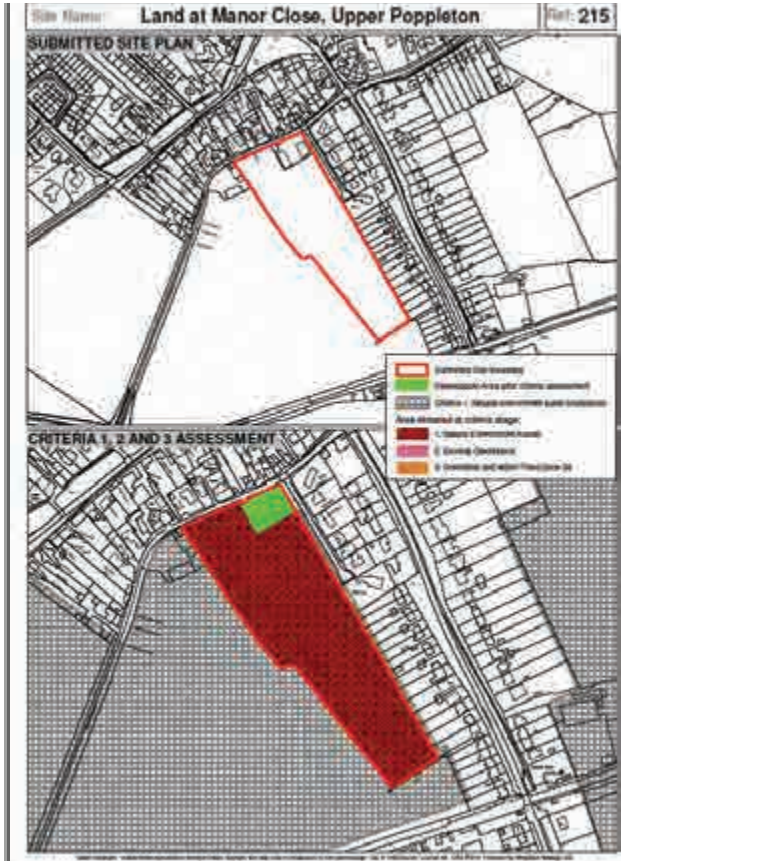
Criteria 1 to 4 Analysis

Site: 215

Land at Manor Close Upper Poppleton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 2.428904707 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.146371390

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.146371390

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.146371390

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

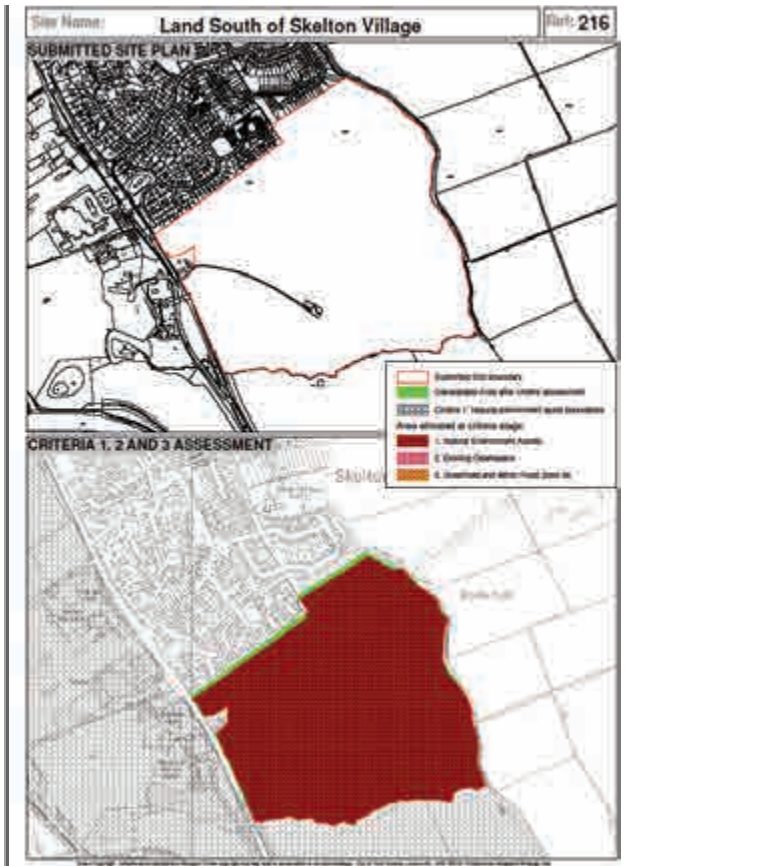
Criteria 1 to 4 Analysis

Site: 216

Land South of Skelton Village

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 40.345261359

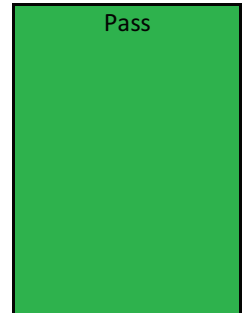
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.665338736

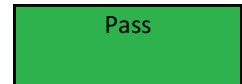
Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.665338736

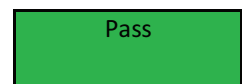
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

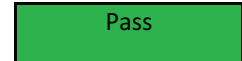
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.665039909

Floodrisk Evidence:	No
---------------------	----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 216

Land South of Skelton Village

Submitted For: Housing

TRANSPORT

The range of services/facilities available locally is considered too limited to sustain an allocation of this scale and as such occupants would be reliant upon travel beyond the village, even for basic services. Based upon location, current highway provision and travel options, it is expected that the site would be heavily reliant upon the private car. This is contrary to transport policy. Access to the site from A19 would lead to further detachment and increasing car dependency. Other access options for all modes are not apparent meaning all journeys would be via A19, which is highly undesirable. Review/upgrade of A19/junctions probable. Travel and access by foot or cycle will be limited and journey to work percentages by these modes will be likely to be well below CYC expectations. Limited bus service 30-60 minute serve the village. In the unlikely circumstances of the above transport matters being addressed, it would be a necessary to upgrade bus services and infrastructure to serve the site and improve connections to the centre and areas of employment.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There are new opportunities for exposure next to A19 if site is not carefully designed. Standard Air Quality requirements and EVR infrastructure would be required.

Amber

Noise: Due to the proximity of the A19 to the East, a noise assessment would be required.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. The area within the south of the site is located in flood zones 2, 3a and 3b (functional floodplain) Yorkshire Water foul and surface water drain cuts through the site

Amber

Ecology: This site is predominantly arable land but has some interesting parts within it, which would require further investigations. This area has a very early enclosure landscape and has established hedgerows. Would need extensive hedgerow surveys done as well as phase 1 habitat surveys.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There is a significant historic medieval field pattern/ very early enclosure landscape on site which is an important for understanding the context of Skelton village. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a good hedgerow pattern on the site.

Red

Landscape/ Design: The site has a significant historic landscape, which is important for understanding the context of the village. This site is designated to prevent the coalescence of Skelton with the main urban area. It is important for the setting and character of the village.

Red

Openspace/ Recreation: There are big risks with social isolation and poor access to services if community amenities are not provided on site. Openspace will need to be provide don the site.

Green

CONCLUSIONS

Summary: The historic setting and character of Skelton would be detrimentally effected

Page 76
Red

by development in this location. It is considered that for this reason, development of this area should be avoided. There is a significant historic medieval field pattern/ very early enclosure landscape on site which is an important for understanding the context of Skelton village



Outcome:

Failed Technical Officer Comments

Red

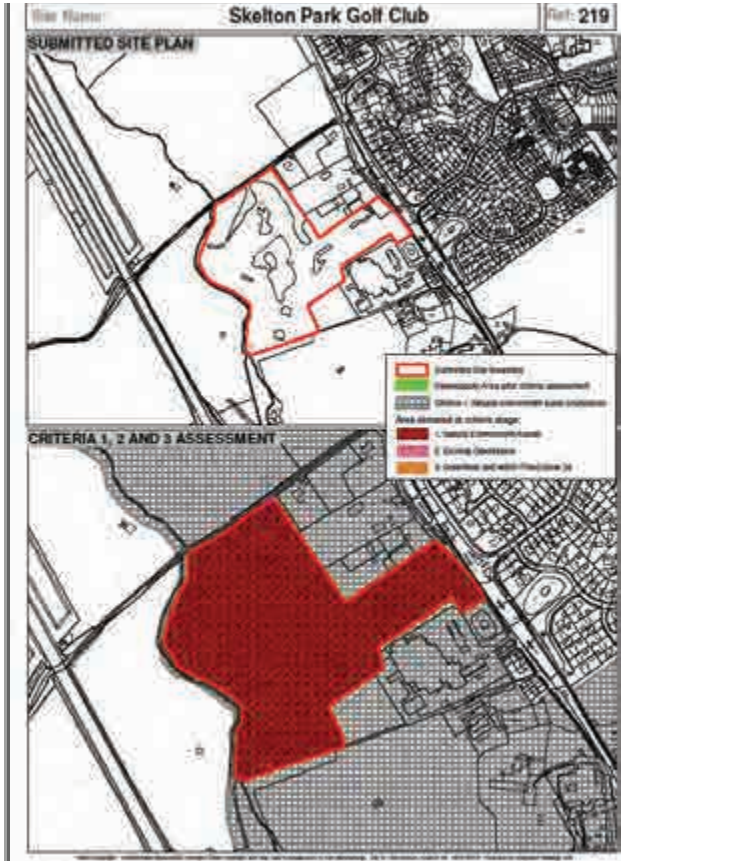
Criteria 1 to 4 Analysis

Site: 219

Skelton Park Golf Club

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 8.623405357 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	Adjacent
Site Size Remaining:	0.029924518

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.029924518

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.029924518

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

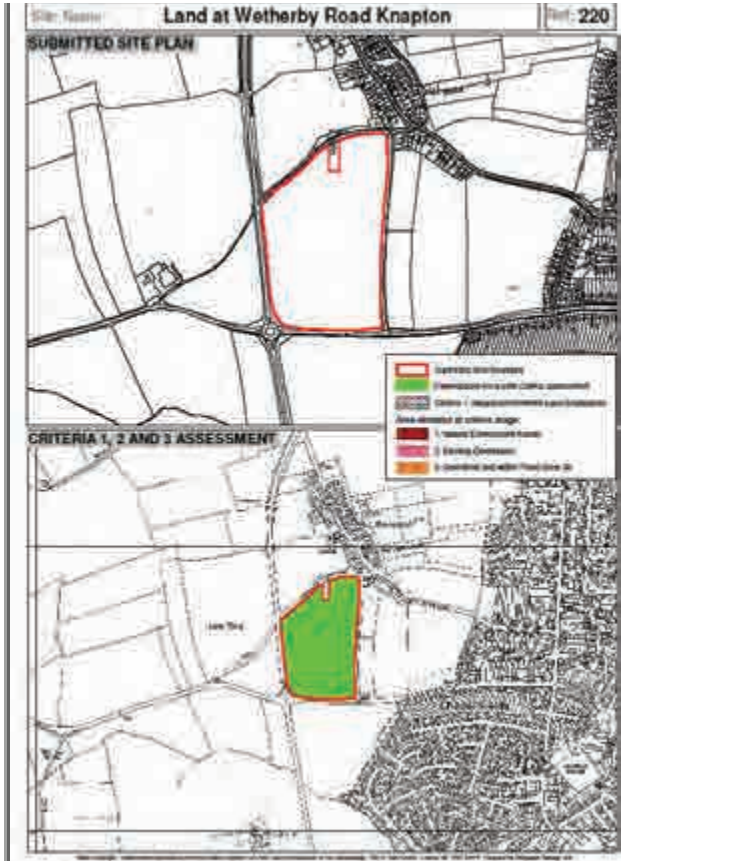
Criteria 1 to 4 Analysis

Site: 220

Land at Wetherby Road Knapton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 9.534936020 Ha

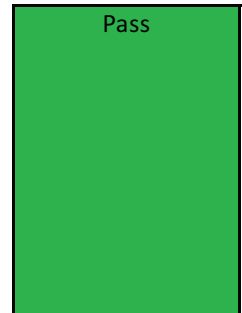
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	9.534936020

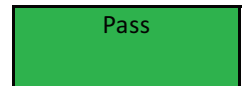
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	9.534936020

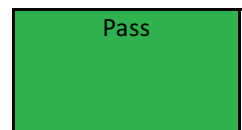
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	9.534936020

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

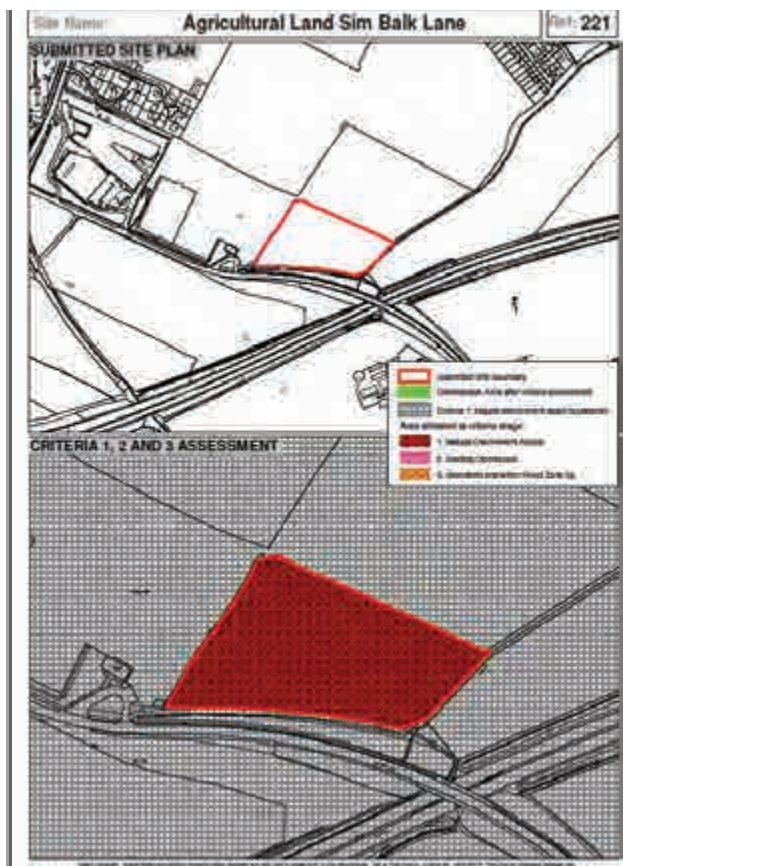
Failed Criteria 4

Criteria 1 to 4 Analysis

Site: 221

Agricultural Land Sim Balk Lane

Source:
Previously
Rejected Site



Submitted For: Housing
(Student
Accommodation
linked to York
College)

Submitted Size 2.162582701 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

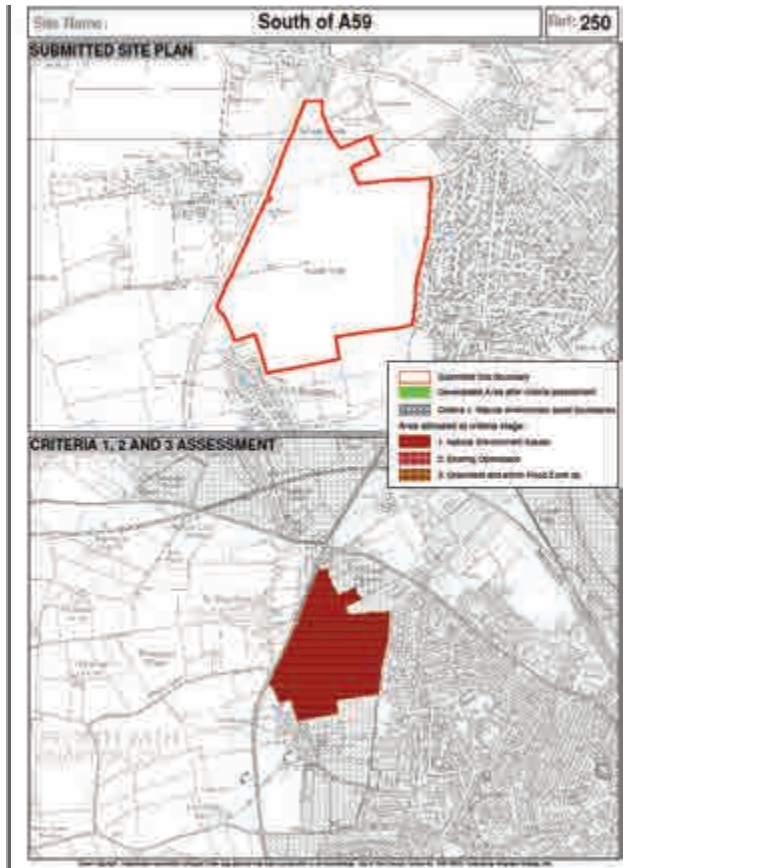
Criteria 1 to 4 Analysis

Site: 250

South of A59

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 42.689494246

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	2013 Update
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Entirely Within a proposed designation of Historic Character and Setting (updated 2013)

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Fail Criteria 1 (2013 Update) - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 250

South of A59

Submitted For: Housing

TRANSPORT

This is a large site which has limited services and facilities within an acceptable distance. Moreover, it has limited permeability to Beckfield Lane from the eastern boundary to access the existing services. Development in this location is likely to induce a large increase in car usage. Although a park and ride is being developed close by, there is no direct access to this and therefore there would be a significant impact on the A59 and ring-road junction due to increased traffic generation. Limited options for connectivity through to the existing residential areas to the east would cause some isolation of the development. This will give a huge cumulative impact with ST1 and ST2 and without substantial improvement to the road network there would be viability issues.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard AQ Requirements including EVR infrastructure would be applicable with any development. The site is not currently within existing area of AQ concern but as the sites adjoin the outer ring road careful consideration will need to be given to the site design to ensure and residential is set back from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered.

Amber

Noise:

Due to the proximity of A1237 and A59, (in addition to the proposed new restaurant and drive through), there is the potential for noise to adversely affect any new housing. A noise assessment will be required.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Yorkshire Water rising main runs through the site.

Green

Ecology:

Site is all arable land. There is some wildlife on site occasional skylarks recorded. Any development would need to consider retaining the green linkages through to British Sugar Site to maximise ecological links.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Archaeological events have been recorded on this site (crop marks), which would need substantial work/investigations to be done to understand more.

Amber

Landscape/
Design:

The whole of this site is important to the Greenbelt and the setting of the city. This land creates a physical and visual separation between North Minster business park and the main urban area, and between Knapton and Beckfield Lane.

Red

Openspace/
Recreation:

In terms of openspace, this would need to be provided as there would be a strong need for additional open space/sports provision on site.

Green

CONCLUSIONS

Summary:

This site is considered to have adverse effects on the setting and character of York as it creates an important buffer between existing development. This land creates a physical and visual separation between North Minster business

Red

Page 82

park and the main urban area, and between Knapton and Beckfield Lane. The site has limited permeability to Beckfield Lane from the eastern boundary to access the existing services. Development in this location is likely to induce a large increase in car usage. Although a park and ride is being developed close by, there is no direct access to this and therefore there would be a significant impact on the A59 and ring-road junction due to increased traffic generation . Limited options for connectivity through to the existing residential areas to the east would cause some isolation of the development.



Outcome:

Failed Technical Officer Group

Red

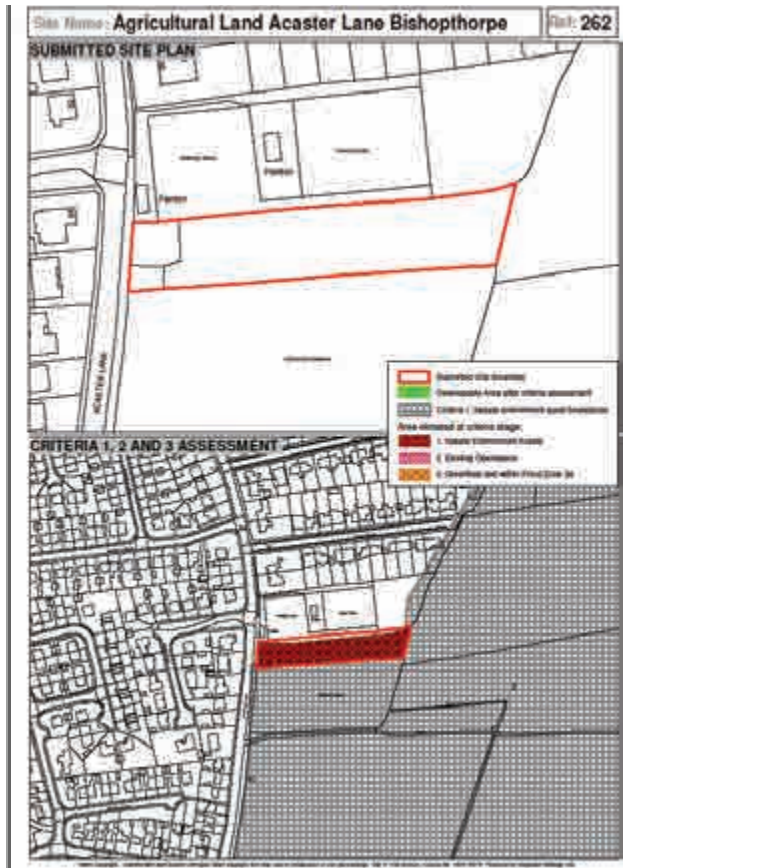
Criteria 1 to 4 Analysis

Site: 262

Land at Acaster Lane, Bishopthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.282848885

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.042582812

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.042582812

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Par
Site Size Remaining:	0.042314406

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

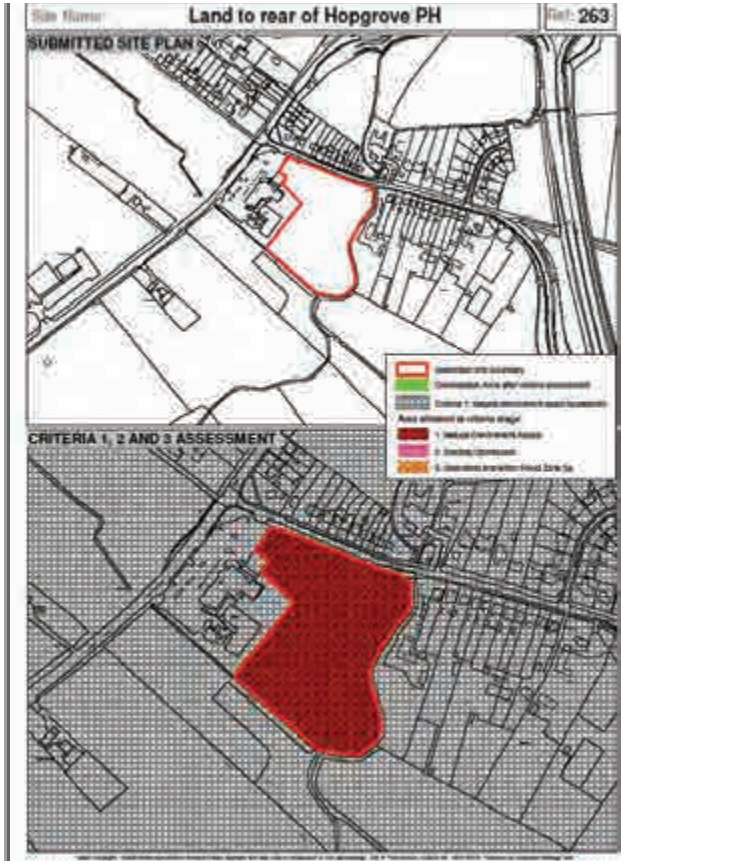
Criteria 1 to 4 Analysis

Site: 263

Land Rear of Hopgrove PH

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.885146129 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

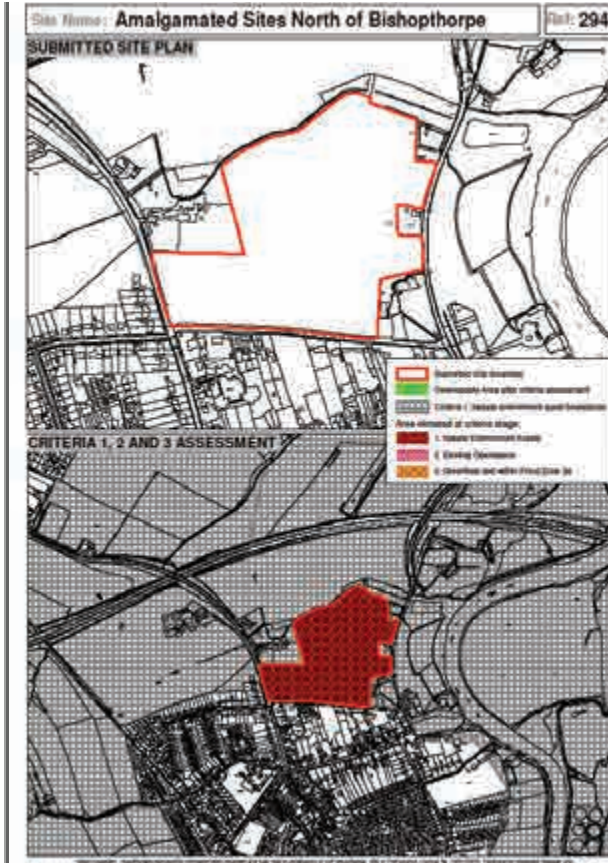
Criteria 1 to 4 Analysis

Site: 294

Amalgamated sites north of Bishopthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 10.676045007

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.134000000

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.134000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.134000000

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

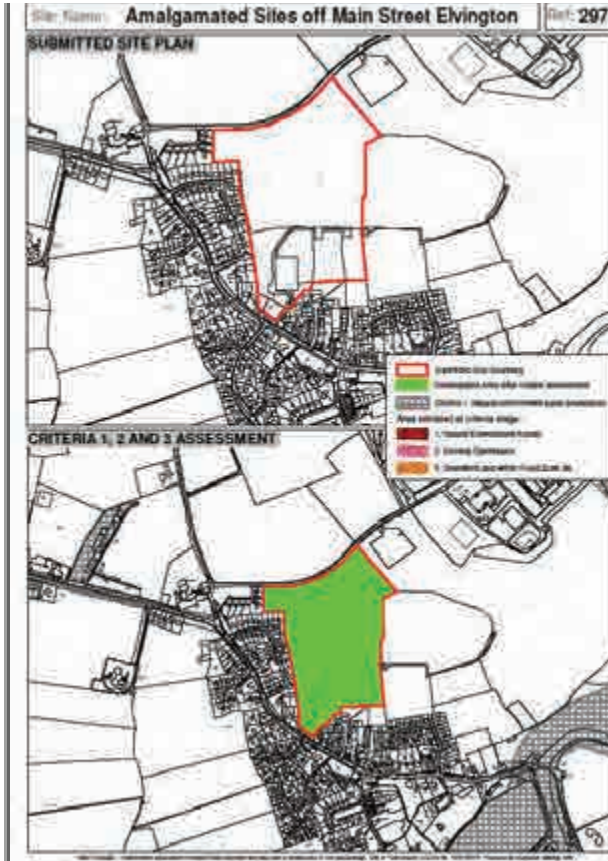
Criteria 1 to 4 Analysis

Site: 297

Land to the rear of Main Street, Elvington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 8.213076811 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	8.213076811

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	8.213076811

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Adj
Site Size Remaining:	8.210397389

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 297

Land to the rear of Main Street, Elvington

Submitted For: Housing

TRANSPORT

There are issues with accessing the northern part of the site. Access to the site via Hillgarth (Court) appears unlikely; would require detailed assessment of junction with Main Street and design/width/construction of estate road to assess its technical suitability to serve additional units. Access via Roxby Close is not possible. Road to the north is private.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: There is noise associated with the industrial park that could mean that areas at the eastern end of the airfield are unsuitable for development. Depending on how much of the site were developed existing uses on the airfield, motorsports, may also have a negative impact on the suitability of the site for development and existing noise sensitive receptors e.g. concentration of motorsports to the Western end. A noise impact assessment would be required.

Amber

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: No information but the land is arable/improved/disturbed. Phase 1 Habitat survey required, check for Barn Owls.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the northern boundary of the village.

Amber

Landscape/ Design: There are no apparent likely landscape showstoppers but a landscape appraisal of landscape character/features and visual impact is required. The site represents a considerable extension of the village into the surrounding countryside and would visually impact on a high number of residential receptors and Dauby Lane, Stamford bridge (bridge) and PROW to the north, south and east.

Amber

Openspace/ Recreation: On site openspace would be required.

Green

CONCLUSIONS

Summary: There are issues with accessing the northern part of the site. Access to the site via Hillgarth (Court) appears unlikely; would require detailed assessment of junction with Main Street and design/width/construction of estate road to assess its technical suitability to serve additional units. Access via Roxby Close is not possible. Road to the north is private. Further detailed assessments are required to look at suitable access points. Site would represent a considerable extension to the village.

Red

Outcome: **Failed Technical Officer Comments**

Red

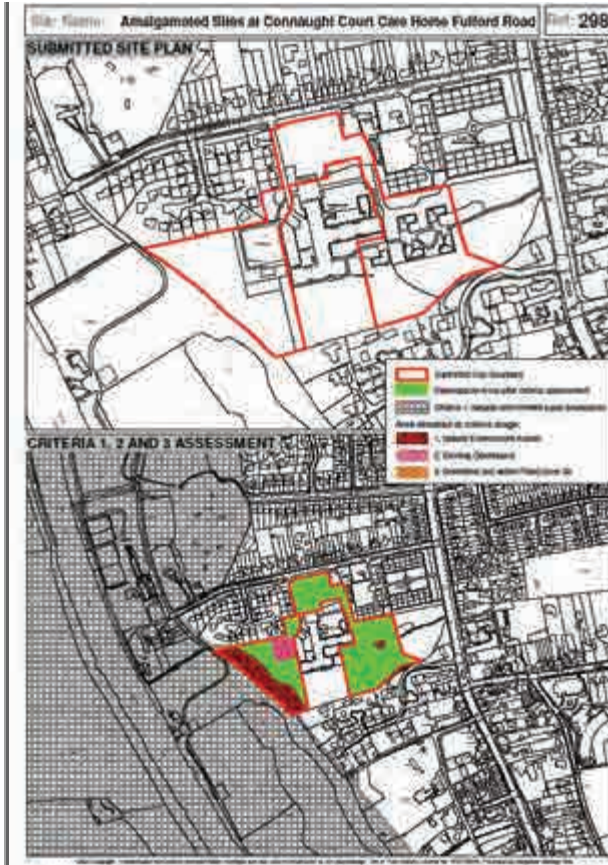
Criteria 1 to 4 Analysis

Site: 298

Amalgamated sites at Connaught Court Care Home

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 2.718755229

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Adjacent
National Conservation:	Adjacent
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	2.216760138

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	2.079582867

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Part
Site Size Remaining:	2.036371921

Floodrisk Evidence:	No
---------------------	----

Partly

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 298

Amalgamated sites at Connaught Court Care Home

Submitted For: Housing

TRANSPORT

Need to determine whether the new use generates more traffic than previous/current use does

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure. It should be noted that the whole of the A19 corridor is designated an Air Quality Management Area (AQMA). The air quality impacts of additional traffic movements from the site will need to be assessed. The impacts on Fulford Main Street (south-bound from the junction with Heslington Lane) are of particular interest / concern. Likely to require air quality assessment.

Amber

Noise:

No noise issues.

Green

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The site is located within flood zones 1,2,3a and 3b (3b at the south western part of the site). Therefore, the developable area would be restricted

Amber

Ecology:

Bat roosts on southern boundary. This is an open area linking Fulford Road to Fulford Ings that needs to be retained for a bat corridor. There may be some fungal interest. Should the site come forward there would need to be a fungus survey - carried out in optimal conditions i.e. reduced mowing in Sept/Oct to ascertain extent/presence of fungi.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

Now within Fulford Road Conservation Area. Appeal dismissed for development by Inspector in 2005 - there is a need to maintain open character from Fulford Road to the Ings and trees - decision implied that some opportunity for housing could be provided on part of the site. A desk based archaeological assessment and evaluation of the site has been carried out. Archaeological features and deposits that will affect development have been identified and mitigation measures agreed.

Green

Landscape/
Design:

The site is ok provided the existing width of the green corridor is retained between Main Street and the Ings.

Amber

Openspace/
Recreation:

There is a private bowling green within the site which is unused - application committing re-investment to Scarcroft Lane site.

Amber

CONCLUSIONS

Summary:

Development on this site is generally supported however key issues include the developable area of the site being restricted due to flood zones, bat habitats on site, the openness of Fulford to the Ings that needs to be maintained, the relocation of the bowling green, and air quality issues. The site is also within the Fulford Road Conservation Area. It should be noted that an Inspector in 2005 dismissed a mixed use scheme for site, however, implied that limited housing may be appropriate for part of the site and a recent

Amber

planning application decision deferred on eastern part of site for 14 dwellings - concerns raised in connection with impact on trees, proximity to listed buildings, access and design.



Outcome:

Passed Technical Officer comments.

Amber

Site ref: 298	Site Name:
Allocation Ref: N/a	Sites at Connaught Court



Site size:	Site boundary: 1.6 ha (0.45 ha Green space)
Indicative Amount	37 dwellings
Recommendation:	To include the site for residential development within the Local Plan

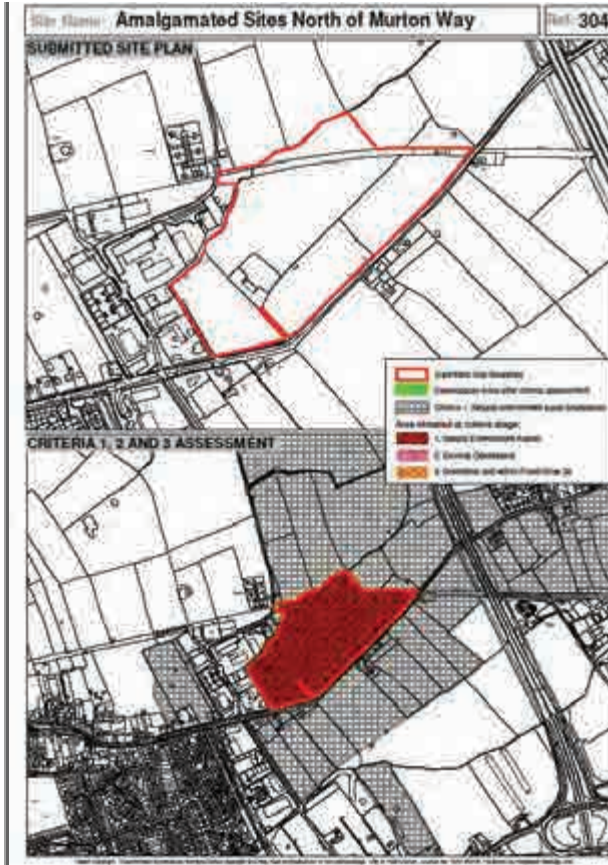
Criteria 1 to 4 Analysis

Site: 304

Amalgamated sites north of Murton Way

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 9.964850006

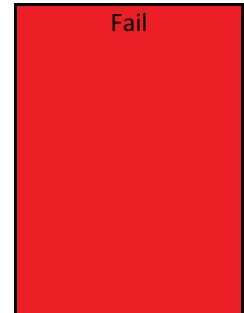
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.030573994

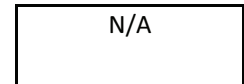
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.030573994

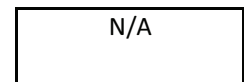
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.025243153

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

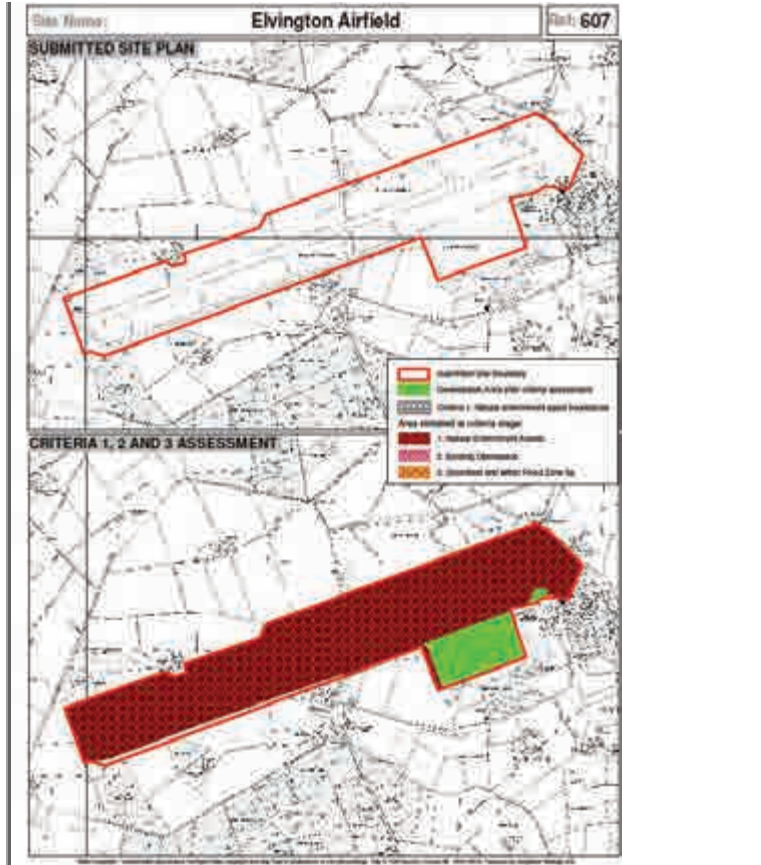
Criteria 1 to 4 Analysis

Site: 607

Elvington Air Field

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 166.941745119

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	24.646612334

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	Yes

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	24.646612334

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	24.646612334

Floodrisk Evidence:	No
---------------------	----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 1234 but evidence Submitted for Technical Officer Evaluation

Technical Officer Assessment

Site: **607**

Elvington Air field

Submitted For: Housing

TRANSPORT

Site is beyond walking/cycling distance to both local services and city centre; reliance on private car for most journeys will be the outcome; not sustainable; difficult to envisage it being made so; very limited public transport options; unlikely to be a travel option which attracts modal shift and questions over viability; Impacts on highway network will be material and would require mitigation, which appears questionable in terms of credibility/deliverability.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as an airfield, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use. There is potential for ammunition and unexplored hydrocarbons from aviation fuel.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise:

There is noise associated with the industrial park that could mean that areas at the eastern end of the airfield are unsuitable for development. Depending on how much of the site were developed existing uses on the airfield, motorsports, may also have a negative impact on the suitability of the site for development and existing noise sensitive receptors e.g. concentration of motorsports to the Western end. A noise impact assessment would be required.

Amber

Flood Risk:

There is a wetland area to the north and problems with flooding to the east. CYC are working with the Internal Drainage Board to resolve existing surface water issue. This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Amber

Ecology:

Elvington Airfield is a Sinc/candidate Sinc in its entirety pending further survey work. Its value is both in its grasslands with its associated invert fauna and for birds, both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high popns of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl. It is also potentially an important open habitat linking both the Tilmire and the Lower Derwent Valley. As such this is potentially a very important wildlife site that would be very sensitive to disturbance. A detailed master plan would be needed to more fully assess the impact but large scale development over the majority of the site would severely affect the value of the site. There may be scope for some development at the Elvington Road end and on part of the apron but disturbance levels, even from development here could significantly affect the interest. An Appropriate Assessment would certainly be needed not only to consider the impact on the site but also to look at cumulative impacts on the Tilmire and the Lower Derwent Valley. Survey work for birds across the whole site would need to cover at least 2 winters and a summer with significant winter work, as well as more detailed habitat and floral surveys across the site and with invert work done as well. Don't accept findings of ecology report as assumption is from waders only in winter and passerines in summer. Potentially important for passerines in winter and there is wetland habitat to attract waders on adjacent land which would also use airfield. Also potential for overspill from LDV when in flood. In

Red

summer waders are recorded breeding on airfield (at least 3) and very high skylark population. So potential value considerably understated. Application for air hanger previously refused due to landscape value of area. Comments on Elvington Airfield Masterplan – Ecology. Site Constraints – Reference to Sinc designation not quite correct. Agreed the whole site is a candidate Sinc (for birds) but part of the site is a designated SINC (for mosaic grassland and invertebrates and this needs to be made clear. A candidate Sinc, however, carries the same weight as a Sinc until such time as evidence is gathered to the contrary. The assumption seems to be made that all wildlife interest can be treated the same and this is not the case, the grassland interest may well be accommodated within development but the bird interest and linking corridor interest may not. The Elvington Sinc designation is not shown on the site constraints plan. 9.0 Ecology and amenity – Conflating these two aspects together is not helpful as they are very different aspects that do not necessarily co-exist therefore it may not necessarily be possible to protect the nature conservation interest within the development. 9.2 The Airfield itself is a significant part of a corridor in its own right linking the LDV and Heath corridors to the Tilmire corridor so it already contributes in a major way to the green corridor policies that development would not necessarily improve. Creation of dedicated natural wildlife habitat (p25) – I would dispute the statement that the airfield is predominantly concrete, it is predominantly grassland with runways running through it and a concrete apron at one end. There is only limited value in dedicating areas for wildlife especially if that involves destroying what is there to establish a lower quality area elsewhere on the site. The value of the site as it stands with regard to the adjacent SSSI and the corridor is its open character and bird interest. Both would be significantly compromised by development. The development of access roads and public access to the west could impact on the Tilmire. The Masterplan layout as it stands would completely destroy the existing Sinc and the reason for designation of the Candidate Sinc it would therefore at present not comply with Council policies with regard to nature conservation. Its linear nature would also be extremely intrusive within the landscape and be significantly detrimental to the green corridor.



HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is the potential for very well preserved archaeology on this site. There has been limited investigation on the site. There could be potential showstoppers.

Red

Landscape/
Design:

The location has no association with the village. The site is of protracted form which would result in a huge imposition on the physical landscape and its character. The site currently provides a valuable openness in the landscape.

Red

Openspace/
Recreation:

There is an issue with phase 4 of the masterplan as area would not be supplying facilities/ open space/leisure infrastructure. A health impact assessment should be requested as there are potential social isolation issues.

Red

CONCLUSIONS

Summary:

The location has no association with the village. The site is of protracted form which would result in a huge imposition on the physical landscape and its character. The site currently provides a valuable openness in the landscape. Elvington Airfield is a Sinc/candidate Sinc in its entirety pending further survey work. Its value is both in its grasslands with its associated invert fauna and for birds, both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high popns of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl. It is also potentially an important open habitat

Red

linking both the Tilmire and the Lower Derwent Valley. As such this is potentially a very important wildlife site that would be very sensitive to disturbance. The proposed site layout as it stands would completely destroy the existing Sinc and the reason for designation of the Candidate Sinc it would therefore at present not comply with Council policies with regard to nature conservation. Its linear nature would also be extremely intrusive within the landscape and be significantly detrimental to the green corridor. Site is beyond walking/cycling distance to both local services and city centre; reliance on private car for most journeys will be the outcome; not sustainable; difficult to envisage it being made so; very limited public transport options; unlikely to be a travel option which attracts modal shift and questions over viability; Impacts on highway network will be material and would require mitigation, which appears questionable in terms of credibility/deliverability.

Outcome:

Failed Technical Officer Comments

Red

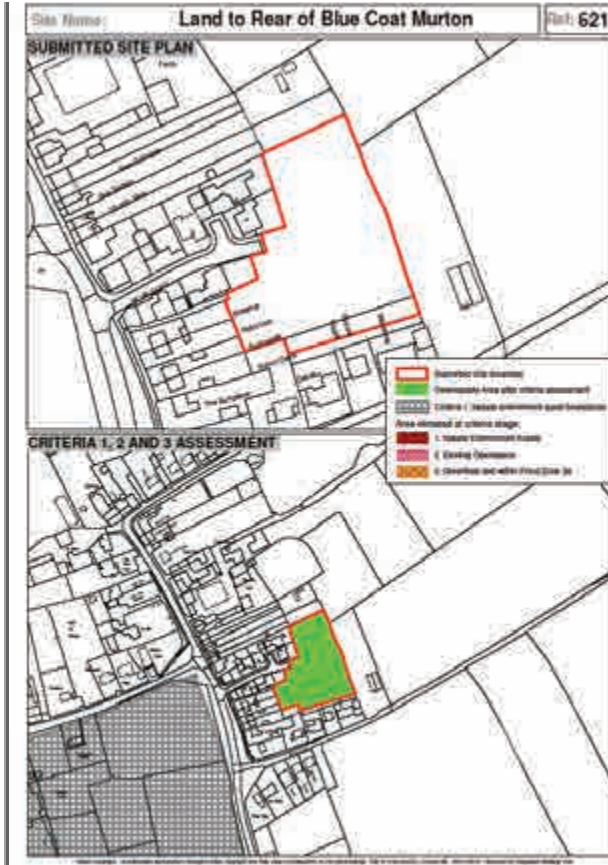
Criteria 1 to 4 Analysis

Site: 621

Rear of Blue Coat Farm, Murton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.426230708

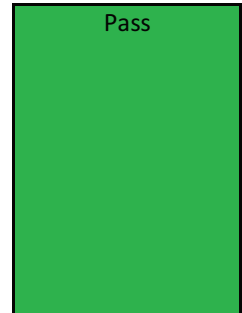
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.426230708

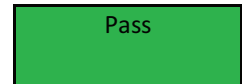
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.426230708

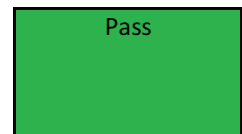
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.426230708

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

Criteria 1 to 4 Analysis

Site: 676

Rufforth Airfield south of Southfield Close

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 4.172726196

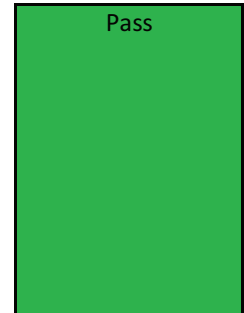
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.172726196

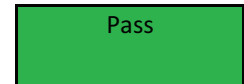
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.172726196

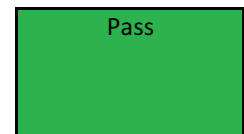
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

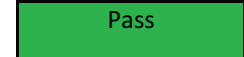
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.172726196

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 2 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment
Rufforth Airfield south of Southfield Close

Site: **676**

Submitted For: Housing

TRANSPORT

The site is within walking/cycling distance of facilities within the village, although these are limited and car travel is likely to dominate for many journeys, including to work. Upgrading to existing highway infrastructure would be required, including carriageway width, provision of new footways, street lighting and potentially crossing facilities. There would be scope to look at the potential to upgrade bus services and stop facilities.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: This site has previously been used as part of a military airfield, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work to ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality: This site is not in an area of existing air quality concern however the level of additional traffic from this sites would need to be screened to decide whether any further air quality work would be required. Standard air quality requirements including electric vehicle recharge infrastructure where practical as well as reasonable efforts to minimise total emissions from construction as well as heating and powering of buildings would be required.

Green

Noise: A noise impact assessment would be required.

Amber

Flood Risk: The site is in flood zone 1, however if over 1ha a Flood Risk Assessment will be required. Rufforth has known surface water drainage issues. The site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Amber

Ecology: Further detailed work required

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: This site is of archaeological interest any proposals must be supported by a desk-based assessment and a report on the results of an archaeological field evaluation. A brief for the evaluation must be agreed with City of York Council prior to work commencing on site.

Green

Landscape/ Design: A landscape appraisal would be required, plus an assessment of the importance of the airfield as an entirety. The airfield provides an open setting for the village, especially as viewed from the B road approach from the south.

Red

Openspace/ Recreation: This site is deficient in access to local parks, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities. Rural West ward is deficient in the provision of amenity green space and requires an additional 7.97ha of provision to meet the recommended local standards. Opportunities to maximise the provision of amenity green space within new developments should be maximised

Green

CONCLUSIONS

Summary: A landscape assessment is required. Site would be a large extension to Rufforth Village which has limited local services and is served by limited sustainable transport options. Further information on the impact of the adjacent airfield would also be required.

Red

Outcome: **Fails Technical Officer Comments**

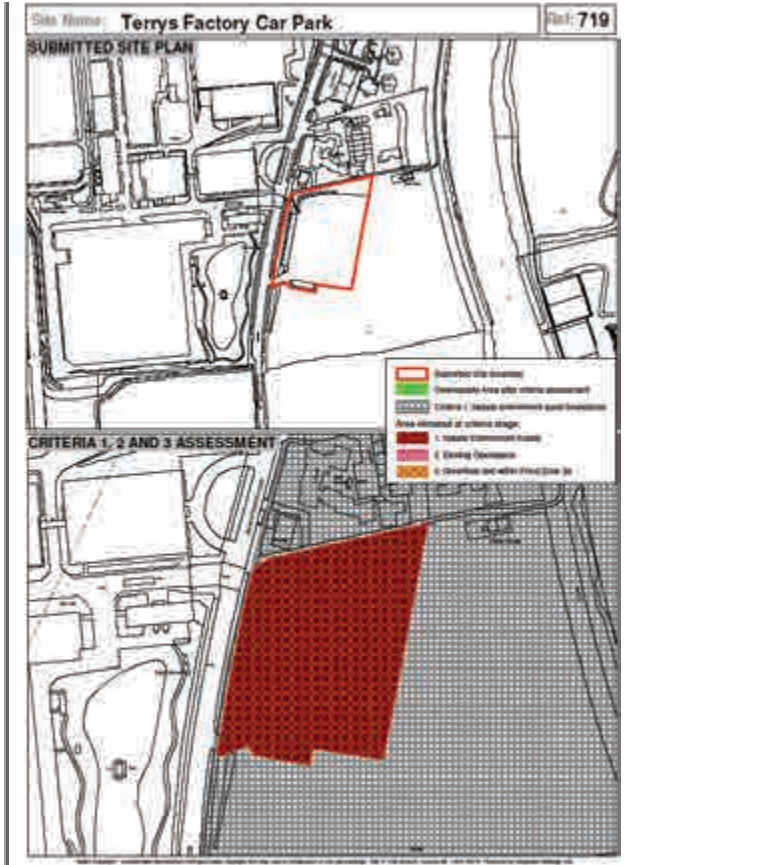
Criteria 1 to 4 Analysis

Site: 719

Terry's car park and land to south

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.865570338

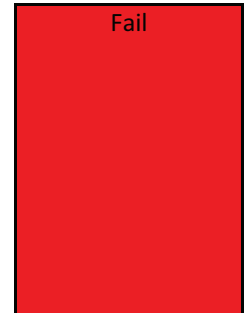
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

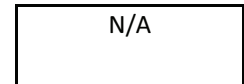
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

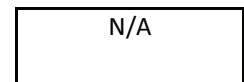
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

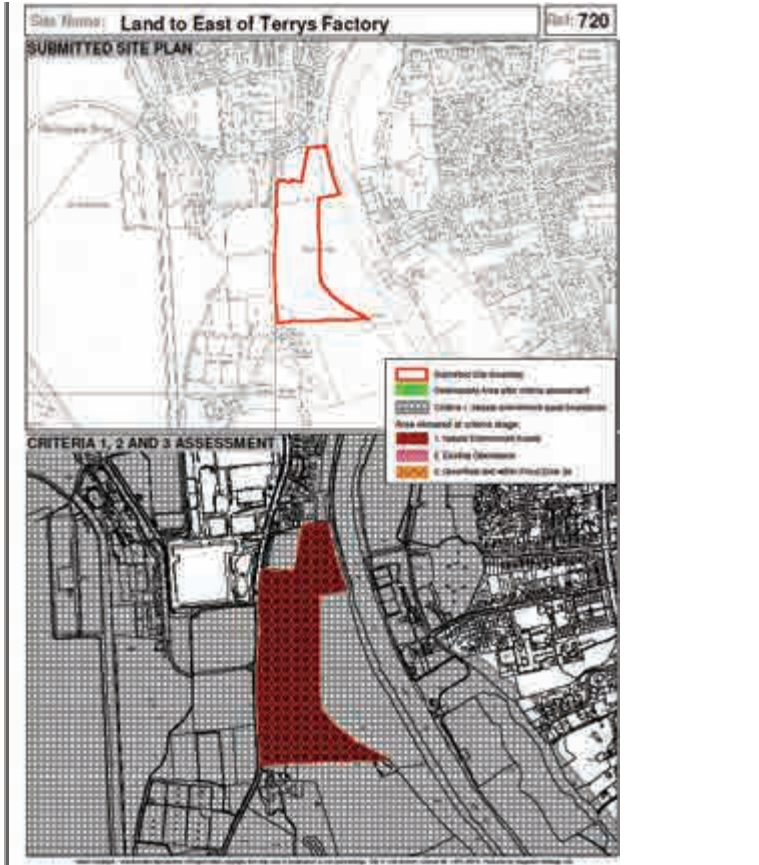
Criteria 1 to 4 Analysis

Site: 720

Land to the East of Terry's

Source:
Previously
Rejected Site

Submitted For: Education



Submitted Size: 9.440000000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Yes
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/a

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
---------------------	----

N/a

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

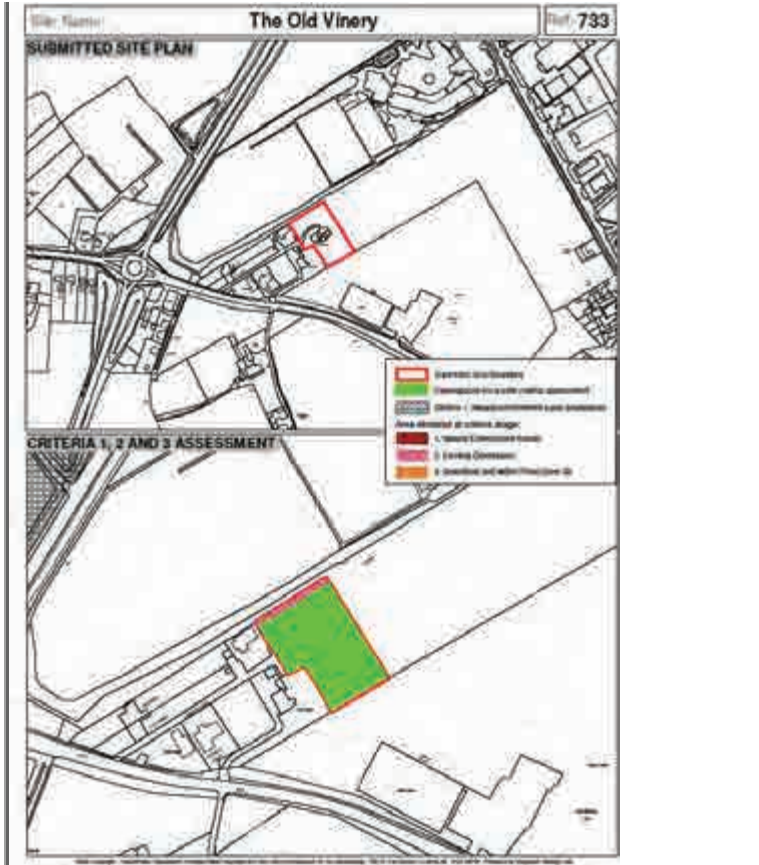
Criteria 1 to 4 Analysis

Site: 733

The Old Vinery, Cinder Lane, Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 0.416840472

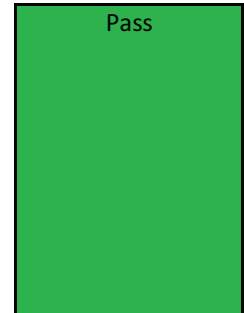
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.416840472

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.394193637

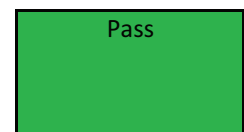
Openspace Evidence:	No
---------------------	----



Criteria 3 - Greenfield 3A

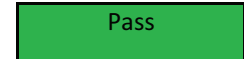
Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.394193637

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 733

The Old Vinery, Cinder Lane, Upper Poppleton

Submitted For: Housing

TRANSPORT

If this site was to come forward with ST2 (with primary means of access via a new junction to A59) and restricted access to all property/land currently served via Cinder Lane was suggested (again accessing via the new junction), this would be supported

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: Due to the proximity of an elevated section of the A1237 and potential for noise affecting any housing a noise assessment will be required.

Amber

Flood Risk: No Comments Collected

Ecology: Biodiversity offsetting and habitat creation off-site may be required.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/
Design: No site specific comments

Green

Openspace/
Recreation: If considered as part of ST2 then site would need to provide on-site openspace as detailed as part of comments on ST2

Green

CONCLUSIONS

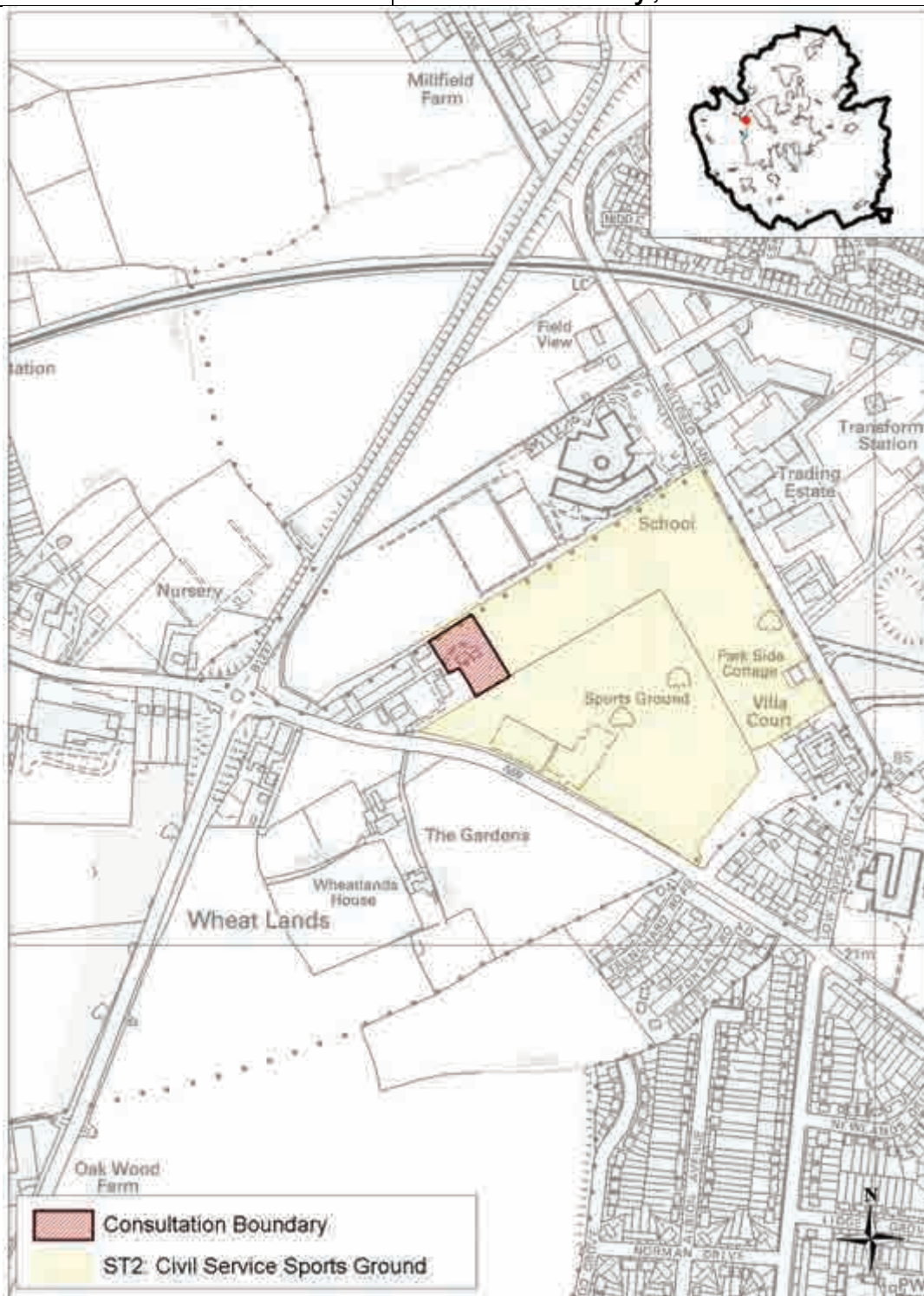
Summary: The site is considered suitable for housing only if considered as an extension to site ST2 (Civil Service Sports Ground) and brought forward as part of a comprehensive masterplan with willing landowners and only subject to resolving issues regarding an existing covenant on the property

Amber

Outcome: **Passed Technical Officer Comments if part of ST2**

Amber

Site ref: 733	Site Name:
Allocation Ref: N/a	The Old Vinery, Cinder Lane



Copyright © City of York Council. Licence No: 1000 20818. Produced by Forward Planning

Site size:	0.4 ha	Indicative Amount:	11 dwellings
Recommendation:	To include the site as a potential extension to strategic allocation ST2: Civil Service Sports Ground subject to resolving issues regarding an existing covenant on the property.		

Criteria 1 to 4 Analysis

Site: 734

Hawthorn Farm, Wetherby Road, Rufforth

Source:
New Site

Submitted For: Housing



Submitted Size: 0.121058681

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.121058681

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

N/A

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.121058681

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.121058681

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 2 Pass

N/A

Under Threshold

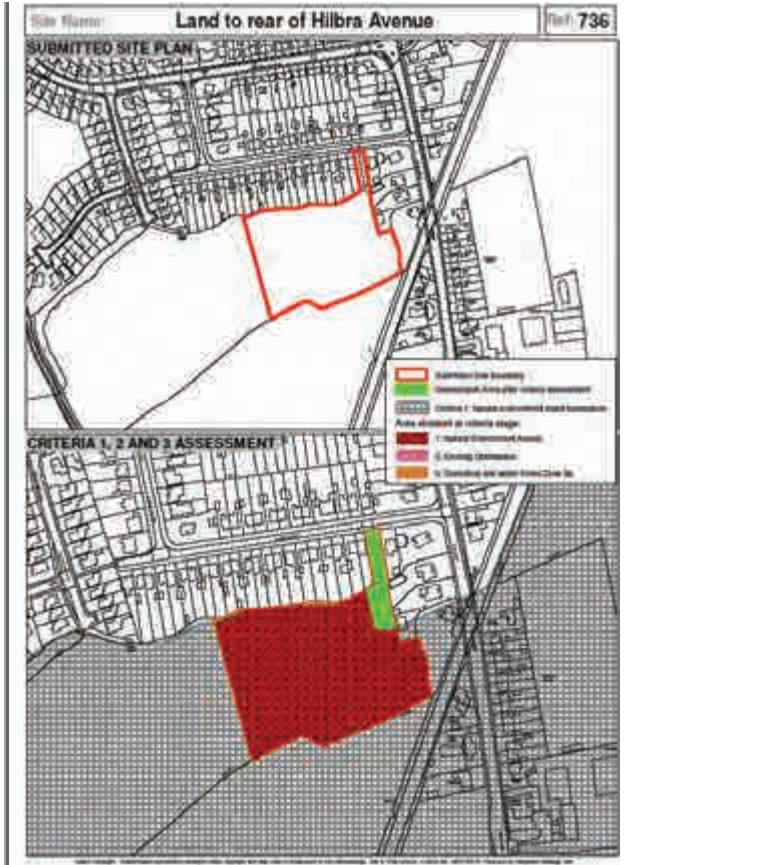
Criteria 1 to 4 Analysis

Site: 736

Land to RO of Hilbra Ave, Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 1.427205235

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.100681973

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.100681973

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.100681973

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

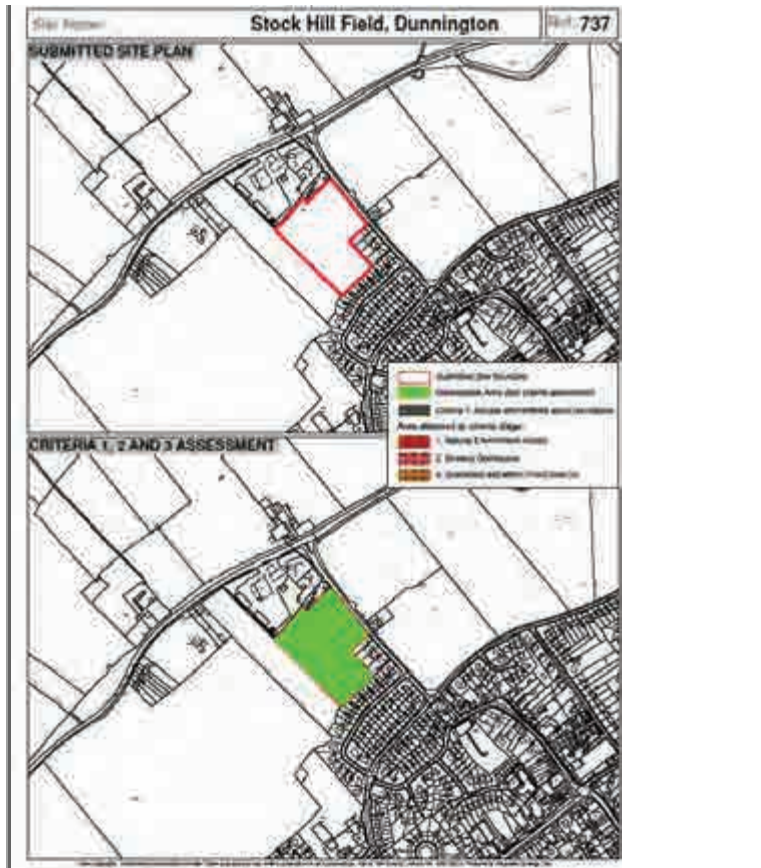
Criteria 1 to 4 Analysis

Site: 737

Stock Hill Field, West of Church Balk, Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 1.856620752

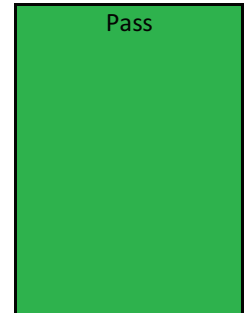
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.856620752

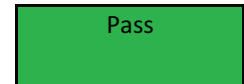
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.856620752

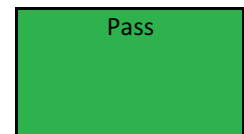
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

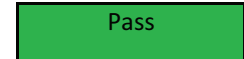
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.856620752

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 737

Stock Hill Field, West of Church Balk, Dunnington

Submitted For: Housing

TRANSPORT

Site has a frontage onto Church Balk and is more achievable with infrastructure improvements to Church Balk. Public transport is available but would benefit from an upgrade to services. Bus service assessment/upgrades are a possible requirement.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure. Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered.

Amber

Noise:

There will be a noise impact from A166 so noise assessment required.

Amber

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology:

Site is mainly arable land/improved grassland. Site has no known issues.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site.

Amber

Landscape/
Design:

Dunnington village needs to retain a distance from the main arterial road. This site compromises the setting of the village.

Red

Openspace/
Recreation:

No site specific comments but openspace will be required on site.

Green

CONCLUSIONS

Summary:

Dunnington village needs to retain a distance from the main arterial road. This site compromises the setting of the village.

Red

Outcome:

Failed Technical Officer Comments

Red

Criteria 1 to 4 Analysis

Site: 738

Land on South side of Intake Lane, Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 0.862661597

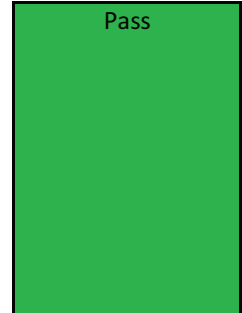
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	0.862661597

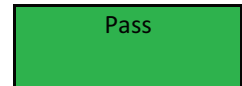
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.862661597

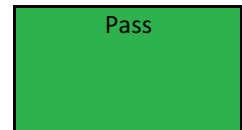
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

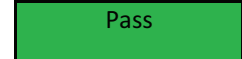
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Par
Site Size Remaining:	0.828578918

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 738

Land on South Side of Intake Lane, Dunnington

Submitted For: Housing

TRANSPORT

May need local infrastructure improvements. No wider issues.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1, 2, and 3a (3a to the S/E corner of site).

Amber

Ecology: There are arable land and good hedges on the site. There is ridge and furrow with moderately rich grassland to the South East which needs enhancement and may have potential ecological benefits.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the south eastern boundary of the village.

Amber

Landscape/ Design: Intake Lane forms an identifiable containment to the village. Small addition across the road to existing village boundary would not create a defensible boundary. Site is part of the Green Belt setting of the village.

Red

Openspace/ Recreation: Some issues currently with existing play area and parking and safety issues with people running across the road.

Amber

CONCLUSIONS

Summary: Intake Lane forms an identifiable containment to the village. Small addition across the road to existing village boundary would not create a defensible boundary. Site is part of the Green Belt setting of the village

Red

Outcome: **Fails Technical Officer Comments**

Red

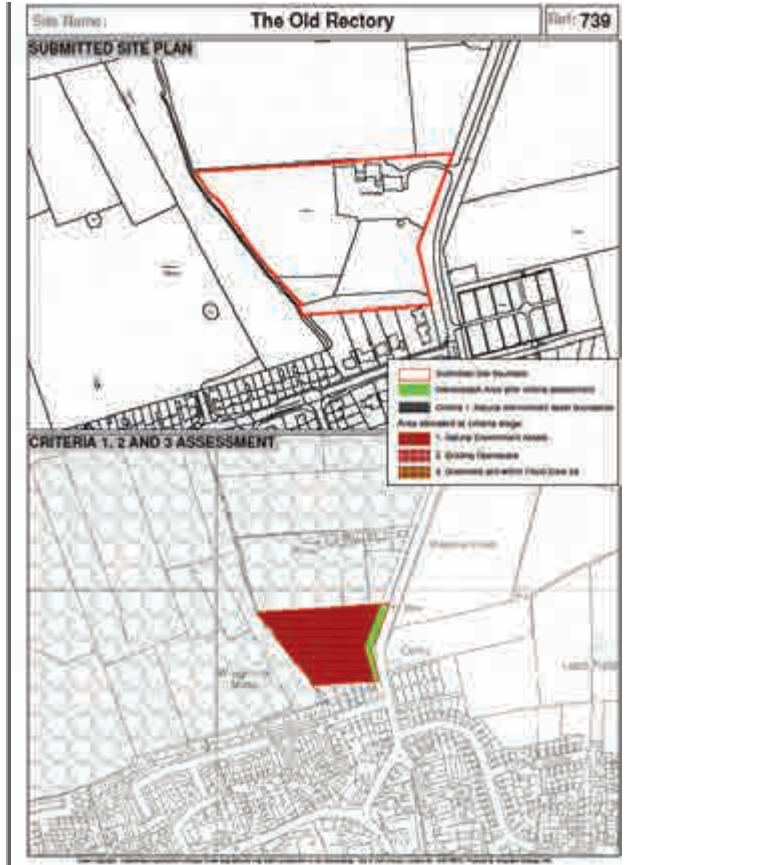
Criteria 1 to 4 Analysis

Site: 739

The Old Rectory, Moor Lane, Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 2.125808186

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.156230974

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.156230974

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.156230974

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

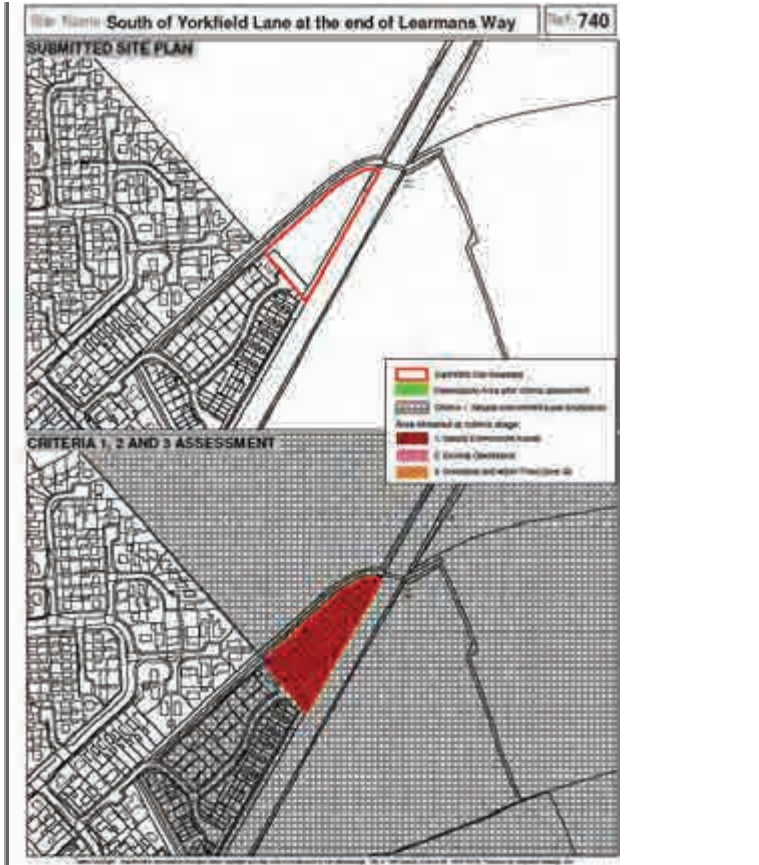
Criteria 1 to 4 Analysis

Site: 740

South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 0.498984904

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

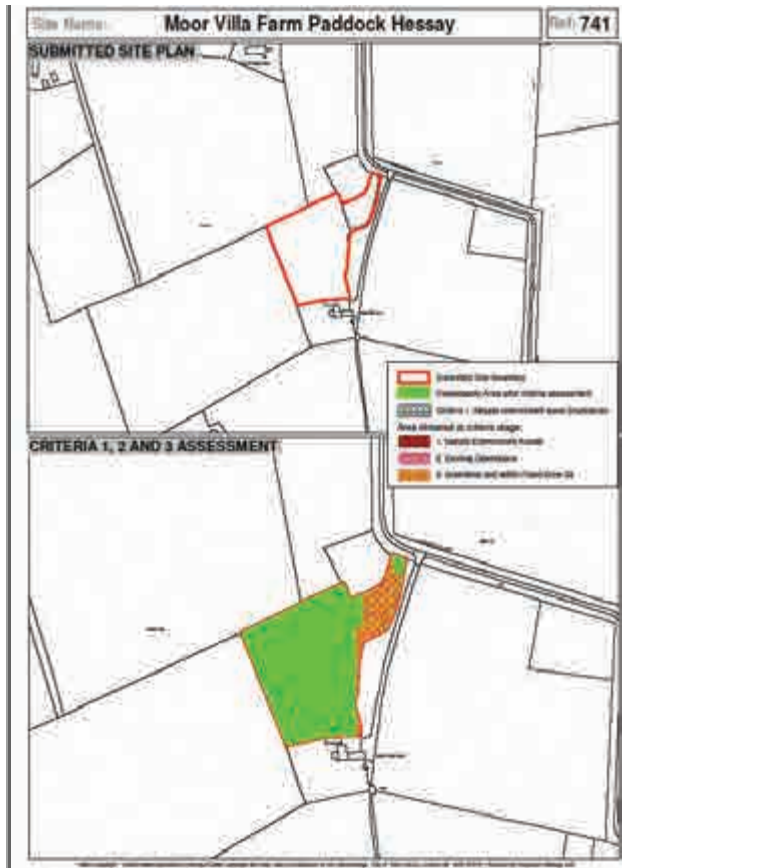
Criteria 1 to 4 Analysis

Site: 741

Moor Villa Farm Paddock, Hessay

Source:
New Site

Submitted For: Housing



Submitted Size: 0.723488005

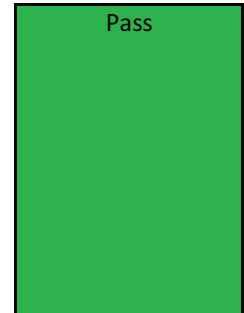
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.723488005

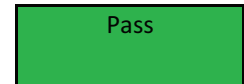
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.723488005

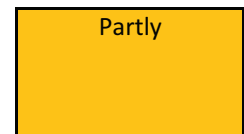
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.630389905

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

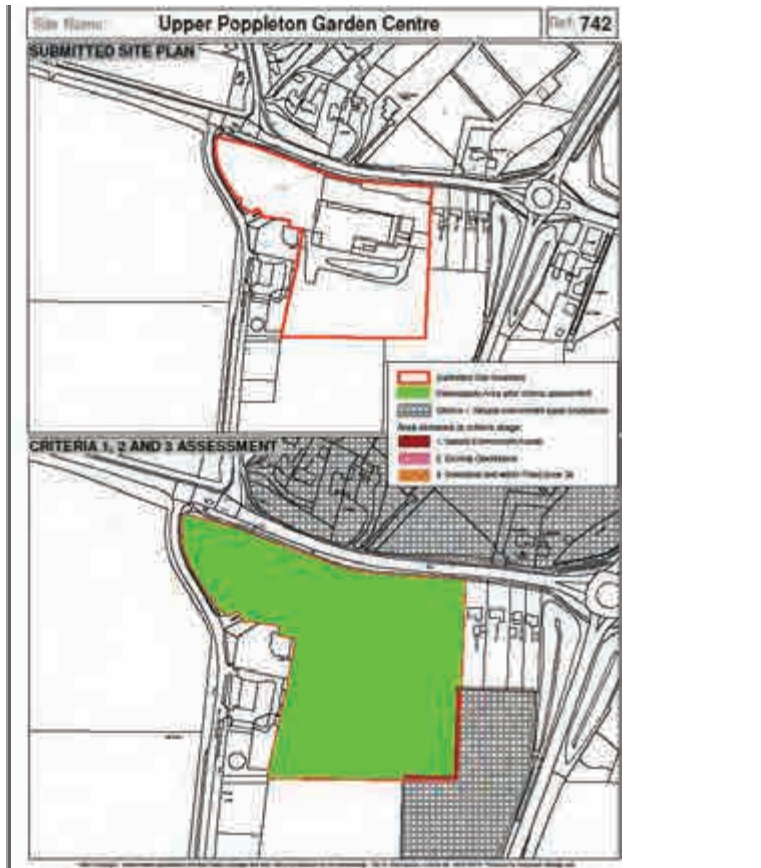
Criteria 1 to 4 Analysis

Site: 742

Poppleton Garden Centre, Northfield Road

Source:
New Site

Submitted For: Housing



Submitted Size: 2.758686935

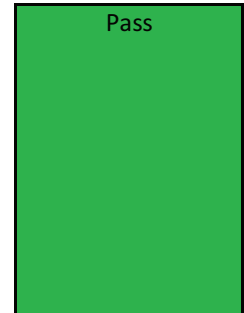
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	2.733587790

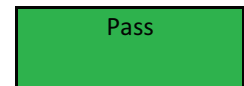
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	2.733589677

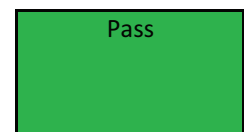
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	2.733589677

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

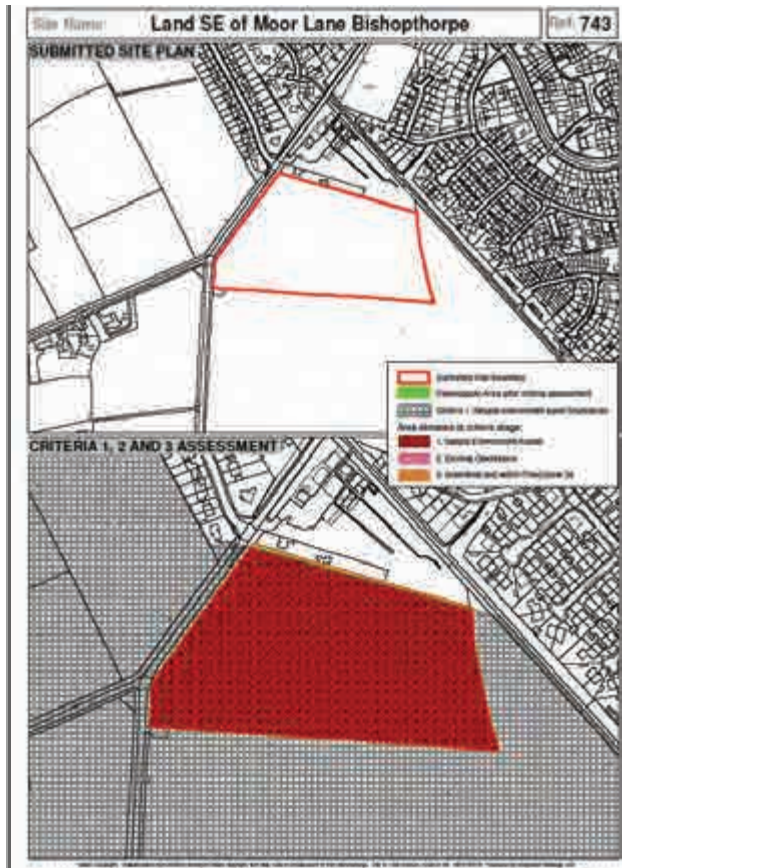
Criteria 1 to 4 Analysis

Site: 743

Land SE of Moor Lane, Bishopthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 3.565840137

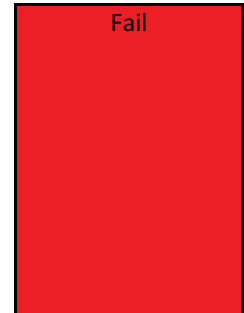
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.030433412

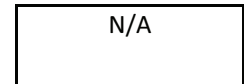
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.030433412

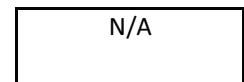
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.030433412

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

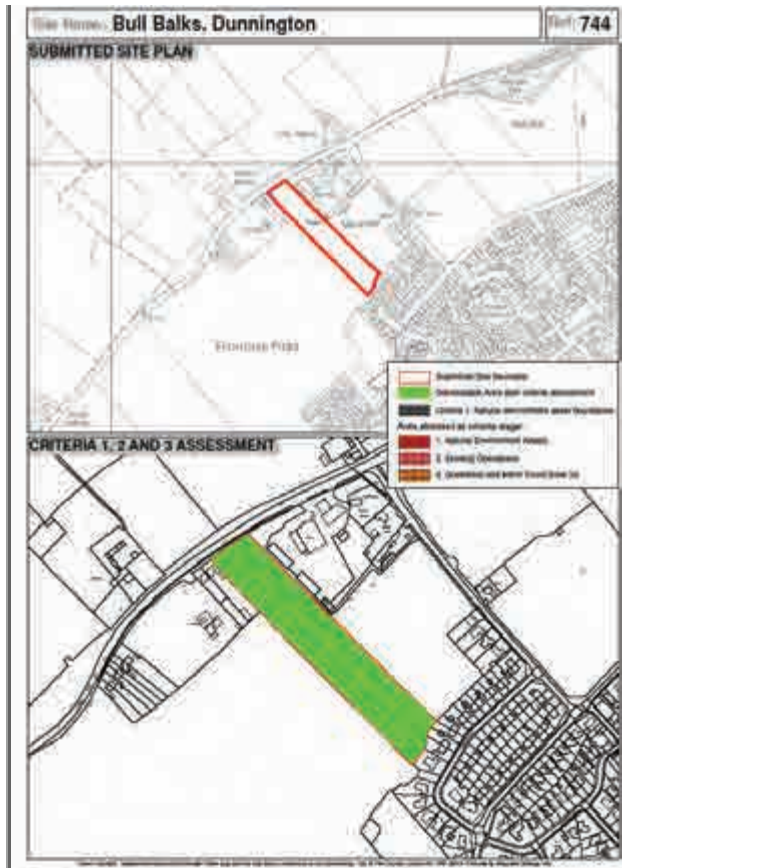
Criteria 1 to 4 Analysis

Site: 744

Bull Balks, Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 1.593329375

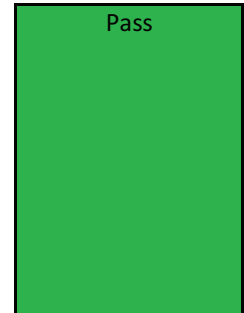
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.593329375

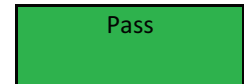
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.593329375

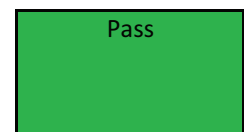
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

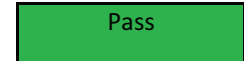
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.593329375

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 744

Bull Balks, Dunnington

Submitted For: Housing

TRANSPORT

Would struggle with access to bus services. Less preferable to other sites. Not considered a sustainable location for additional housing development

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered.

Amber

Noise: There will be a noise impact from A166 so noise assessment required.

Amber

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: Site is mainly arable/improved grassland. Site has no known issues.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site.

Amber

Landscape/ Design: Dunnington village needs to retain a distance from the main arterial road. This site compromises the setting of the village.

Red

Openspace/ Recreation: No site specific comments but openspace will be required on site.

Green

CONCLUSIONS

Summary: Dunnington village needs to retain a distance from the main arterial road. This site would compromise the setting of Dunnington village.

Red

Outcome: **Fails Technical Officer Comments**

Red

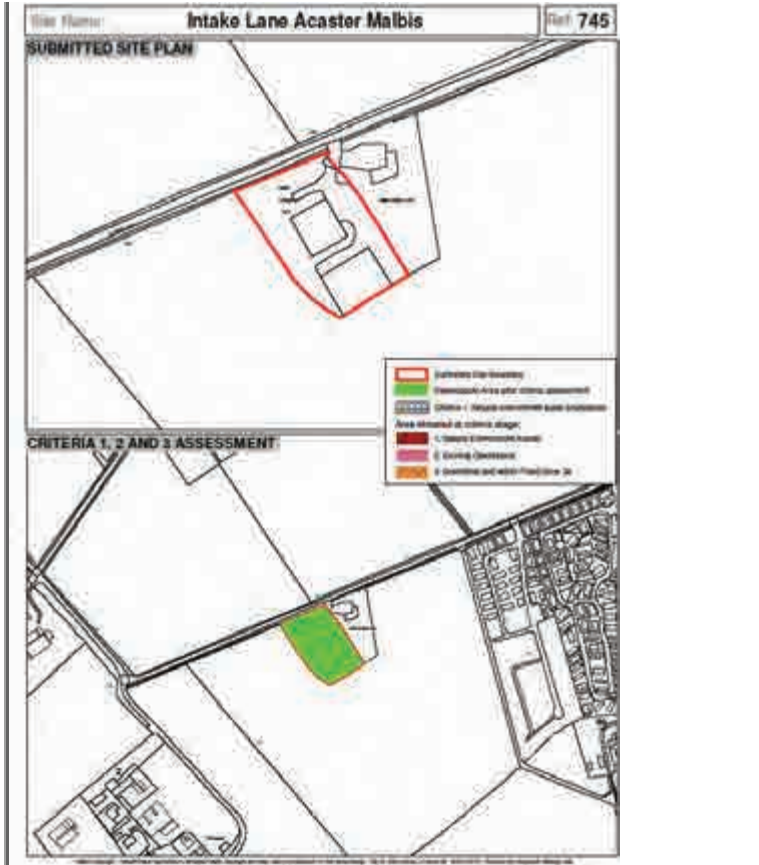
Criteria 1 to 4 Analysis

Site: 745

Intake Lane, Acaster Malbis

Source:
New Site

Submitted For: Housing



Submitted Size: 0.452643390

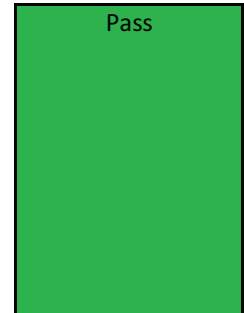
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.452643390

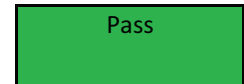
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.452643390

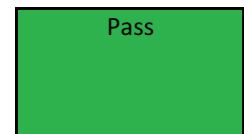
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.452643390

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

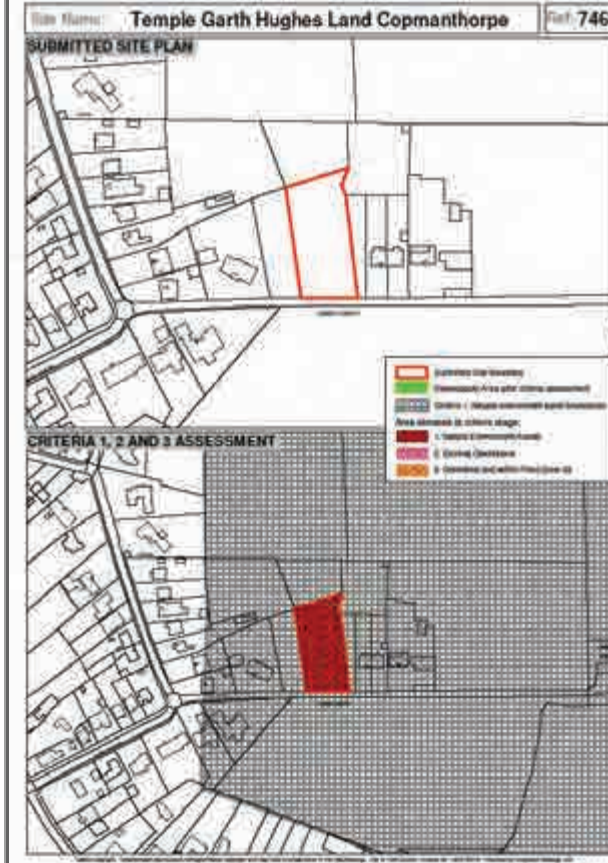
Criteria 1 to 4 Analysis

Site: 746

Temple Garth Hughes land Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 0.183090950

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

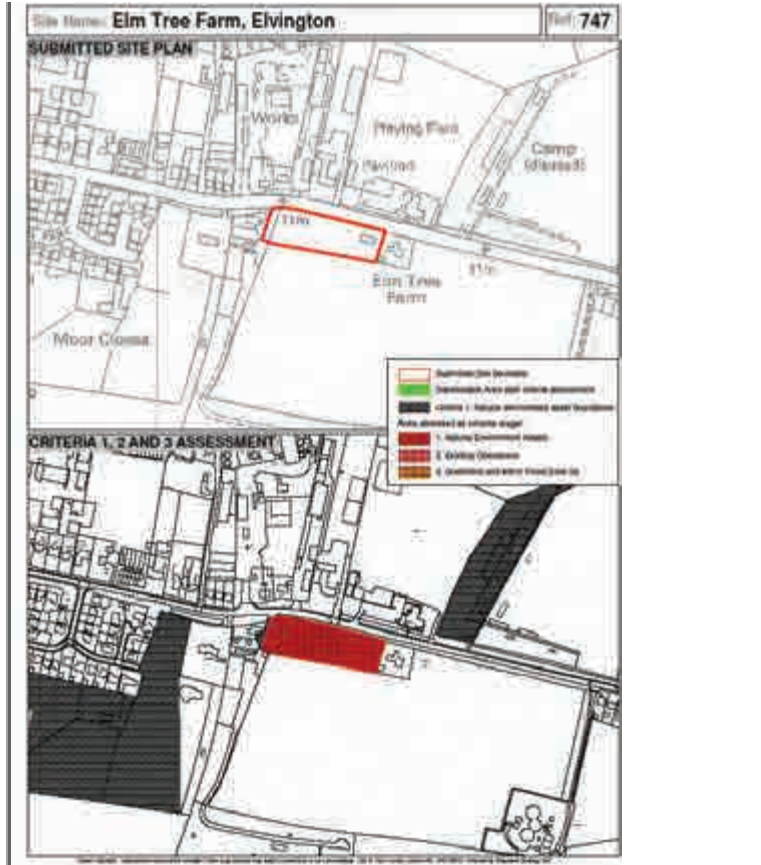
Criteria 1 to 4 Analysis

Site: 747

Elm Tree Farm Elvington

Source:
New Site

Submitted For: Housing



Submitted Size: 0.614853131

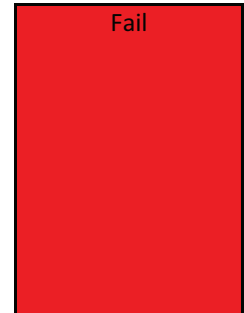
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Yes
Site Size Remaining:	0.000000000

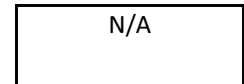
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000842

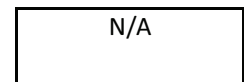
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 2 Pass

N/A

Failed Criteria 1

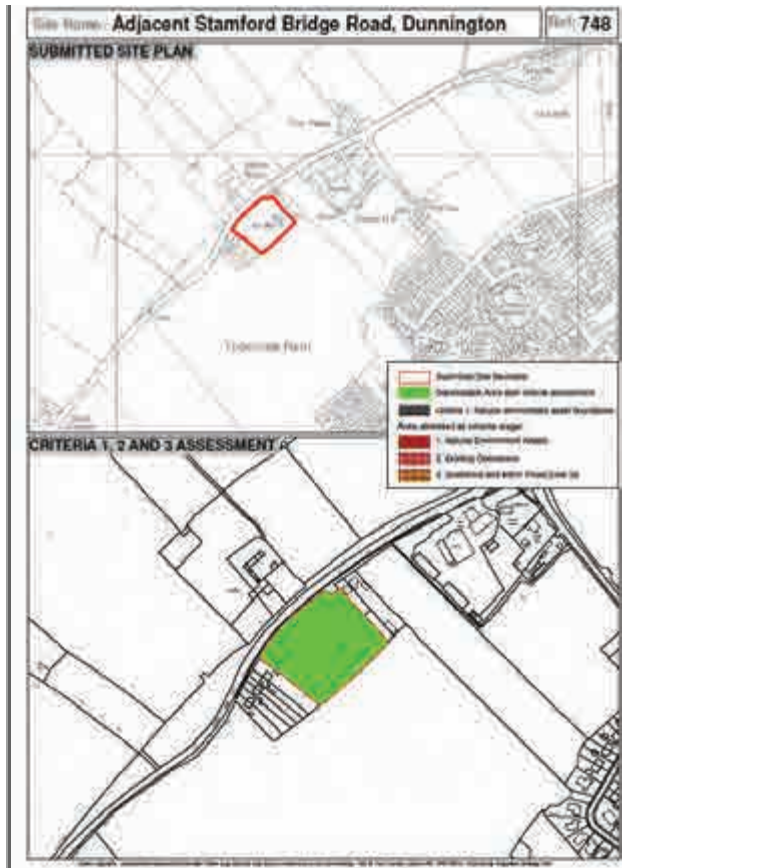
Criteria 1 to 4 Analysis

Site: 748

Adjacent Stamford Bridge Road Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 0.925646062

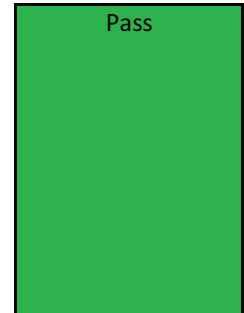
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.925646062

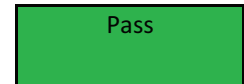
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.925646062

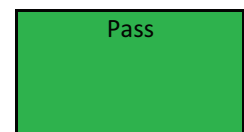
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

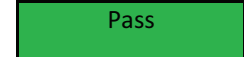
Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.925646062

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment
Adjacent Stamford Bridge Road Dunnington

Site: **748**

Submitted For: Housing

TRANSPORT

Would struggle with access to bus services. Likely need for improvements for pedestrians/cyclists; concern that residents would be reliant on private car journeys.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered.

Amber

Noise: There will be a noise impact from the A166 so noise assessment required.

Amber

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology: Site is mainly arable land/improved grassland. Site has no known issues. No showstoppers.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site.

Amber

Landscape/ Design: Existing housing are fairly incidental and development would increase the built up character along the main road. There are a number number of trees and hedges on the site/boundary therefore limited potential for development. Site is not considered suitable for residential development

Red

Openspace/ Recreation: No site specific comments but openspace will be required on site.

Green

CONCLUSIONS

Summary: Existing housing are fairly incidental and development would increase the built up character along the main road. There are a number of trees and hedges on the site/boundary therefore limited potential for development. Site is not considered suitable for residential development. The site would struggle with access to bus services. Likely need for improvements for pedestrians/cyclists; concern that residents would be reliant on private car journeys.

Red

Outcome: **Failed technical officer comments**

Red

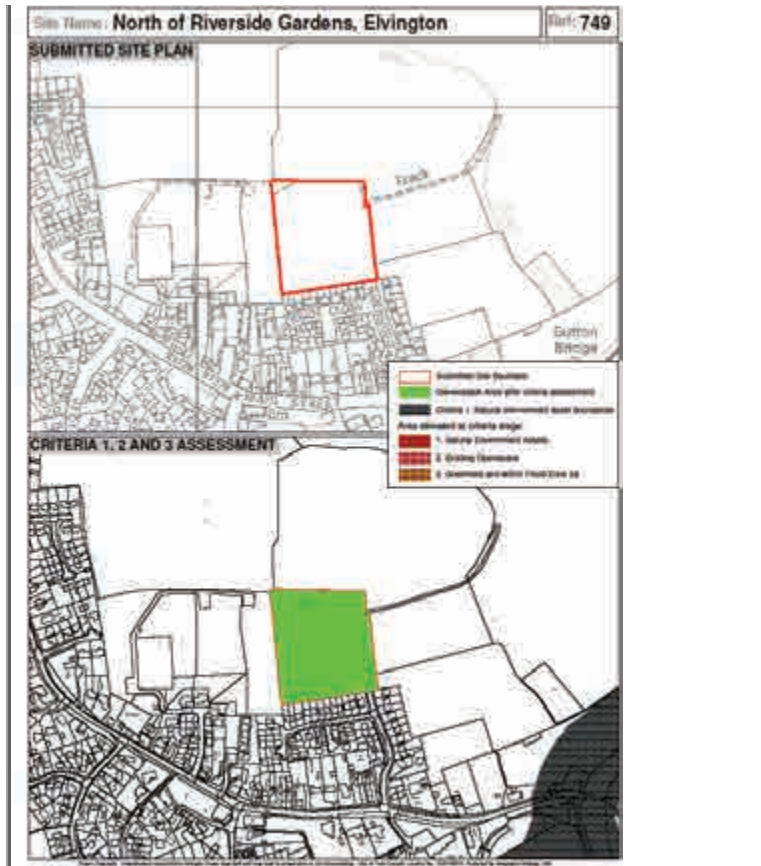
Criteria 1 to 4 Analysis

Site: 749

North of Riverside Gardens, Elvington

Source:
New Site

Submitted For: Housing



Submitted Size: 1.471707016

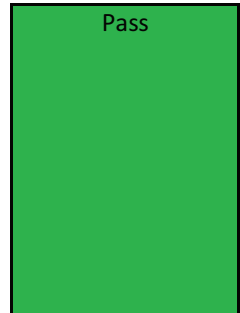
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.471707016

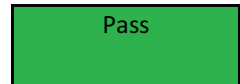
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.471707016

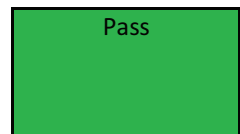
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

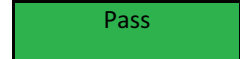
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.471707016

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **749**

North of Riverside Gardens, Elvington

Submitted For: Housing

TRANSPORT

It appears feasible subject to technical assessment of Riverside Gardens to access this allocation. Some upgrading of infrastructure is possible. Within walking distance of some local services although facilities for pedestrians are limited in parts and upgrades are a likely requirement of further development in the village. Walking distance to schools and infrastructure means potential for increased reliance on car trips. Transport Assessment required to review this and bus services/stops.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: No information but the land is arable/improved/disturbed. Phase 1 Habitat survey required, check for Barn Owls.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There appears to be ridge and furrow on the site. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the eastern boundary of the village.

Amber

Landscape/ Design: Development of this site brings development closer to the Derwent corridor, and PROW. The site would visually impact on a significant number of residential receptors and Stamford bridge (bridge) and less so on Dauby Lane. Development of this site would materially affect the character of the eastern boundary of the village.

Red

Openspace/ Recreation: On site openspace would be required.

Green

CONCLUSIONS

Summary: Development of this site brings development closer to the Derwent corridor, and PROW. The site would visually impact on a significant number of residential receptors and Stamford bridge (bridge) and less so on Dauby Lane. Development of this site would materially affect the character of the eastern boundary of the village.

Red

Outcome: **Failed Technical Officer Comments**

Red

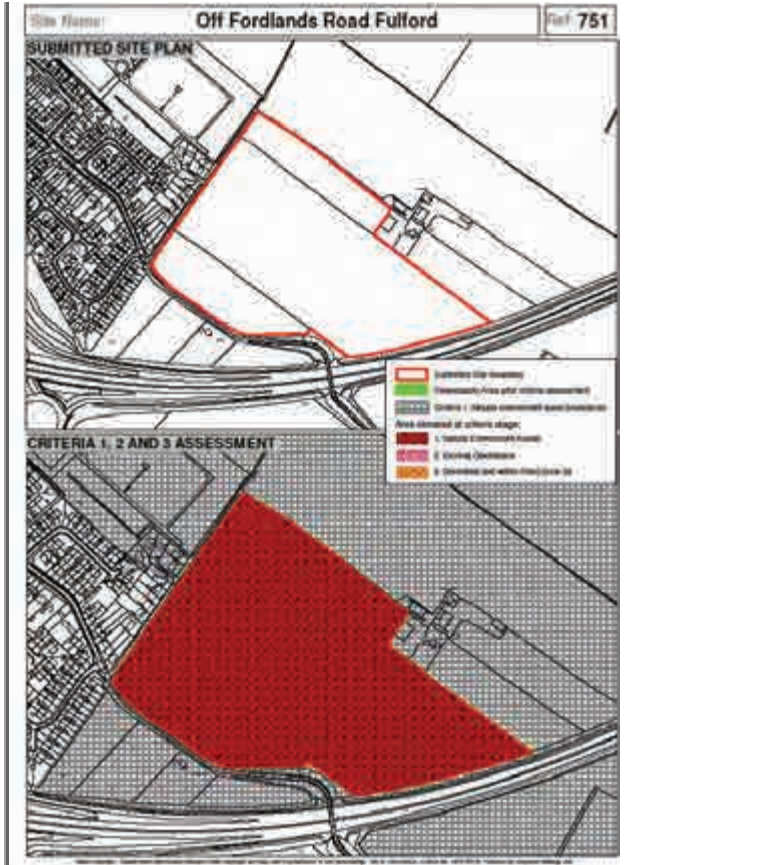
Criteria 1 to 4 Analysis

Site: 751

Off Fordland's Road Fulford

Source:
New Site

Submitted For: Housing



Submitted Size: 12.000867451

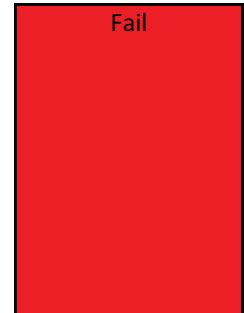
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.003160406

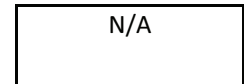
Floodrisk Evidence:	N/A
Landscape Evidence:	To Follow
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.003160406

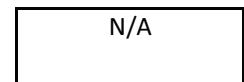
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

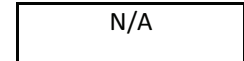
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.003160406

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 1

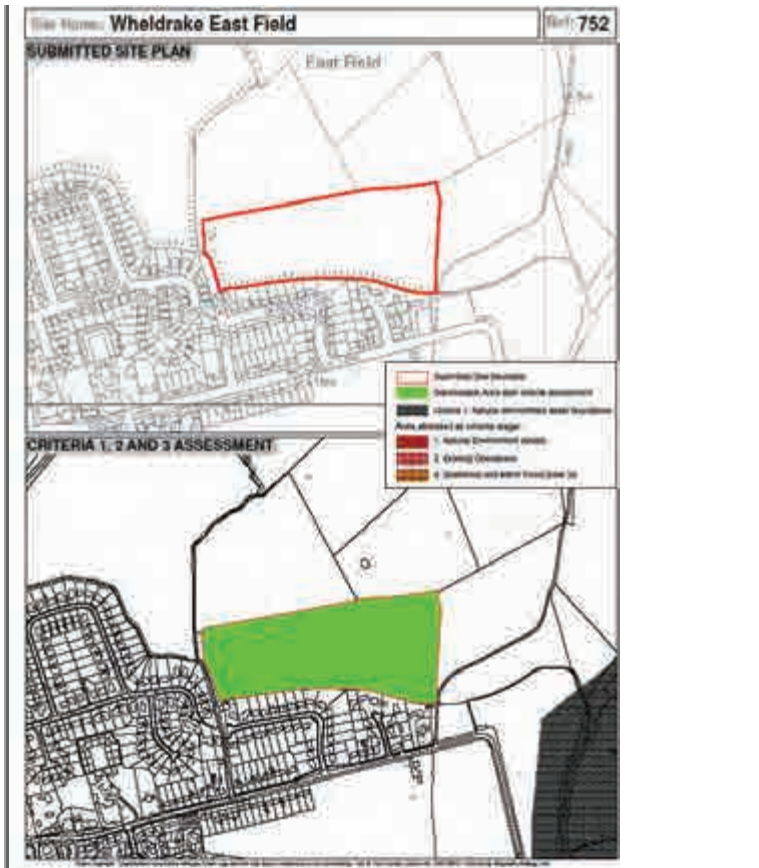
Criteria 1 to 4 Analysis

Site: 752

Wheldrake East Field

Source:
New Site

Submitted For: Housing



Submitted Size: 4.902172475

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.902172475

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.902172475

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.902172475

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 2 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 752

Wheldrake East Field

Submitted For: Housing

TRANSPORT

The access is currently shown off Beck Lane - which is a private road used for agricultural access. This would not be a suitable access to the site. A further technical assessment to look at suitable access solutions would be required. The cumulative impact of this, together with other sites within Wheldrake could potentially uplift of local services with potential improvements to local bus services.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Unlikely to be major air quality impacts. Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

There are localised flooding issues. This site is located in flood zone 1.

Ecology: This is arable land of limited interest with good hedgerows. Drainage links to Derwent Ings with a possible bat corridor. From a Habitat Regulations view point there may be a cumulative issue with regard to the Lower Derwent valley should all Wheldrake sites be allocated.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/ Design: A ditch is to southern part of the site. Impacts on the rural setting of the village - would need to maintain the openness and character and not build up to the south and east boundary of this site. Development would create a brutal edge to the east of the village, this should be avoided. A softening of the building edge should be made by losing around 1/3 of the site. Design of the houses needs consideration with regards to the character of the village - opportunity to enhance/establish characteristics of the village.

Amber

Openspace/ Recreation: Openspace will need to be provided on site. No site specific issues.

Green

CONCLUSIONS

Summary: Development of the full site would produce a brutal edge to this part of the village (Reduction of developable area by 1/3 may be more acceptable). The design of new properties should take account of existing character of the village and the rural setting of Wheldrake needs consideration. There is a potential cumulative impact on Lower Derwent Valley wildlife habitats should this and other nearby sites be developed which would need further technical assessment. The access is currently shown off Beck Lane - which is a private road used for agricultural access. This would not be a suitable access to the site. A further technical assessment to look at suitable access solutions would be required. The cumulative impact of this, together with other sites within Wheldrake could potentially uplift of local services with potential

Red

improvements to local bus services.



Outcome:

Failed Technical Officer Comments

Red

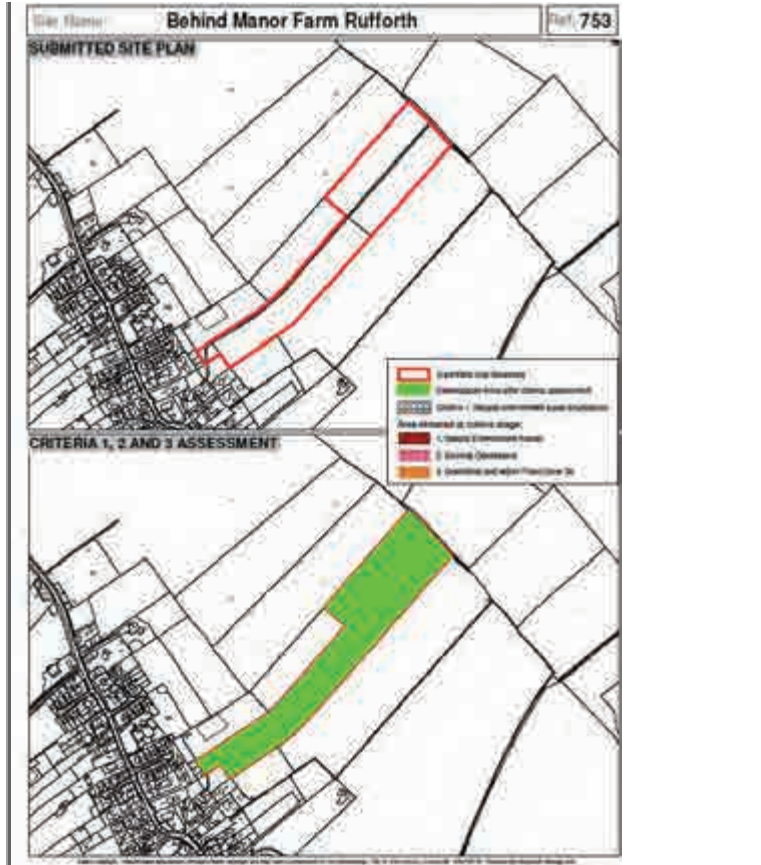
Criteria 1 to 4 Analysis

Site: 753

Behind Manor Farm Rufforth

Source:
New Site

Submitted For: Housing



Submitted Size: 5.144857864

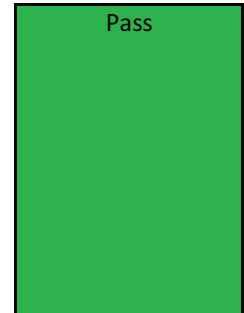
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	5.144857864

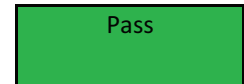
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	5.144857864

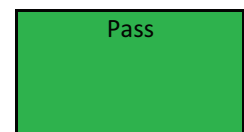
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

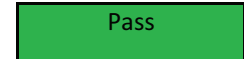
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.144857864

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 2 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 753

Behind Manor Farm , Rufforth

Submitted For: Housing

TRANSPORT

Not sustainable from a transport perspective due to access constraints and its location away from facilities and services.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

Air Quality: Standard Air Quality requirements including EVR infrastructure would be applicable. Unlikely to be major Air Quality implications.

Amber

Noise: Due to the proximity of the Harewood Whin site, noise and odour will need to be considered and will require suitable assessments on the impact on residential amenity.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

This site is located in flood zone 1

Ecology: The site is improved grassland/arable land. The hedges may also be of interest and would require further investigation

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The development of this site would materially affect the character of the north east boundary of Rufforth.

Red

Landscape/
Design: Development of this site would be out of character with the village and it could not be incorporated into the settlement meaningfully.

Red

Openspace/
Recreation: On site openspace will be required.

Green

CONCLUSIONS

Summary: This site is not deemed suitable for development given its relationship with the existing settlement and difficulty in incorporating it into the existing settlement. Also, this is a large site which is deemed difficult to access.

Red

Outcome: **Failed Technical Officer Comments**

Red

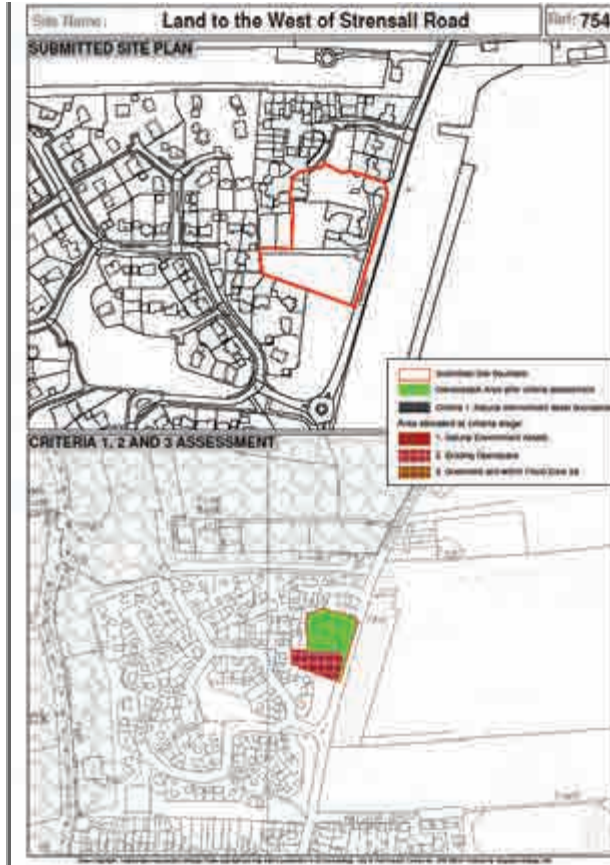
Criteria 1 to 4 Analysis

Site: 754

Land to the West of Strensall Rd Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 0.728954312

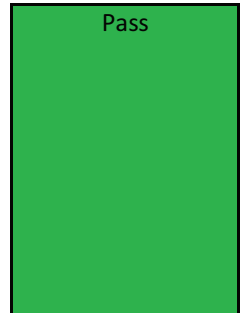
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.728954312

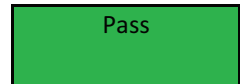
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.469183800

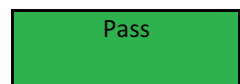
Openspace Evidence:	No
---------------------	----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.469183800

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

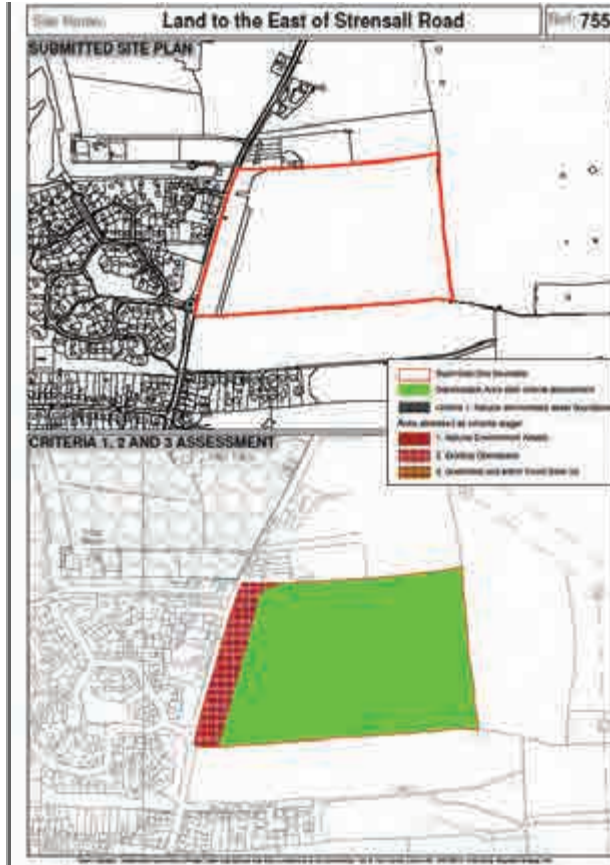
Criteria 1 to 4 Analysis

Site: 755

Land to the East of Strensall Rd Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 13.700188914

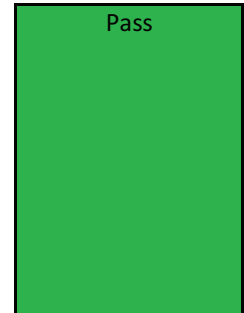
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	13.700188914

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	12.349973128

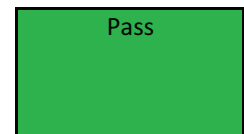
Openspace Evidence:	No
---------------------	----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	12.349973128

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

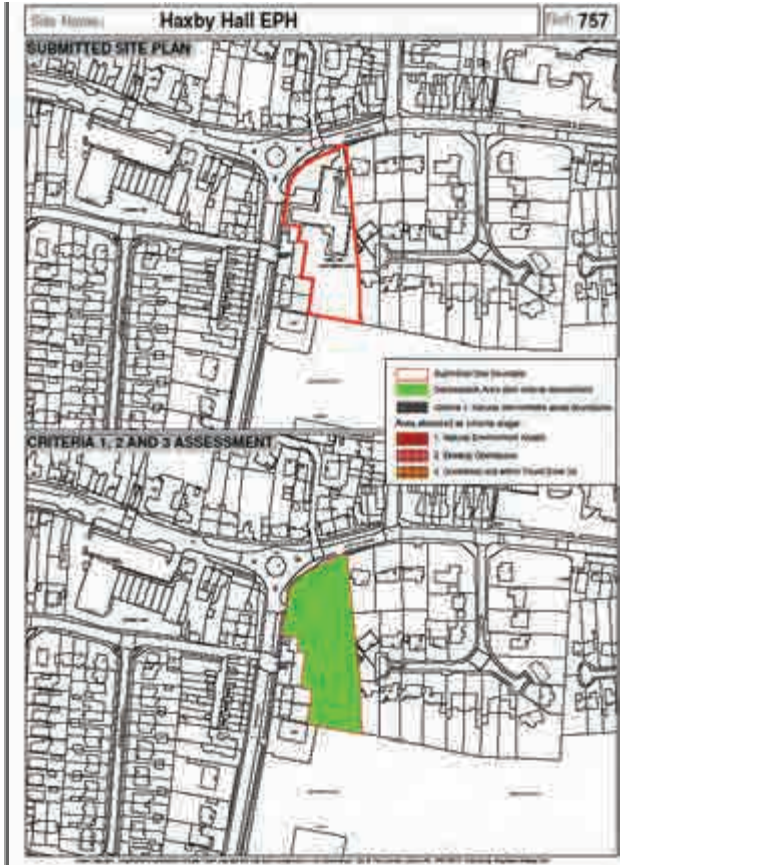
Criteria 1 to 4 Analysis

Site: 757

Haxby Hall EPH

Source:
New Site

Submitted For: Housing



Submitted Size: 0.423067081

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.423067081

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.423067081

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.423067081

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 757

Haxby Hall EPH

Submitted For: Housing

TRANSPORT

No site specific highways comments. The site is likely to have good access to services due to proximity with Haxby District Centre.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There are standard air quality requirements including EVR infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zone 1.

Green

Ecology: There is potential ecological interest. Further investigation is required to establish this, particularly in relation to bats.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: No site specific comments.

Green

Landscape/
Design: Happy for this site to come forward. No landscape issues.

Green

Openspace/
Recreation: No site specific comments.

Green

CONCLUSIONS

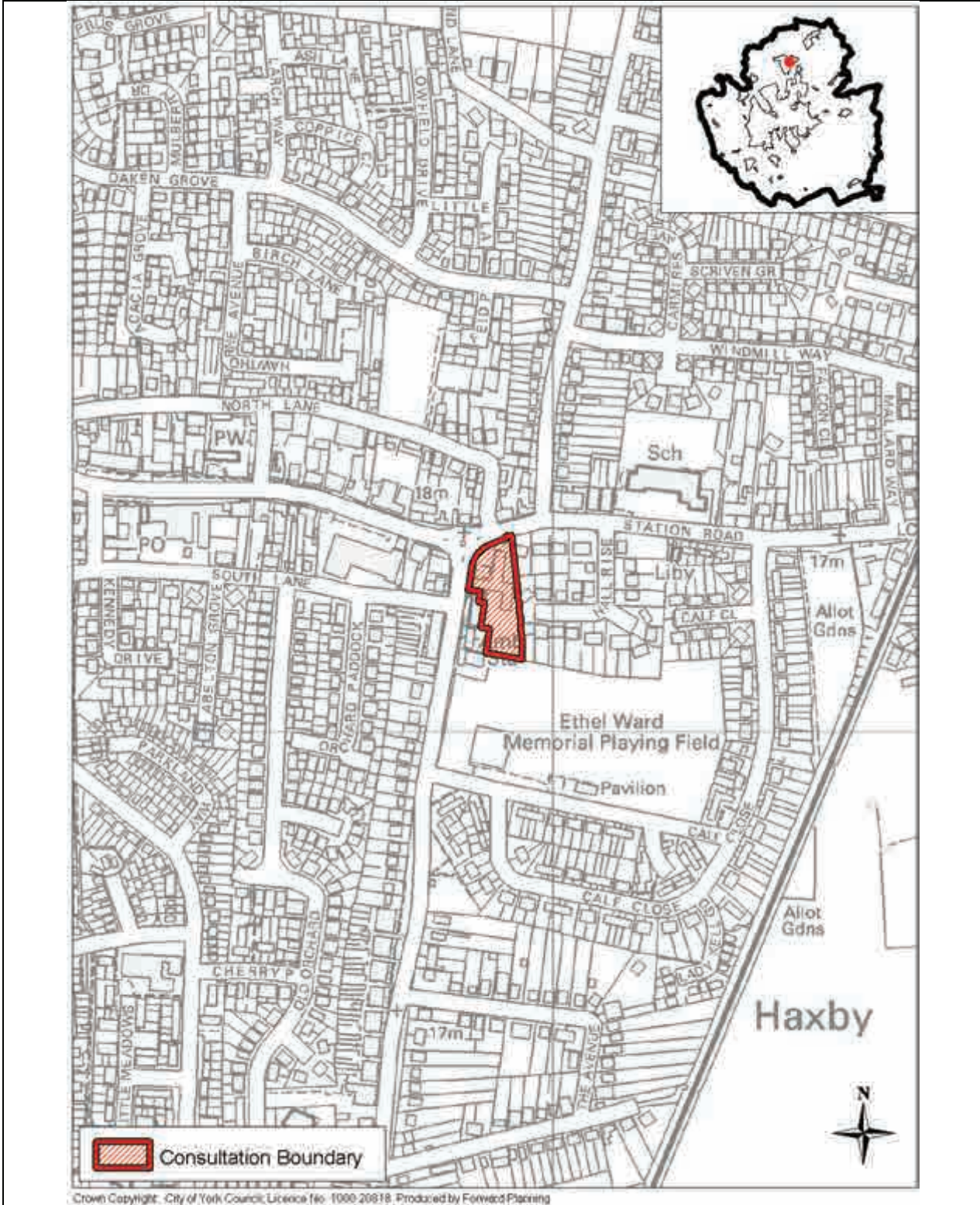
Summary: There are no significant issues with regards to this site. The site is considered suitable for residential use and/or community uses including medical, education or local retail given the proximity to Haxby District Centre

Green

Outcome: **Passed Technical Officer Comments**

Green

Site ref: 757	Site Name:
Allocation Ref: N/a	Haxby Hall Elderly Persons Home



Site size:	0.42 ha	Indicative Amount:	15 dwellings
Recommendation:	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan		

Criteria 1 to 4 Analysis

Site: 758

Broad Highway Wheldrake

Source:
New Site

Submitted For: Housing



Submitted Size: 0.668317191

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.668317191

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.668317191

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.668317191

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 758

Broad Highway Wheldrake

Submitted For: Housing

TRANSPORT

No major concerns.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Unlikely to be major air quality impacts. Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Amber

There have been flooding issues to the north of the site. The site is located in flood zone 1.

Ecology:

This is arable land. Broad Highway has examples of good grass verges, though not specifically in this location, therefore, there should be no significant impact.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits on the site. Integrating this site within the wider community could be an issue

Amber

Landscape/
Design:

The site doesn't affect the wider setting of the village. There are no landscape details of significant interest and the site is not widely visible. However the site does extend beyond an otherwise strong village edge

Amber

Openspace/
Recreation:

The site is close to recreational open space and school.

Green

CONCLUSIONS

Summary:

The site does not have any significant ecological or landscape features within it. However the site compromises the existing village edge and what is currently a defensible boundary for the edge of the settlement. There are also concerns about how the site would integrate within the wider community .

Red

Outcome:

Failed Technical Officer Comments

Red

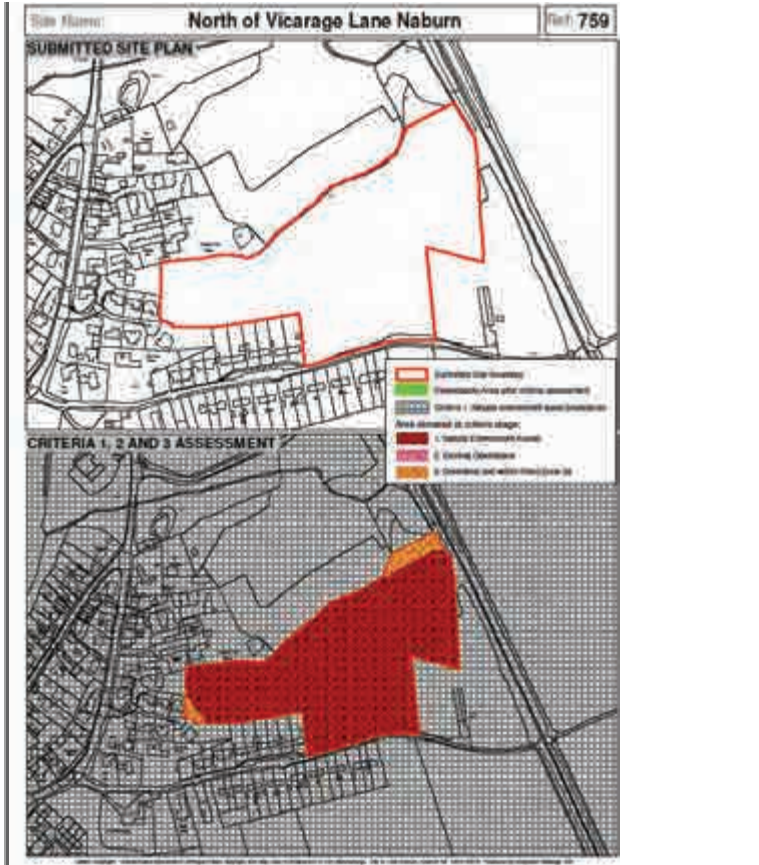
Criteria 1 to 4 Analysis

Site: 759

North of Vicarage Lane Naburn

Source:
New Site

Submitted For: Housing



Submitted Size: 3.060762180

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	Adjacent
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000155885

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

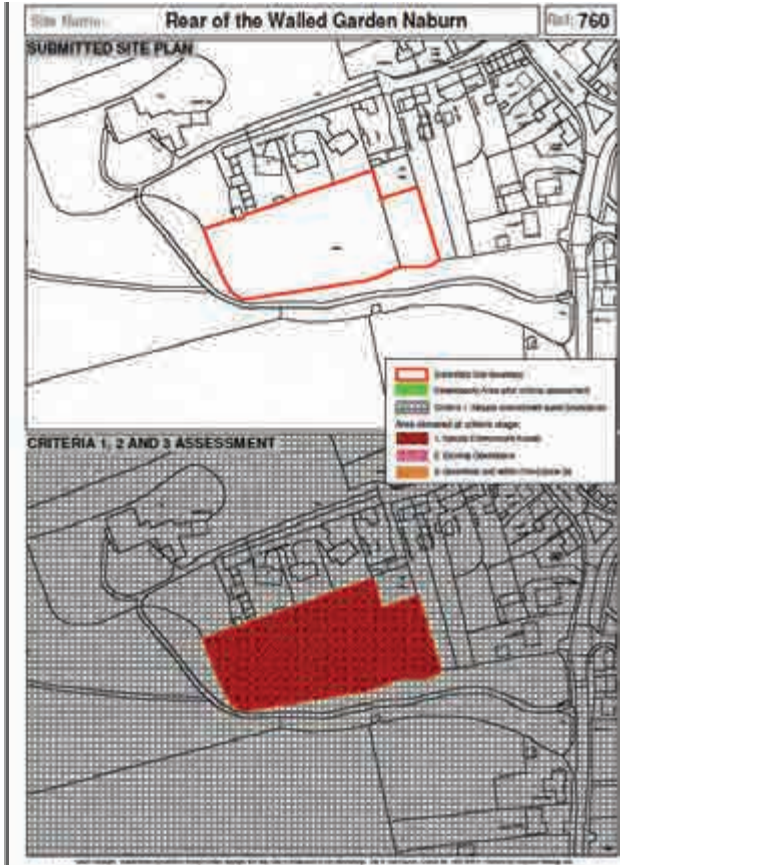
Criteria 1 to 4 Analysis

Site: 760

Rear of the Walled Garden Naburn

Source:
New Site

Submitted For: Housing



Submitted Size: 0.579389922

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

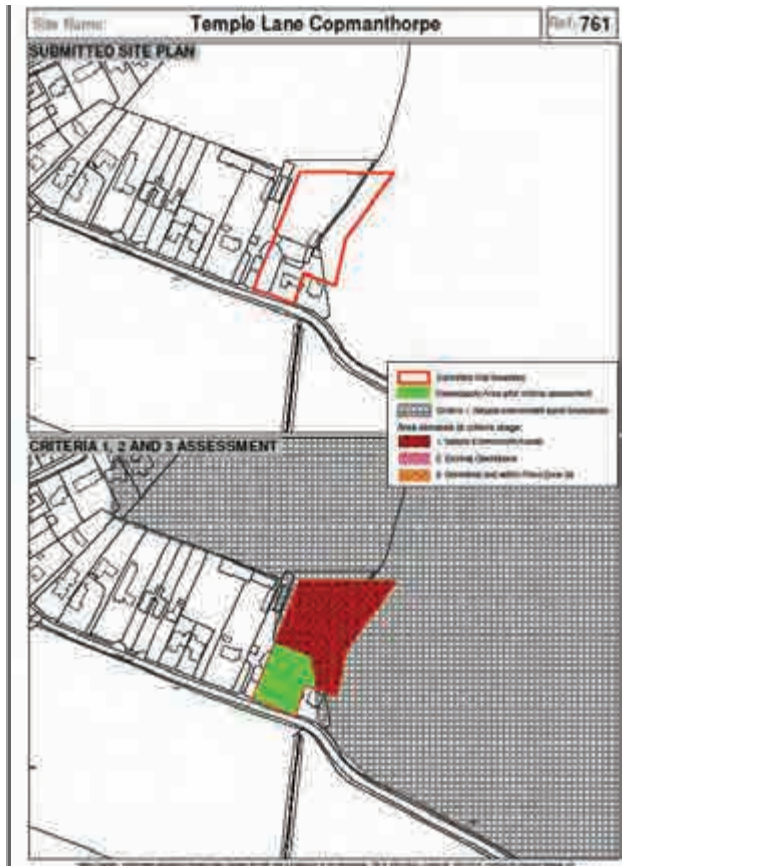
Criteria 1 to 4 Analysis

Site: 761

Temple Lane Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 0.574658623

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.162118547

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.162118547

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.162118547

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

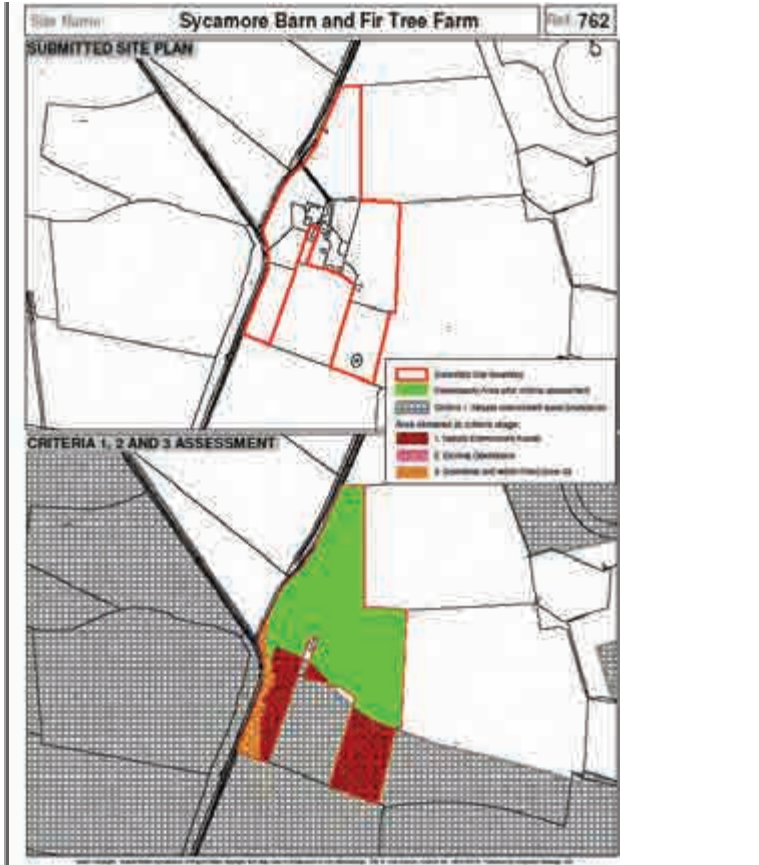
Criteria 1 to 4 Analysis

Site: 762

Sycamore Barn and Fir Tree Farm

Source:
New Site

Submitted For: Housing



Submitted Size: 6.425443707

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.554849533

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.554849533

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	4.487243382

Floodrisk Evidence:	N/A
---------------------	-----

Partly

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

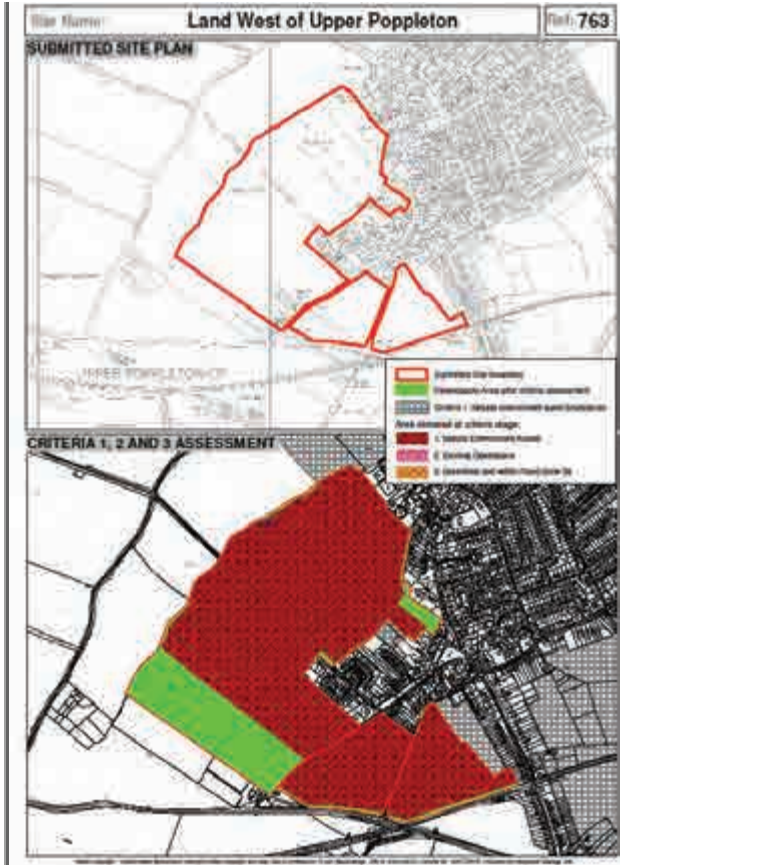
Criteria 1 to 4 Analysis

Site: 763

Land West of Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 68.013836937

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	11.604826427

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	11.561311588

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	11.561311588

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 763

Land West of Upper Poppleton

Submitted For: Housing

TRANSPORT

The remaining site is disconnected with Upper Poppleton Village with no suitable access shown. No technical assessment submitted.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No site specific comments

Green

Air Quality:

No site specific comments

Green

Noise:

No site specific comments

Green

Flood Risk:

Site is greenfield and therefore runoff rates must comply with the 1.4 l/sec/ha

Green

Ecology:

No Comments Collected

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological feature and deposits

Amber

Landscape/
Design:

The majority of the site fails criteria 1 (Historic Character and Setting) and no evidence submitted to support the re-assessment of this land. The remaining land is disassociated with Upper Poppleton Village and would not be suitable for development

Red

Openspace/
Recreation:

No Comments Collected

CONCLUSIONS

Summary:

Most of the site fails criteria 1 (Historic Character and Setting) and no evidence submitted to support removal of this land from the historic character and setting appraisal. The remaining small piece of land that is left outside of criteria 1 is disassociated with Upper Poppleton village and would not be suitable for development in isolation

Red

Outcome:

Fails technical officer comments

Red

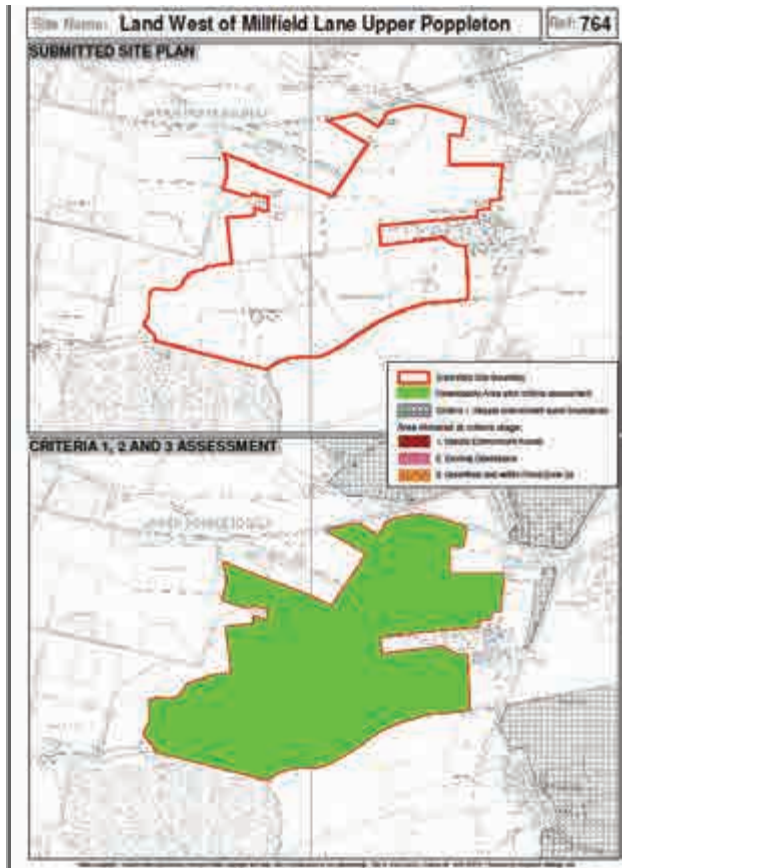
Criteria 1 to 4 Analysis

Site: 764

Land west of Millfield Lane Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 123.147452821

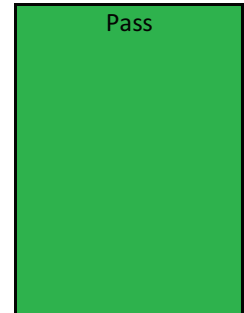
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	123.089942467

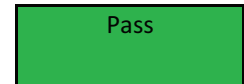
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	123.089942467

Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	116.982069971

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 1234 but Over 100ha - Technical Officer Evaluation

Technical Officer Assessment

Site: 764

Land west of Millfield Lane, Upper Poppleton

Submitted For: Housing

TRANSPORT

Without any supporting information to evaluate, it is difficult to pass comment on this site. As it stands now, the site is not in a sustainable location, however if mitigation measures were put forward these could be re-assessed. More information is required.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located adjacent to an operational landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Green

Air Quality:

Due to the size of this site and the potential for traffic and air quality implications to the West of the city, a full and comprehensive air quality assessment will be required, which takes into account cumulative traffic impacts from other local developments including the Park and Ride site. Also, in line with the emission reduction aspirations of York's adopted overarching Low Emission Strategy (LES), the Environmental Protection Unit (EPU) would require an estimate of the likely emission impact of the site with and without mitigation measures in place. Damage costs of any residual emission should then be calculated using DEFRA damage costs. As northern sections of the site adjoin the A59, careful consideration will need to be given to the site design to ensure any residential is set back sufficiently from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered. In line with the Council's Low Emission Strategy, developers must show how they are making all reasonable efforts to minimise total emissions from the site. This will include requirements to promote and incentivise the use of low emission vehicles and fuels. A low emission development is envisaged that will explore opportunities for on-site electric vehicle recharging infrastructure, and high quality pedestrian/cycle links. Opportunities for incentivising the use of public transport should also be explored.

Green

Noise:

This site is located directly adjacent to the A59, the new park and ride site which is currently under construction, and the York to Harrogate railway line. In addition to the south west of the site is an operational landfill site where noise from site operations will also have an impact upon the land on site 764 and also to the east is the North Minster business park. As a result the site is likely to be affected by noise and so noise from both the highway, park and ride site, landfill site and industrial business park will need to be assessed in order to determine the suitability of the site for development into housing. The noise assessment should assess noise levels experienced on site upon completion and then compare the levels with the following target sound levels, with adequate ventilation provided, and also identify and recommend mitigation measures which could be implemented to ensure that the levels are not exceeded inside the proposed dwellings; 30dB(A) Leq 8 hour 23:00 to 07:00 and Lmax 45dB(A) in bedrooms, 35dB(A) Leq 16 hour (07:00 to 23:00) in habitable, 50dB(A) Leq 16 hour (07:00 to 23:00) in gardens (if provided). Vibration from the railway line also has the potential to affect the site located closest to the site and so a vibration assessment may be required depending on the position of any housing. For industrial or employment sites the combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB(A) below the background noise level at 1 metre from the nearest noise sensitive facades when assessed in

Amber

	accordance with BS4142: 1997, including any acoustic correction for noises which contain a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc.); noise which contain distinct impulses (bangs, clicks, clatters, or thumps); or noise which is irregular enough to attract attention. In addition to noise and vibration, odour from the landfill site is something which could affect the amenity of any proposed dwellings and so odour potential will need to be considered in order to determine the suitability of the site for development. Given the number of historic complaints this may well prove to make the site undevelopable for housing.	
Flood Risk:	Area to the west is within flood zones 2 and 3, rest of site in flood zone 1. Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.	Green
Ecology:	All of site is arable land with no known major ecological issues. A hedgerow survey would need to be undertaken alongside an assessment of the value of farmland birds and mitigation to offset any disturbance.	Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. This needs to be done ASAP to support the argument for the allocation. Due to the size of the site extensive investigation is needed.	Amber
Landscape/ Design:	This represents a substantial additional community. The site would impact on the setting of the city due to the loss of fields, and its size and high visibility in relation to the A59 and the ring road. This site would influence compactness of Poppleton and coalescence with Knapton.	Red
Openspace/ Recreation:	Openspace will need to be provided on site. No site specific issues.	Green

CONCLUSIONS

Summary:	This represents a substantial additional community. The site would impact on the setting of the city due to the loss of fields, and its size and high visibility in relation to the A59 and the ring road. This site would influence compactness of Poppleton and coalescence with Knapton.	Red
Outcome:	Fails technical officer comments	Red

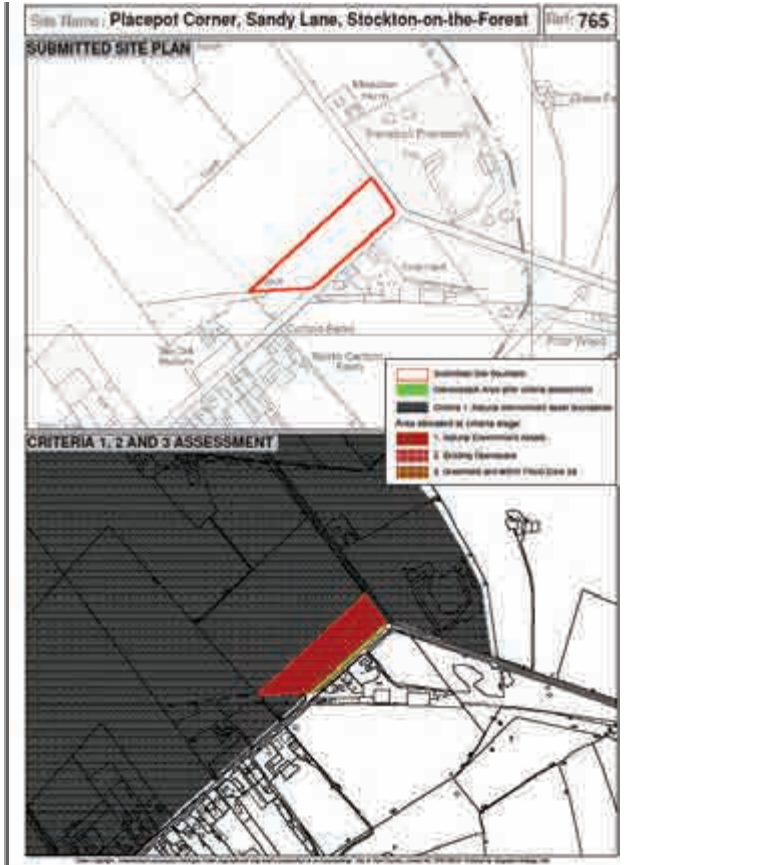
Criteria 1 to 4 Analysis

Site: 765

Placepot Corner, Sandy Lane, Stockton-on-the-Forest

Source:
New Site

Submitted For: Housing



Submitted Size: 1.865295197

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.125962575

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.125962575

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.125962575

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

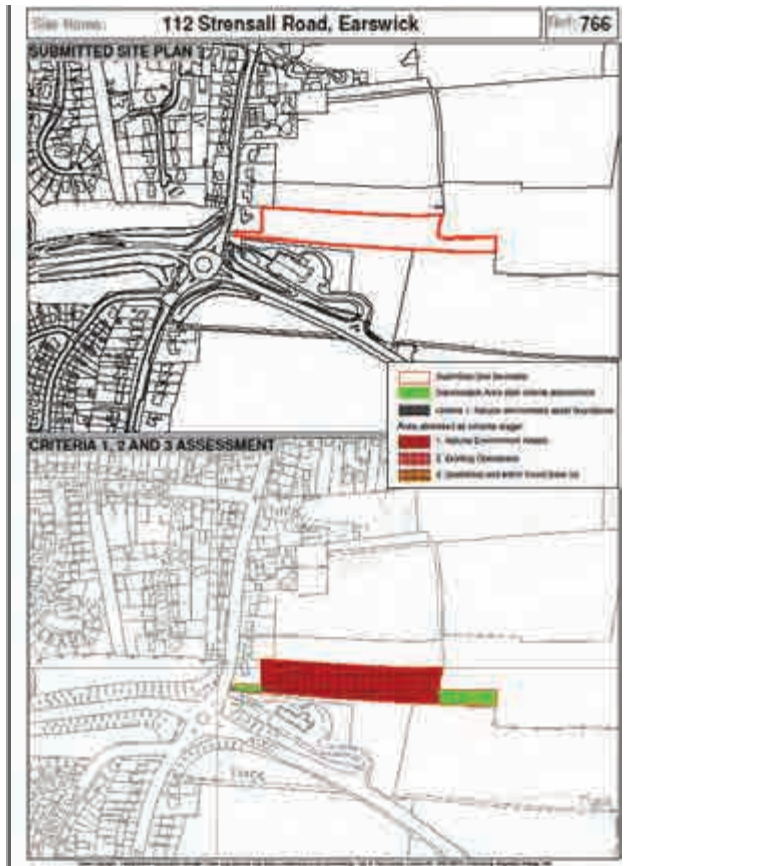
Criteria 1 to 4 Analysis

Site: 766

112 Strensall Road, Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 1.096004379

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	0.149839275

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.149839275

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.149839275

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

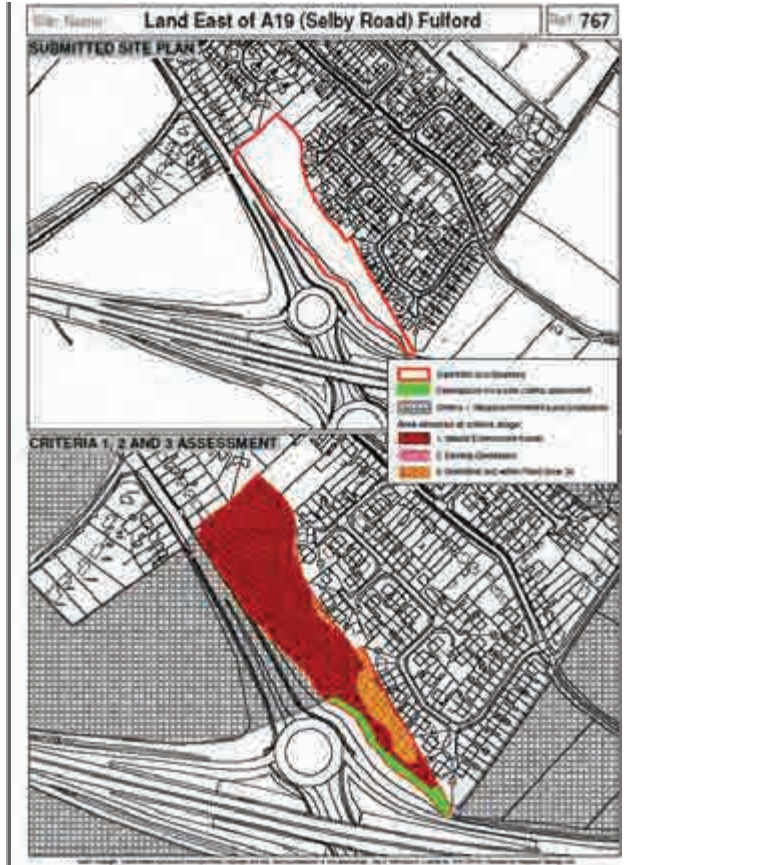
Criteria 1 to 4 Analysis

Site: 767

Land East of A19 (Selby Road) Fulford

Source:
New Site

Submitted For: Housing



Submitted Size: 2.042567159

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.126946219

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.126946219

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.126911987

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

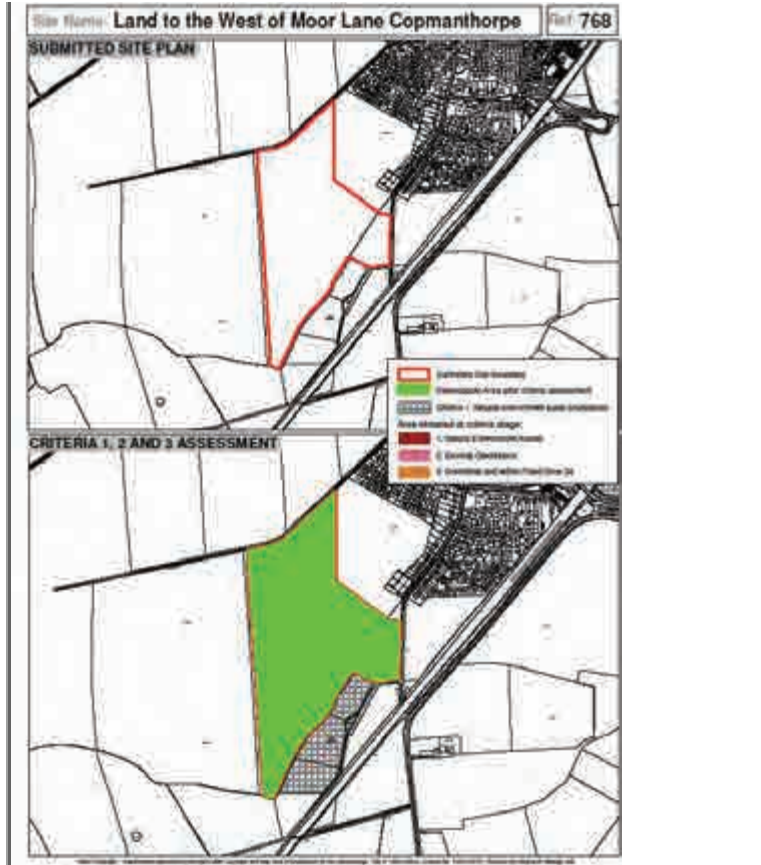
Criteria 1 to 4 Analysis

Site: 768

Land to the West of Moor Lane, Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 15.338868018

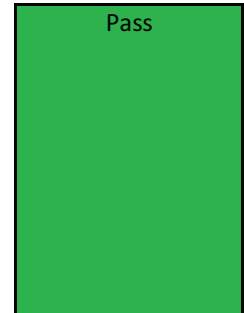
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	15.338868018

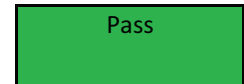
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	15.338868018

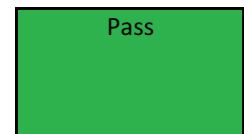
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	15.338868018

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

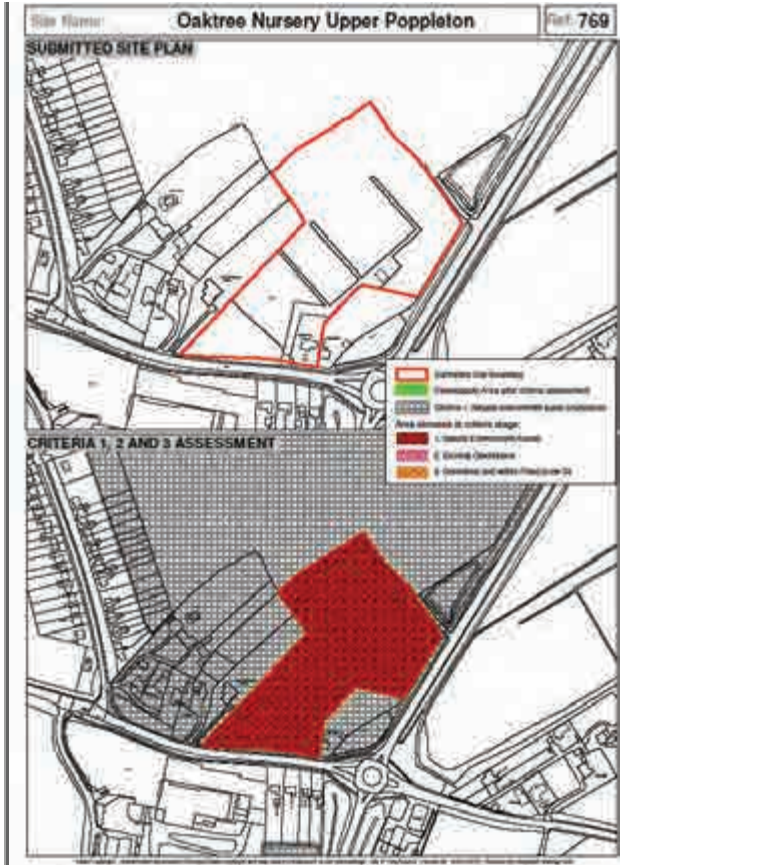
Criteria 1 to 4 Analysis

Site: 769

Oaktree Nursery, Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 2.844602190

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

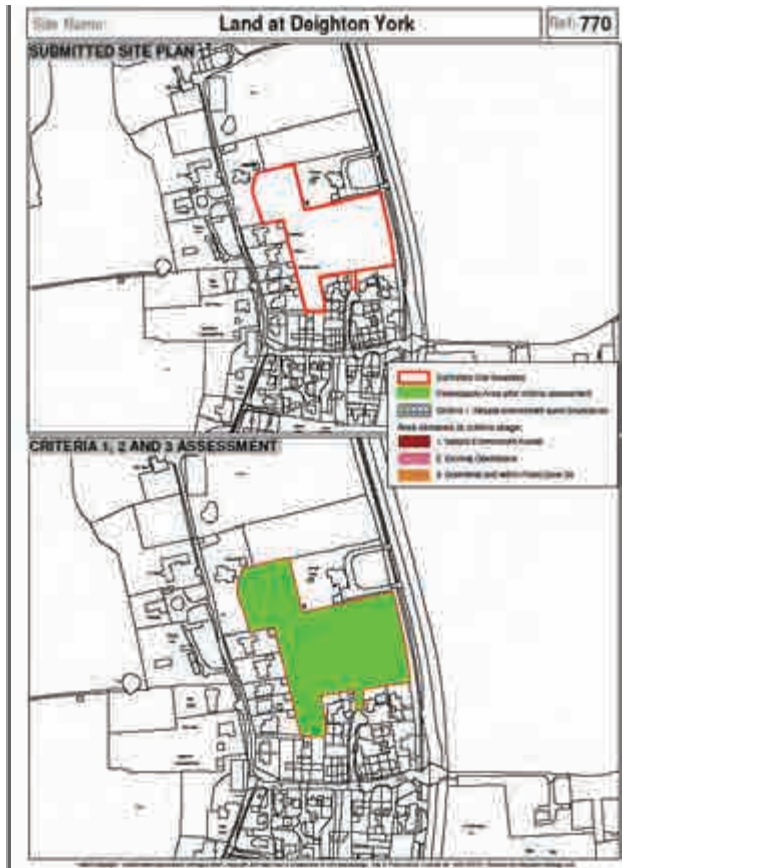
Criteria 1 to 4 Analysis

Site: 770

Land at Deighton, York

Source:
New Site

Submitted For: Housing



Submitted Size: 1.063548294

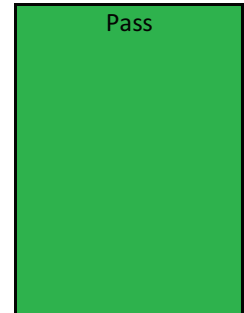
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.063548294

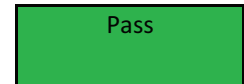
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.063548294

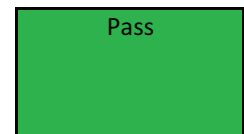
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.063548294

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

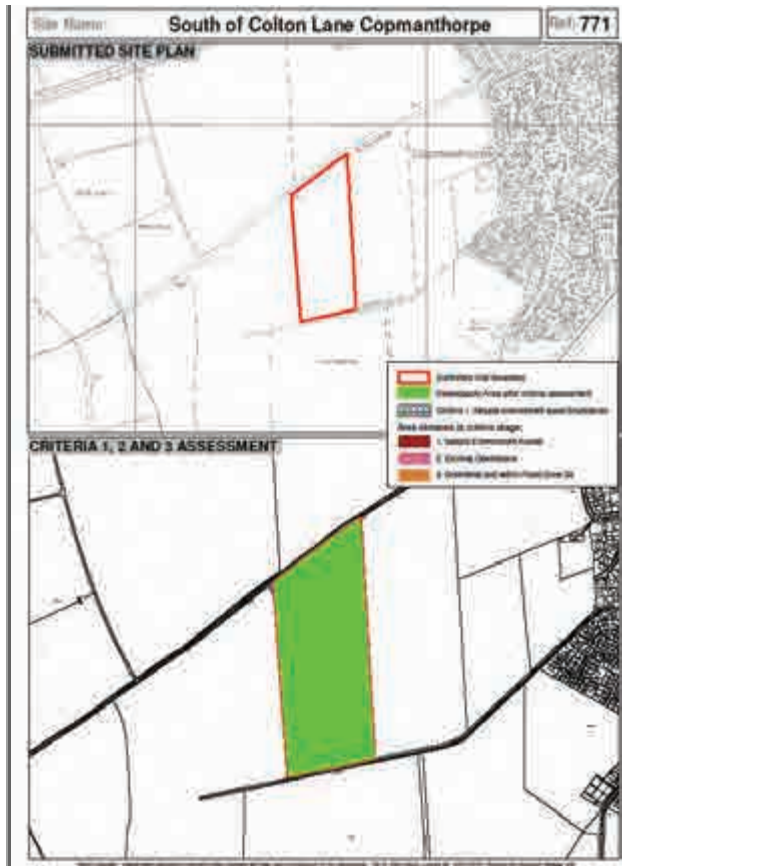
Criteria 1 to 4 Analysis

Site: 771

South of Colton Lane, Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 9.585135106

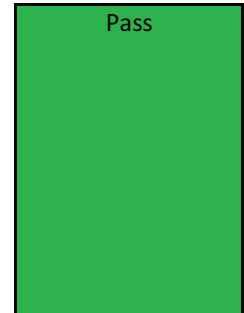
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	9.585135106

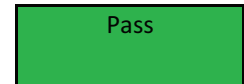
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	9.585135106

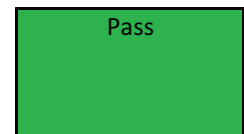
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	9.585135106

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

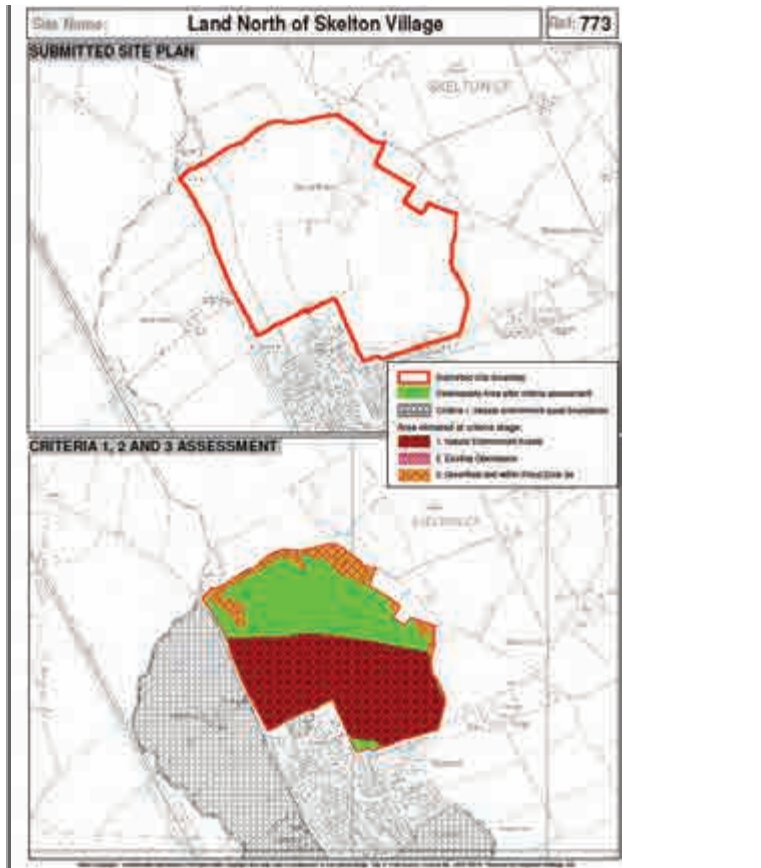
Criteria 1 to 4 Analysis

Site: 773

Land North of Skelton Village

Source:
New Site

Submitted For: Housing



Submitted Size: 81.217431099

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	37.814206177

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	37.814206177

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	31.185138159

Floodrisk Evidence:	N/A
---------------------	-----

Partly

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

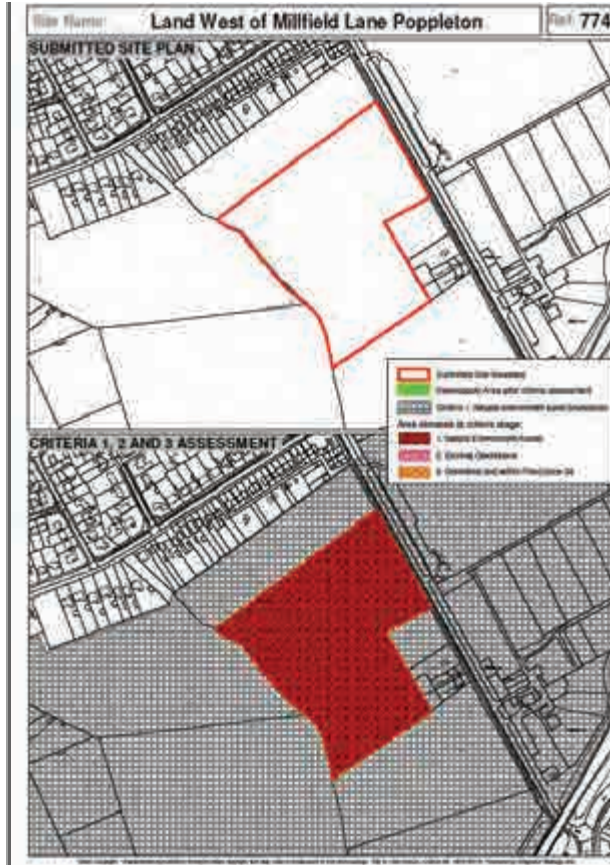
Criteria 1 to 4 Analysis

Site: 774

North of Railway Line adj Millfield Lane

Source:
New Site

Submitted For: Housing



Submitted Size: 4.012541298

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

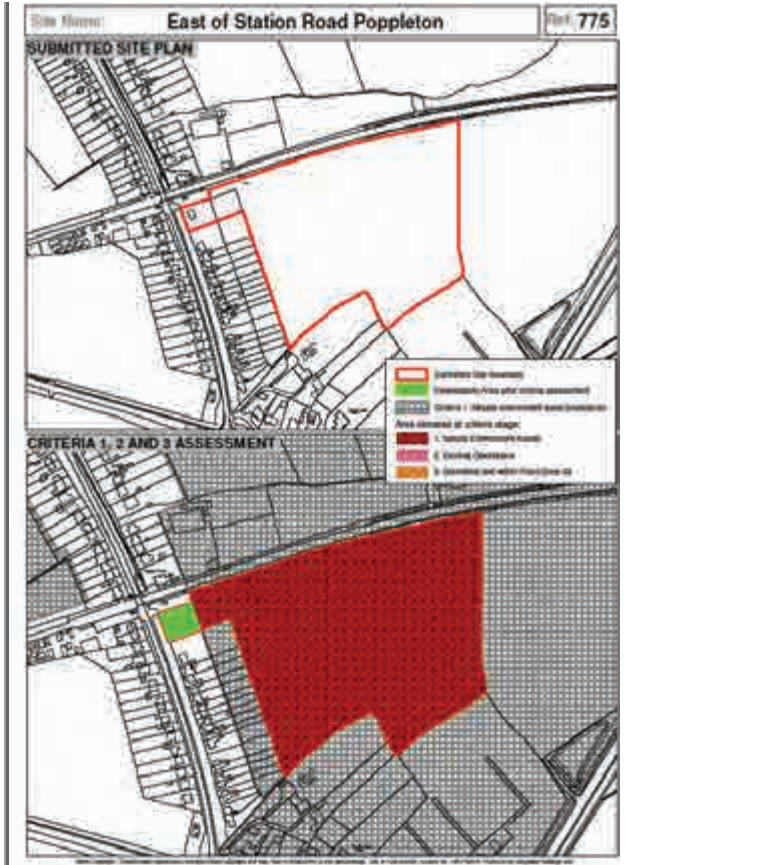
Criteria 1 to 4 Analysis

Site: 775

Land at Boroughbridge Road /Millfield Lane Site 1

Source:
New Site

Submitted For: Housing



Submitted Size: 5.156993279

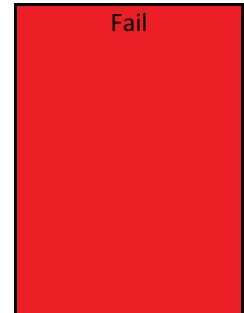
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.108739755

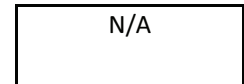
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.108739755

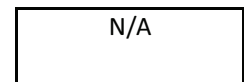
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.108739755

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

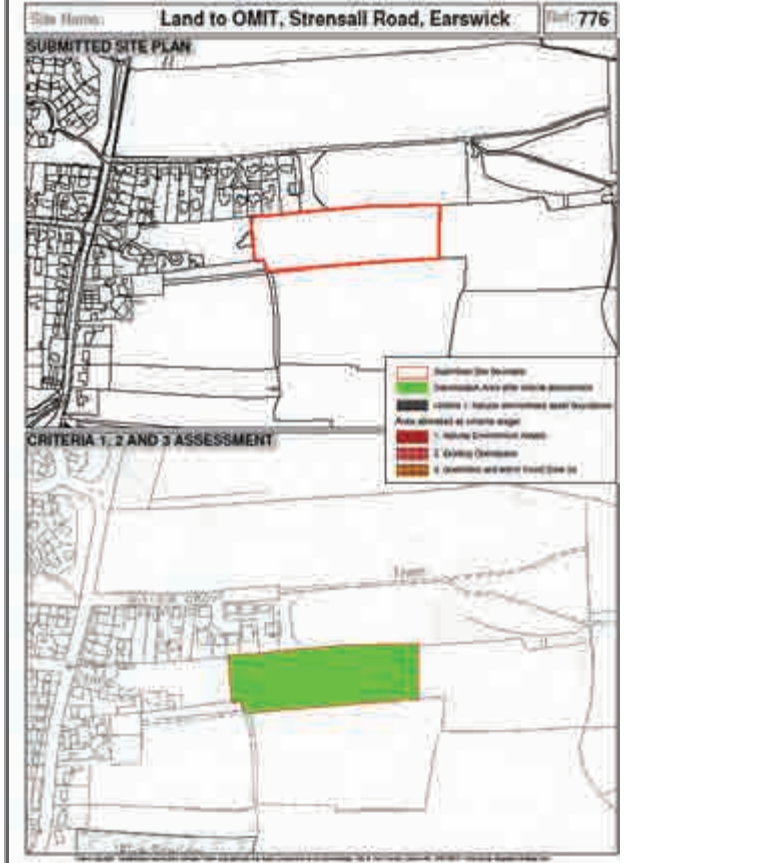
Criteria 1 to 4 Analysis

Site: 776

Land located off Willow Grove

Source:
New Site

Submitted For: Notification
of
Unwilling
Landowner



Submitted Size: 1.682563910

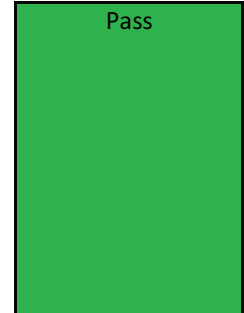
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.682563910

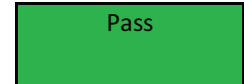
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.682563910

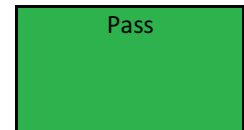
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.682563910

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



No Willing Land Owner

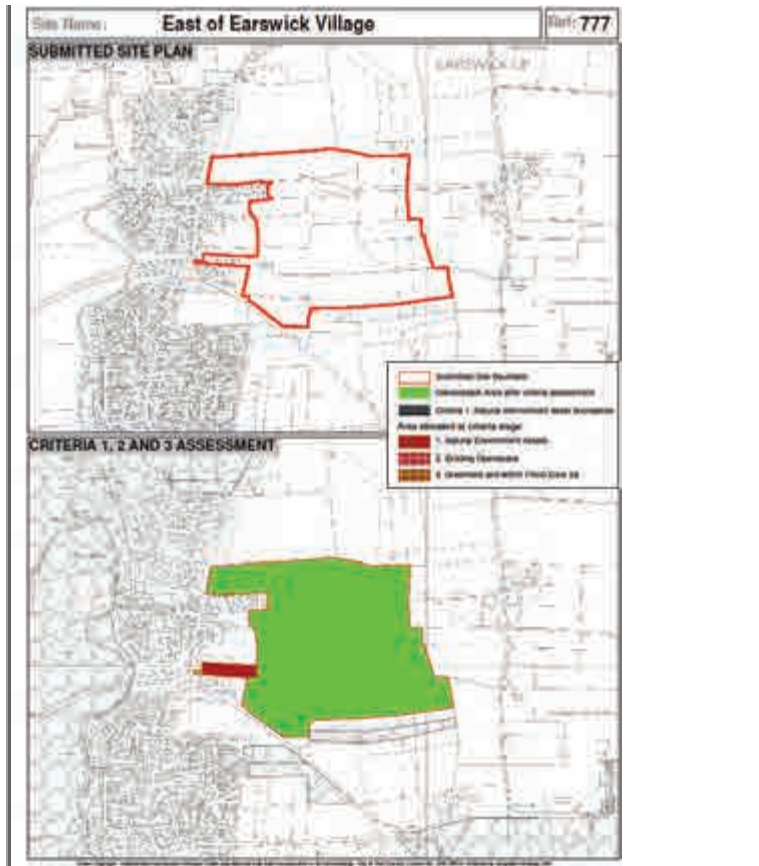
Criteria 1 to 4 Analysis

Site: 777

Amalgamated Sites East of Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 50.261481297

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	Adjacent
Site Size Remaining:	49.315955223

Floodrisk Evidence:	Yes
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	49.315935709

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	49.315935709

Floodrisk Evidence:	Yes
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Criteria 1,2,3,4 but evidence submitted. Taken to technical officer co

Technical Officer Assessment

Site: **777**

Amalgamated Sites East Of Earswick

Submitted For: Housing

TRANSPORT

Exits on to either Strensall Road or A1237 would cause major problems. There are major concerns over the new junction proposed onto the A1237, as there is not enough space between existing junctions for another one to be created. Access from one point could not serve the whole site. Disagree with transport statement as there is no room to reconfigure the roundabout. This issue is extremely difficult to mitigate within the current configuration of the local highway network. Sustainable transport options are limited in this location. A cycle underpass to the ring-road would be required. The ring road would become a barrier to current facilities, which would therefore need to be provided on site.

- Constructing a new junction on the A1237 between the two existing A1237 junctions with Strensall Road (to the north-west) and North Lane/Monks Cross Link (to the south-east) to provide access to the site would impose significant additional congestion on the A1237. In addition there may be insufficient space in between the two existing junctions to safely introduce a new junction at this location.
- Additional land would need to be assembled to provide direct site access off either (or both) of the two abovementioned existing junctions, Furthermore, the access off the A1237/Strensall Road junction is likely to go through the site of an existing fire station and the route to the other junction will need to cross a site of Local interest for Nature Conservation.
- There is insufficient space to provide a secondary access off Strensall Road, just to the north of its junction with the A1237. If sufficient land can be assembled to provide a primary access (to serve circa 1500 dwellings, if site developed to full potential) to the site off the A1237 / Strensall Road junction the current junction will need to be amended to a 5-leg roundabout and will be significantly larger than at present, with an inscribed circle diameter (ICD) close to 100m, being the upper ICD limit for a 'normal' roundabout. The proximity of properties (including land) in relation to the existing junction is likely to result in insufficient space being available to construct a roundabout of this size, unless properties (land) can be purchased to provide the necessary space. If further transport modelling to be undertaken as part of the Transport Infrastructure Investment Requirements study points towards dualling of the A1237 with grade separated junctions, the abovementioned amendments to this junction can be implemented as part of the A1237 dualling scheme. This would suggest that such amendments are predicated by the A1237 dualling with grade separation being implemented. However, dualling of the A1237 with grade separated junctions is a very high-cost solution, and funding for this has not yet been secured.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There would be new opportunities for exposure next to outer ring road if site not carefully designed. Standard Air Quality requirements including EVR (Electric Vehicle recharging) infrastructure would be required. Would be keen for site to be low emission site-low carbon forms of transport/vehicle recharging points.

Amber

Noise: Traffic implications from A1237 may impact close to the south and south west of the development. A noise impact assessment would be required. Also fires station located at a similar location and may cause a noise impact. Less sensitive uses would need to be located next to the ring road. Buildings would need to be set back to create a barrier. Would also be desirable not to have

Amber

Page 160

	residential development next to the fire station.	
Flood Risk:	Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Site is in flood zone 1. Combined sewer runs along Strensall Road	Green
Ecology:	There is a grassland SINC site within the site which could be used as part of open space and pedestrian link through to Strensall Road and, via land to River Foss corridor. Generally grassland is of limited interest, the hedgerows are of value and the field pattern may be of historical interest. There is good ridge and furrow on the SINC site. There is potential for bats due to the big trees on the site, as such a bat assessment is required. There is also the potential for Great Crested Newts. There is SLI land just to south of allocation, design would need to provide corridor links between SINC and SLI's. An Appropriate Assessment would be required to assess the cumulative impact upon Strensall Common. Phase 1 habitat survey and Great Crested Newt need to be undertaken.	Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	An archaeological desk based assessment will be required to identify features and deposits (archaeological surveys, trial trenches and geophysical surveys) will be required. There is potential for ridge and furrow earthworks on site. The extent of the ridge and furrow must be assessed.	Amber
Landscape/ Design:	This is an interesting historical landscape with hedge landscapes intact and as such an assessment of the historical landscape should be undertaken. Development in this location may have cumulative impacts on the landscape. There are no rows anywhere in the vicinity though there are some excellent green lanes. These will be used by residents if development occurs and may be a source of conflict. Would suggest that footpath links be investigated as part of development proposals.	Amber
Openspace/ Recreation:	The location in principle is fine for this location but all openspace and community facilities would need to be included on site. There is scope for creative planning on this site i.e. not just planning a park around the pylons on the site. Previous sustainability assessment still stands.	Green

CONCLUSIONS

Summary:	There are issues regarding access with this site, as it will be extremely difficult to provide suitable access within the current configuration of the local highway network. There is not enough space to add a further junction(s) between existing junctions on the A1237. Sustainable transport options are limited in this location. Further facilities would need to be provided on site as the road would become a barrier to existing facilities. Providing suitable access to the site and mitigating the impacts of this site on the highway network are likely to be very difficult and expensive to implement, which could result in the development not being deliverable. The developer of this site will need to demonstrate that suitable safe access, that is acceptable to the Council, can be delivered and that the site would still be able to provide required local services on site including a new primary school and local shops in order to make the site sustainable. This would require a bespoke viability assessment to take full account of all potential costs.	Red
Outcome:	Failed Technical Officer Comments	Red

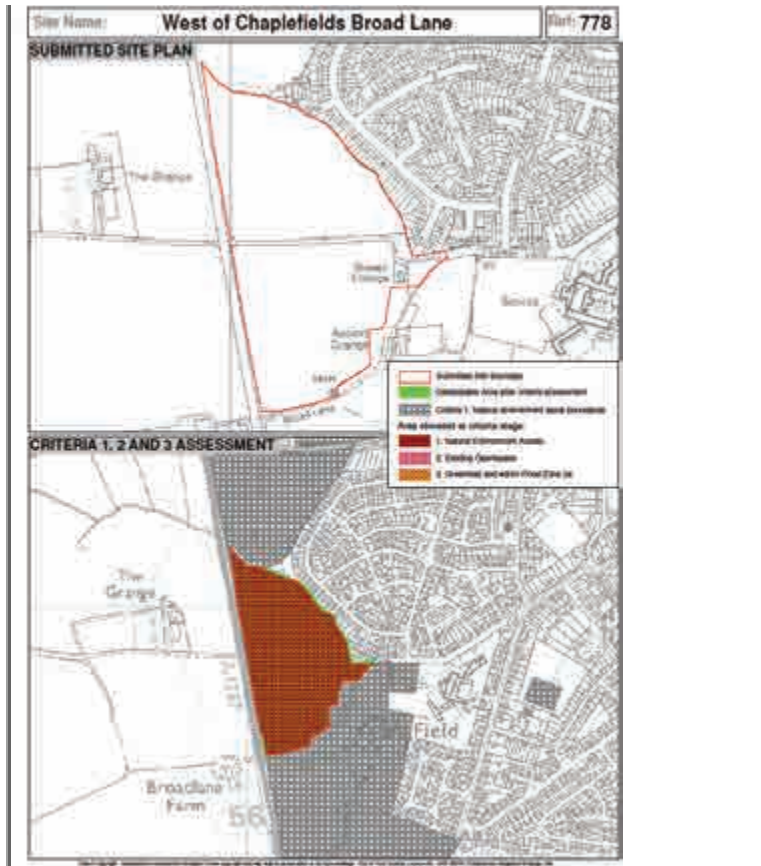
Criteria 1 to 4 Analysis

Site: 778

Land West of Chapel Fields

Source:
New Site

Submitted For: Housing



Submitted Size: 12.937704317

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	2013 Update
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.154000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Entirely Within a proposed designation of Historic Character and Setting (updated 2013)

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.154000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.154000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Fail Criteria 1 (2013 Update) - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 778

Land West of Chapelfields

Submitted For: Housing

TRANSPORT

There is disagreement with the access to services stated within the evidence for the site. It is not considered that the site is within walking distance of local services. Sustainable transport access is questionable in this location; access to bus services of regular frequency and within 400 metres? Impact on local road network and improvements feasible but cumulative impacts on the local network is possible given the sites location. Also, main access is via a private road. An adopted highway would need to be created.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality: Standard air quality requirements including EVR infrastructure would be applicable for any development in this location.

Green

Noise: There are no anticipated noise issues on this site.

Green

Flood Risk: There may be an impact on drainage beyond the site boundary. Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1

Amber

Ecology: Site is all arable land and of limited ecological interest. However, the site is close to Acomb Grange, the grounds of which to the east have some wildlife value (SLI and 2 SINCS). These are unlikely to be significantly affected except perhaps by a change in drainage as a result of development. The proposed managed meadow would enhance the ring road corridor, however there is no indication of who would manage this or the enhanced value it would offer beyond dog walking.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a need to investigate the ditches and moats around Acomb Grange. There could possibly be medieval fish ponds or gardens. Earlier maps show features to the west of Acomb Grange as well. The masterplan for the site lacks consideration for heritage and areas of high archaeological value/interest.

Red

Landscape/
Design: Comments given previously on site still stand. Development of this site would compromise the setting of the city. The rural edge of the city would be lost as a result of development which is experienced on the approach along the A1237. The ring road has a tall hedge but new landscaping would not provide sufficient mitigation for loss of openness that contributes to the setting of the city. (Some extension of Chapel Fields may be viable but not the extent proposed in the submitted material).

Red

Openspace/
Recreation: There is no access to existing facilities. Evidence is unclear as to the type of openspace provision to be provided. Will it be useable or an acoustic buffer? The latter would require further allocation of formal openspace.

Amber

CONCLUSIONS

Summary: This site previously failed due to landscape comments. These comments still stand as development in this area is considered to undermine the setting of

Red Page 163

the city and also, be in an unsustainable location. The rural edge of the city would be lost as a result of development which is experienced on the approach along the A1237. The ring road has a tall hedge but new landscaping would not provide sufficient mitigation for loss of openness that contributes to the setting of the city. (Some extension of Chapel Fields may be viable but not the extent proposed in the submitted material).



Outcome:

Failed Technical Officer Comments.

Red

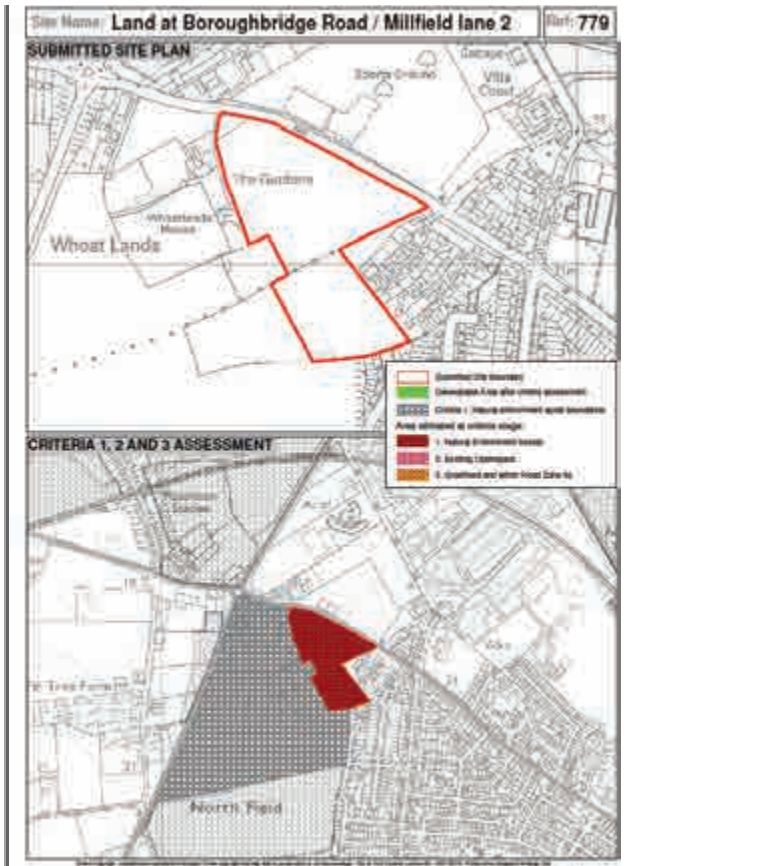
Criteria 1 to 4 Analysis

Site: 779

Land at Boroughbridge Road / Millfield Lane Site 2

Source:
New Site

Submitted For: Housing



Submitted Size: 5.754910683

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	2013 Update
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	N/A

Entirely Within a proposed designation of Historic Character and Setting (updated 2013)

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Fail Criteria 1 (2013 Update) - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 779

Land at Boroughbridge Road/Millfield Lane Site 2

Submitted For: Housing

TRANSPORT

Sustainable travel is an issue as this site is not well placed for access to services and facilities such as bus services (no bus stop within 400m). There is no plan for a new stop for the new P&R on Boroughbridge Road and there would be difficulty in encouraging walking/cycling to link up with the new park and ride site. Furthermore, it may be unlikely that public transport would reroute to include the site. There are also infrastructure issues with regard to access onto the A59 if this site comes forward in conjunction with ST2. The junction requirements in this location would need reassessing and considered in tandem should it be deemed a suitable site. Viability testing would need to be undertaken resulting from the extra infrastructure needed. There is the possibility that the development of this site in conjunction with ST2 could provide the opportunity to widen the A59 on both sides of the road. It could also increase demand pressure sufficient enough to put an express stop into the P&R.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard AQ requirements including EVR infrastructure would be applicable with any development. The site is not currently within existing area of AQ concern but as the sites adjoin the outer ring road and Boroughbridge Road, careful consideration will need to be given to the site design to ensure residential is set back from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered.

Amber

Noise:

Due to the proximity of A1237 and A59, (in addition to the proposed new restaurant and drive through), there is the potential for noise to adversely affect any new housing. A noise assessment will be required.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Yorkshire Water rising main runs through the site.

Green

Ecology:

There are no known significant ecological issues with this site. It is all arable land. If the site goes forward for development it would need to consider retaining/ incorporating the green linkages through to the British Sugar Site.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Archaeological events have been recorded on this site (crop marks), which would need substantial work/investigations to be done to understand more.

Amber

Landscape/
Design:

The site plays a role in providing division between Chapel Fields and ring road and Poppleton. Site connects with green infrastructure associated with the river/ings to British Sugar to ST2. There have been incremental changes to the landscape in this area. Consequently, the scale and location of this is potentially suitable for development. However, this development would need to be designed carefully to include suitable buffering fronting onto the A59 and A1237 to minimise its impact on the setting of York as experienced from various approaches.

Amber

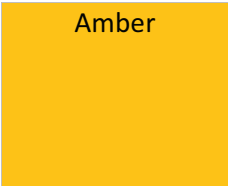
Openspace/

In terms of openspace, this would need to be provided as there would be a

Green

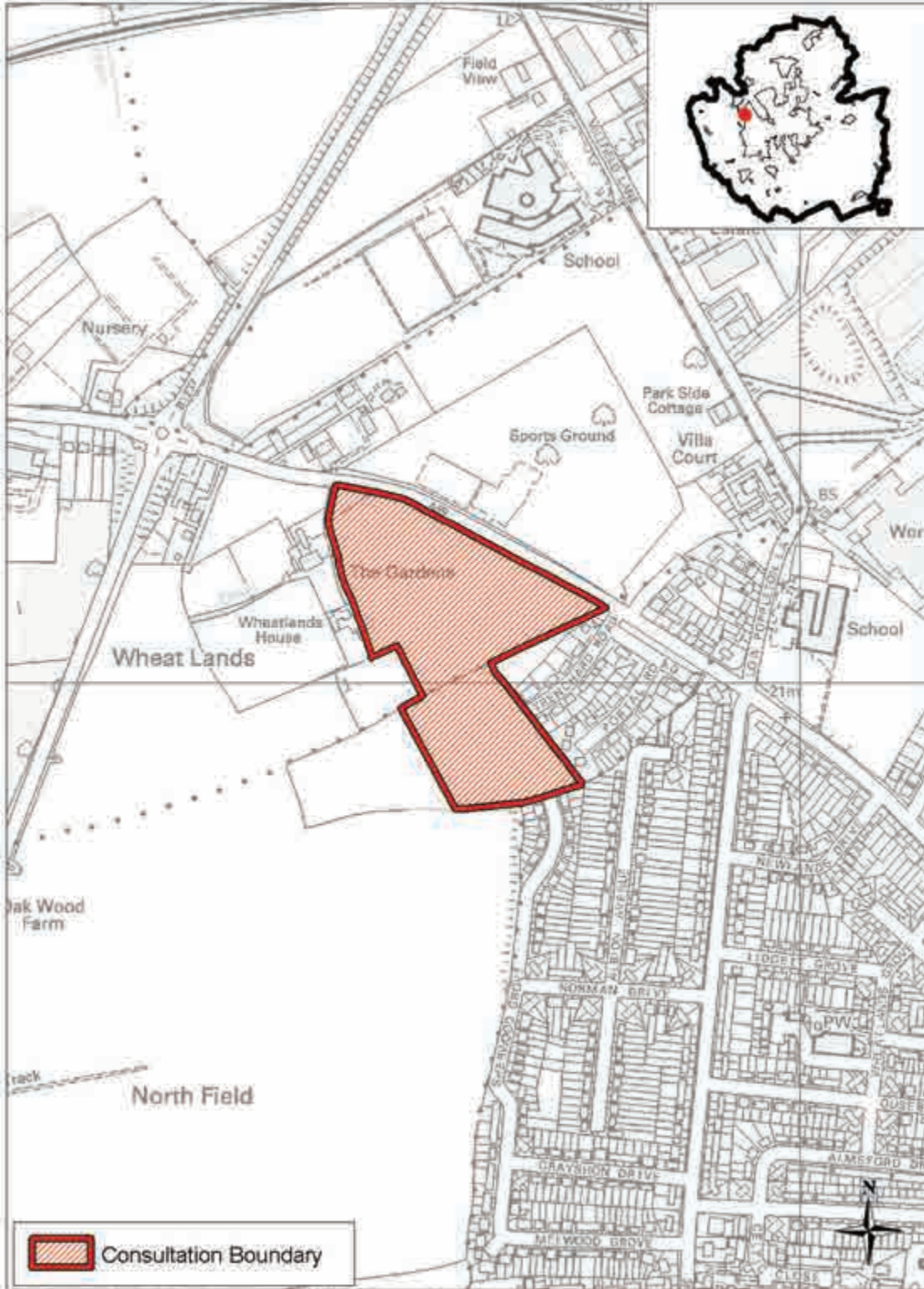
Recreation: strong need for additional open space/sports provision on site. 

CONCLUSIONS

Summary: This site is considered to have potential for development given that its scale would fit with other changes to the landscape. The acceptability of this site would be dependent upon a high quality design which minimised its impact on the landscape, mitigated any potential noise and air quality issues and addressed accessibility concerns. 

Outcome: **Passed Technical Officer Comments** 

Site ref: 779	Site Name: Land at Boroughbridge Road
Allocation Ref: N/a	



Crown Copyright. City of York Council Licence No. 1000 20818. Produced by Forward Planning.

Site size:	5.8 ha	Indicative Amount:	161 dwellings
Recommendation:	To include the site as a strategic site for residential development within the Local Plan		

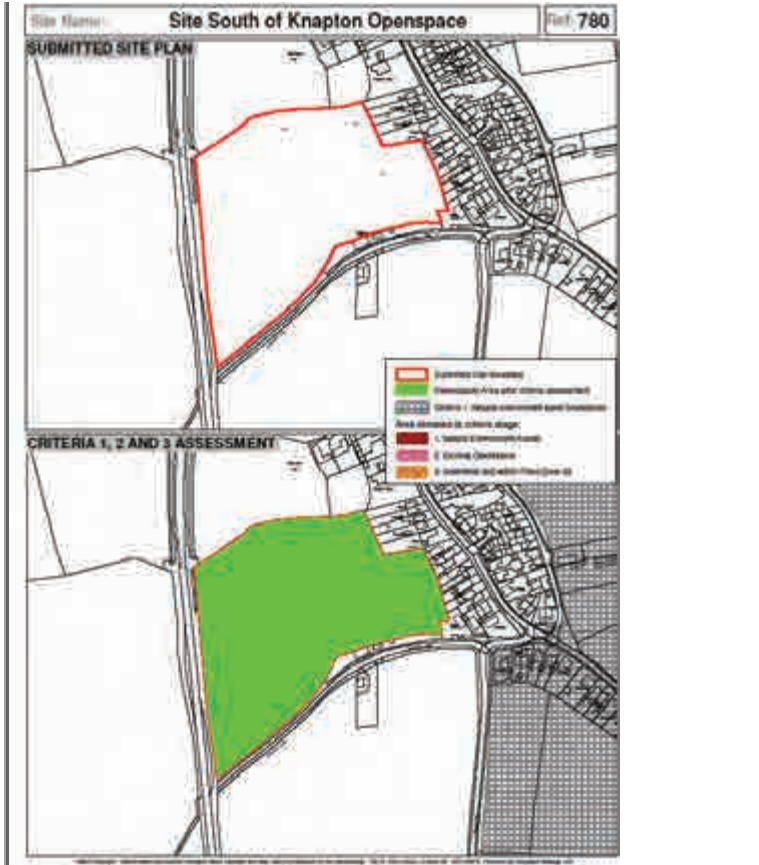
Criteria 1 to 4 Analysis

Site: 780

Site South of Knapton Open Space

Source:
New Site

Submitted For: Housing



Submitted Size: 4.082592401

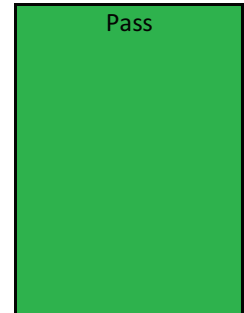
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.082592401

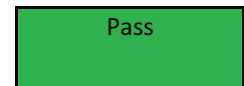
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	4.082586545

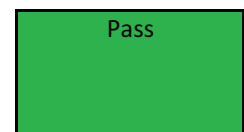
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.082586545

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

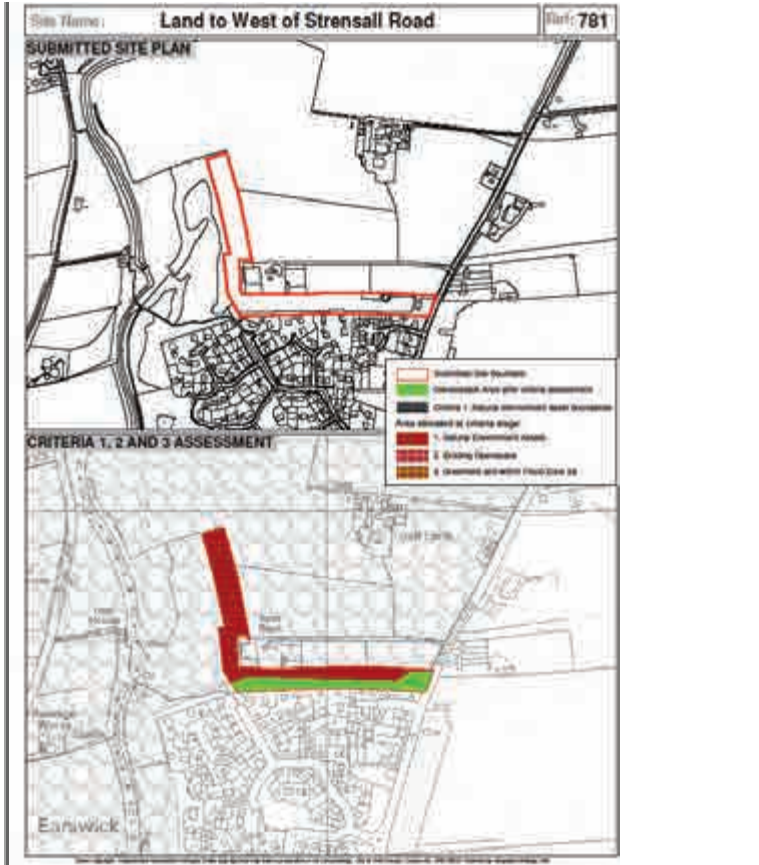
Criteria 1 to 4 Analysis

Site: 781

Land to the West of Strensall Road

Source:
New Site

Submitted For: Housing



Submitted Size: 1.967217570

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.661804747

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.661804747

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.661804747

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

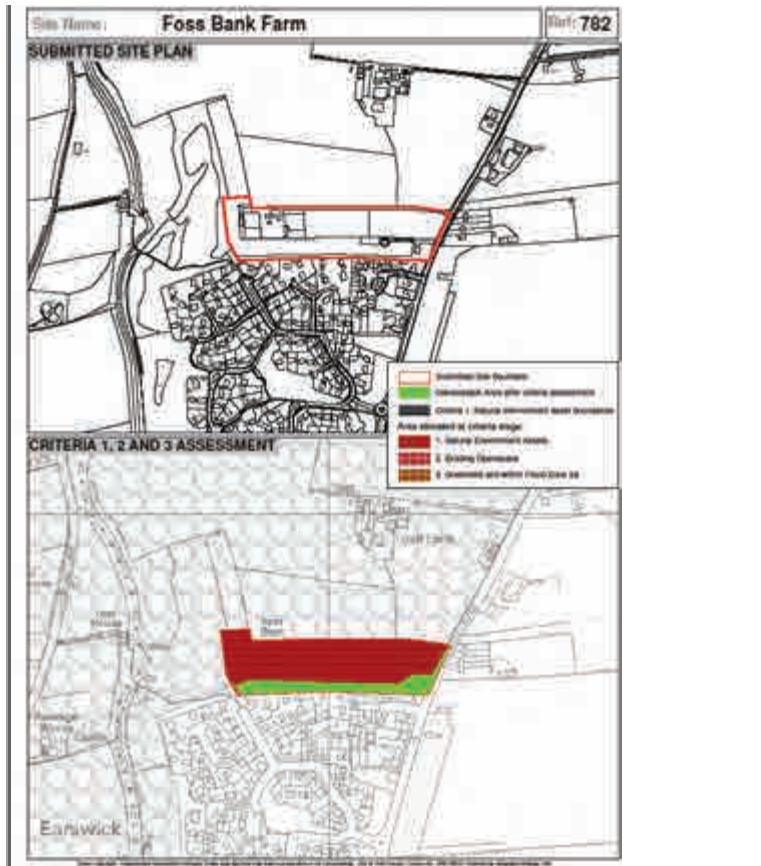
Criteria 1 to 4 Analysis

Site: 782

Foss bank Farm

Source:
New Site

Submitted For: Housing



Submitted Size: 3.237419777

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.708743199

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.705817078

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.705817078

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

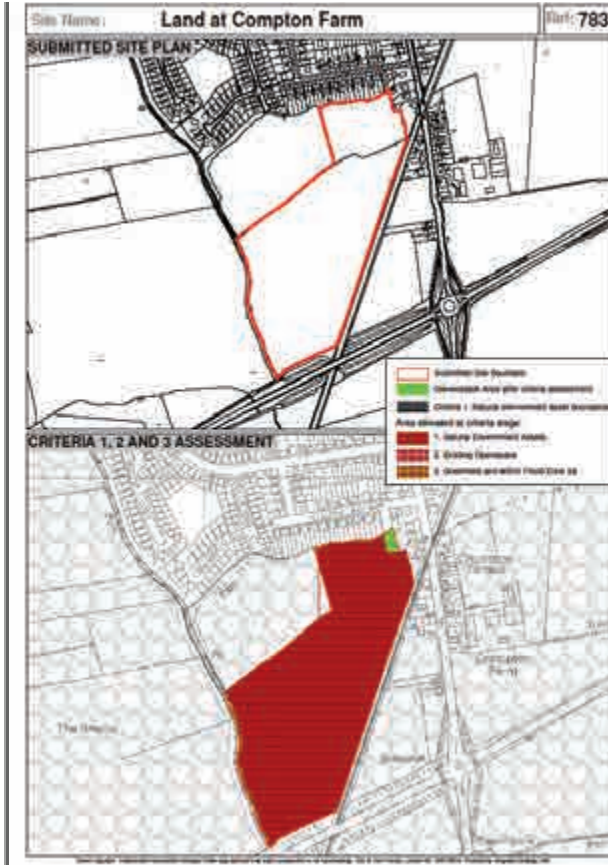
Criteria 1 to 4 Analysis

Site: 783

Land at Crompton Farm, South of Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 8.525846178

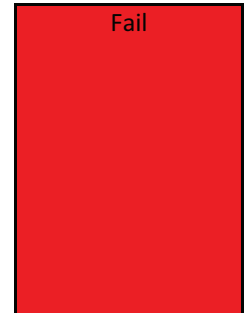
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	0.068174796

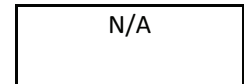
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.068174796

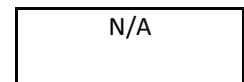
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.067840868

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

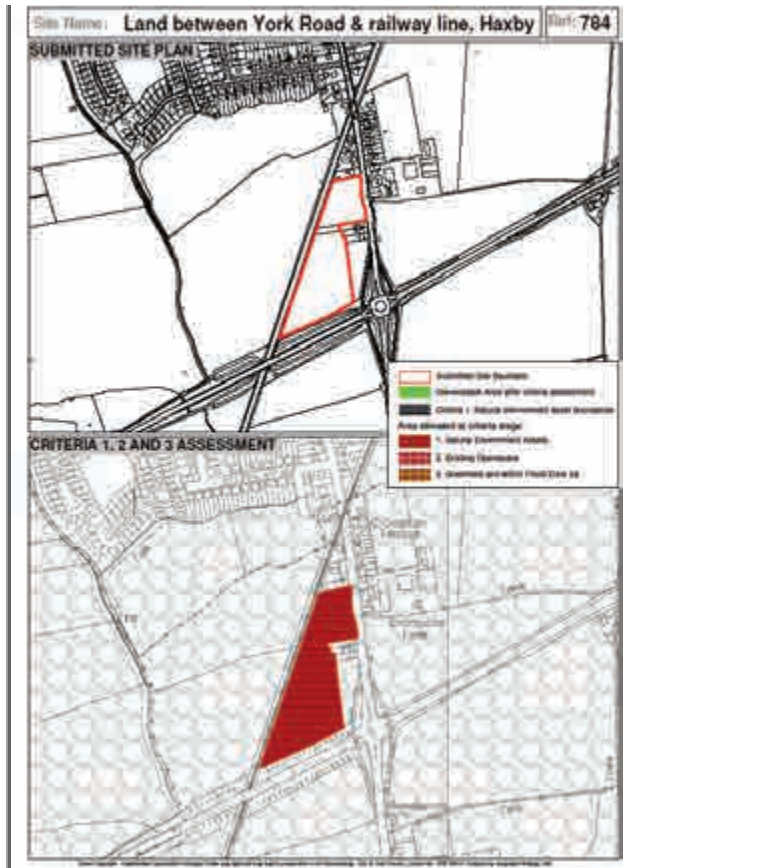
Criteria 1 to 4 Analysis

Site: 784

Between York Road and Railway South of Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 2.168000899

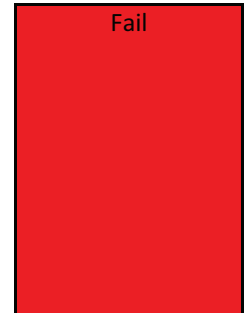
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

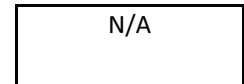
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

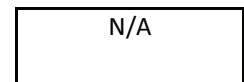
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

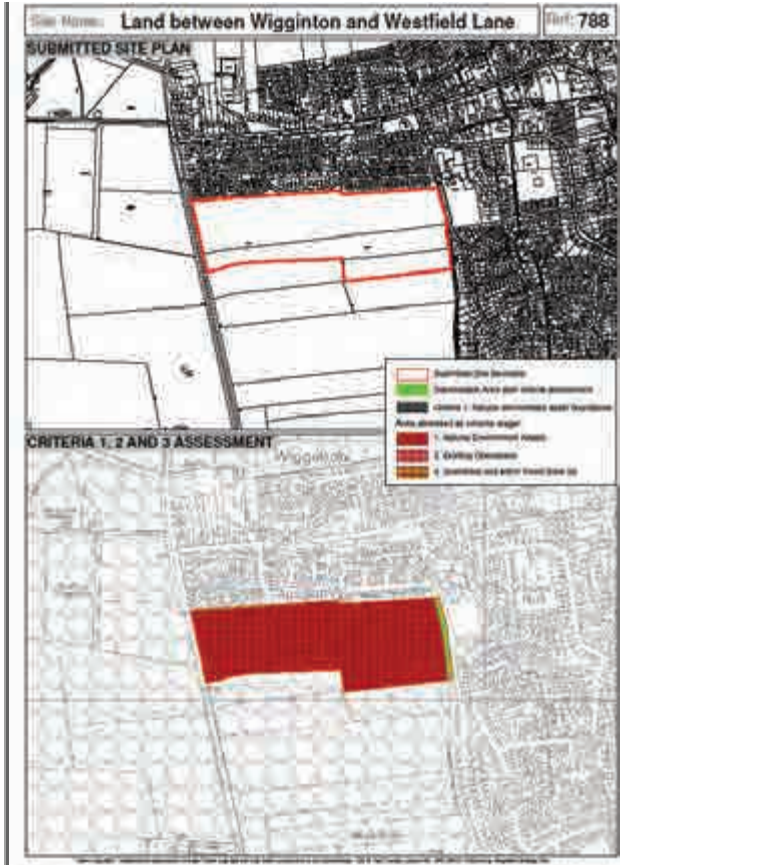
Criteria 1 to 4 Analysis

Site: 788

Westfield Lane, Wigginton

Source:
New Site

Submitted For: Housing



Submitted Size: 12.730851450

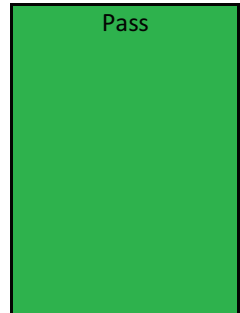
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.289214168

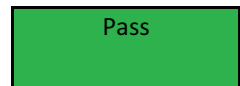
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.289214168

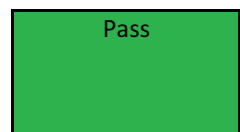
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

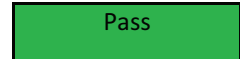
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.289214168

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 788

Westfield Lane, Wigginton

Submitted For: Housing

TRANSPORT

Good access to services and facilities but only if linkages can be made through existing developments. Access would only be considered suitable off Westfield Lane.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard air quality requirements and potential for EVR infrastructure.

Green

Noise:

No noise issues on site.

Green

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. The site is located in flood zone 1. Foul and surface water drains are in Walmer Carr and Westfield Lane.

Green

Ecology:

This is predominantly arable land with good hedgerows. Forms part of the Green corridor extending out from the centre of the city, including Bootham Stray. Phase 1 habitat survey submitted through consultation and is as expected. The presence of Tree sparrow is good and, as a Biodiversity Action Plan sps, would need to be considered for mitigation along with the hedges. Overall in ecological terms there is nothing that merits specific protection other than its location within a regional green corridor. The landscape and setting issues are separate from this but may result in an in-combination greater value. This is though important, particularly in conjunction with the Westfield Beck which runs along the eastern side. If development is proposed the combined effect of the stray corridor and the localised Westfield Beck corridor would need to be taken into account in conjunction with mitigation for sps rich hedges and farmland birds (Yellowhammer and Tree Sparrow) and probably others as well, notably bat foraging.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a good hedgerow pattern on the site.

Green

Landscape/
Design:

Site is arable land but old strip fields with strong hedgerows and trees. Trees are the strongest visual element of the site and should not be removed. This site is important as it forms part of the Green Wedge Extension to the green wedge extending to the city centre, including Bootham Stray.

Red

Openspace/
Recreation:

Openspace needs to be provided on site.

Green

CONCLUSIONS

Summary:

Site is arable land but old strip fields with strong hedgerows and trees. Trees are the strongest visual element of the site and should not be removed. This site is important as it forms part of the Green Wedge Extension to the green wedge extending to the city centre, including Bootham Stray.

Red

Outcome:

Fails Technical Officer Comments

Page 175
Red

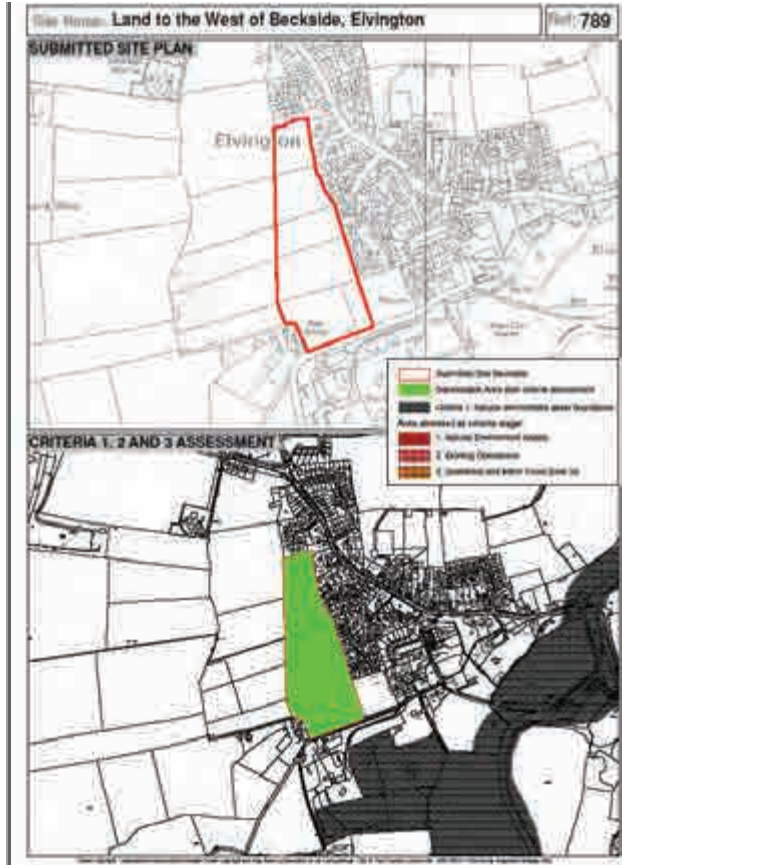
Criteria 1 to 4 Analysis

Site: 789

Land to the West of Beckside Elvington

Source:
New Site

Submitted For: Housing



Submitted Size: 5.754262645

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	5.754262645

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	5.754262645

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.754262645

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **789**

Land to the West of Becksid Elvington

Submitted For: Housing

TRANSPORT

A technical assessment of possible access/connections (design/width/construction) from existing estate roads is required to evidence that they are suited to serve additional units. In addition the impact on village roads (Main Street in particular) requires assessment looking at widths and facilities, such as footways, road crossings and bus stops. Within walking (cycling) distance of some facilities but upgrades are likely given size of allocation. Transport Assessment required to review this and bus services/stops.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: Mainly arable land but hedgerows look good and there is a green lane in the middle of site. Phase 1 Habitat and hedges survey required, check for Barn Owls.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the western boundary of the village.

Red

Landscape/
Design: A landscape appraisal of landscape character/features and visual impact is required. There is a strong field pattern and hedges. The site represents a considerable extension of the village into the surrounding countryside and would visually impact on a significant number of residential receptors and PROW. This could have a potentially detrimental impact on the conservation area, esp. character of Church Lane.

Red

Openspace/
Recreation: On site openspace would be required.

Green

CONCLUSIONS

Summary: It is considered that development of this site would materially affect the character of the western boundary of the village. A landscape appraisal of landscape character/features and visual impact is required. There is a strong field pattern and hedges. The site represents a considerable extension of the village into the surrounding countryside and would visually impact on a significant number of residential receptors and PROW. This could have a potentially detrimental impact on the conservation area, esp. character of Church Lane. Development of the site could impact on the Derwent Ings and would need further investigation

Red

Outcome: **Fails technical officer comments**

Red
Page 177

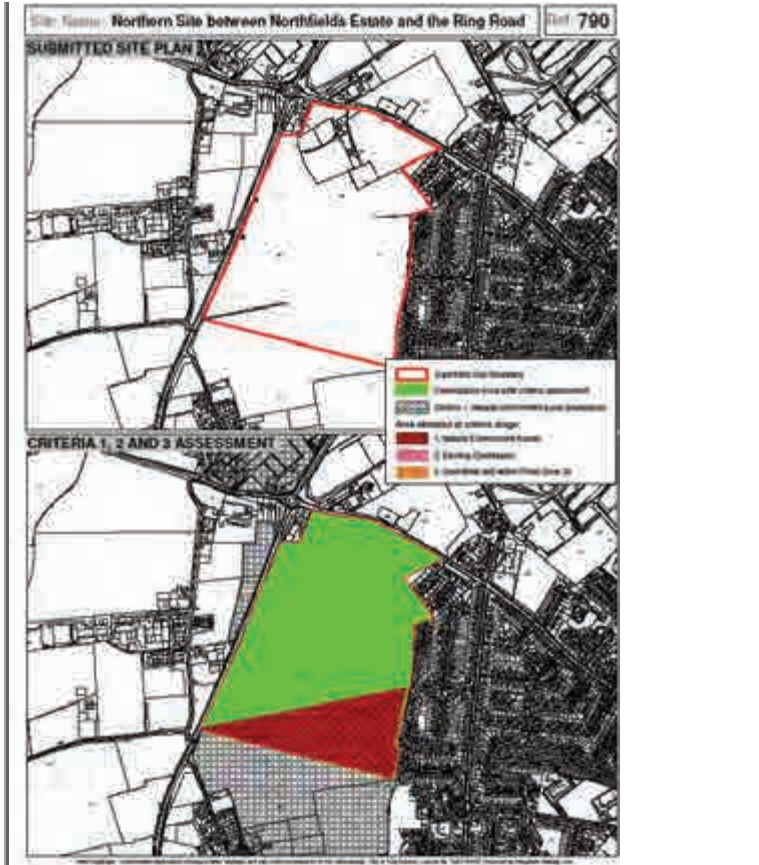
Criteria 1 to 4 Analysis

Site: 790

Northfield, North of Knapton

Source:
New Site

Submitted For: Housing



Submitted Size: 43.557317288

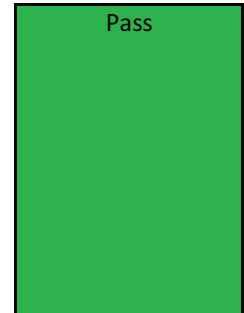
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	33.513306564

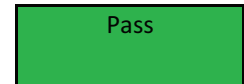
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	33.513306564

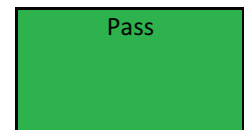
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

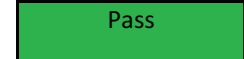
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	33.513306564

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 790

Northfield, North of Knapton

Submitted For: Housing

TRANSPORT

This is a large site which has limited services and facilities within an acceptable distance. Moreover, it has limited permeability to Beckfield Lane from the eastern boundary to access the existing services. Development in this location is likely to induce a large increase in car usage. Although a park and ride is being developed close by, there is no direct access to this and therefore there would be a significant impact on the A59 and ring-road junction due to increased traffic generation. Limited options for connectivity through to the existing residential areas to the east would cause some isolation of the development. This will give a huge cumulative impact with ST1 and ST2 and without substantial improvement to the road network there would be viability issues.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: A petrol station is located adjacent to the NW corner so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality: Standard AQ Requirements including EVR infrastructure would be applicable with any development. The site is not currently within existing area of AQ concern but as the sites adjoin the outer ring road and Boroughbridge Road, careful consideration will need to be given to the site design to ensure and residential is set back from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered.

Amber

Noise: Due to the proximity of A1237 and A59, (in addition to the proposed new restaurant and drive through), there is the potential for noise to adversely affect any new housing. A noise assessment will be required.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Yorkshire Water rising main runs through the site.

Green

Ecology: Site is all arable land. There is some wildlife on site occasional skylarks recorded. Any development would need to consider retaining the green linkages through to British Sugar Site.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Archaeological events have been recorded on this site (crop marks), which would need substantial work/investigations to be done to understand more.

Amber

Landscape/ Design: The whole of this site is important to the Greenbelt and the setting of the city. This land creates a physical and visual separation between North Minster business park and the main urban area, and between Knapton and Beckfield Lane.

Red

Openspace/ Recreation: In terms of openspace, this would need to be provided as there would be a strong need for additional open space/sports provision on site.

Green

CONCLUSIONS

Summary: This site is considered to have adverse effects on the setting and character of York as it creates an important buffer between existing development.

Red

Development of this site would compromise site is very isolated-especially to the east.



Outcome:

Failed Technical Officer Comments

Red

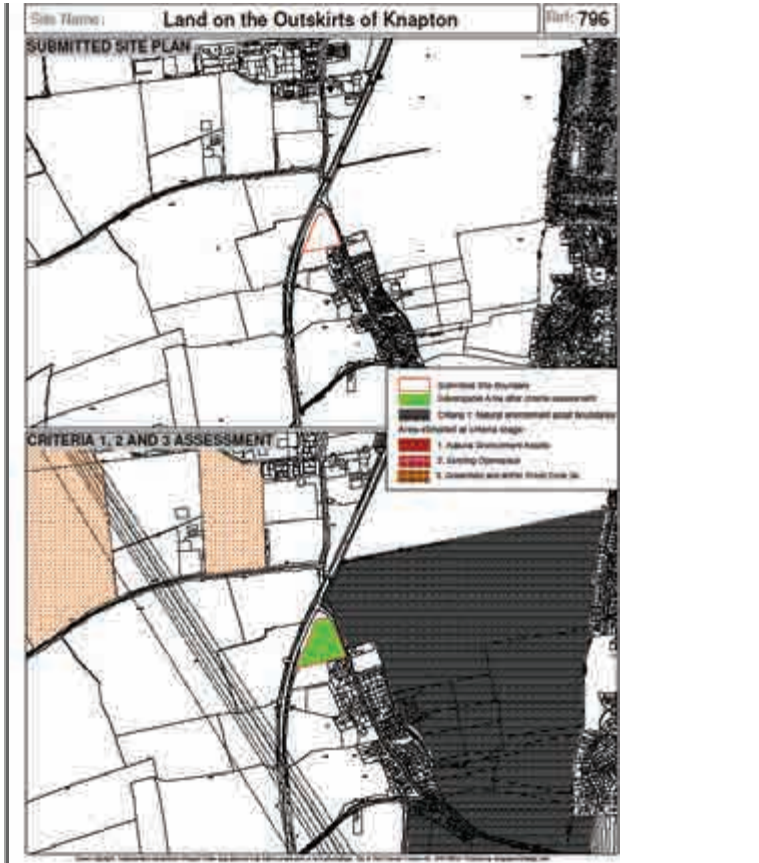
Criteria 1 to 4 Analysis

Site: 796

Outskirt of Knapton Village

Source:
New Site

Submitted For: Housing



Submitted Size: 0.809066277

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.809066277

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.809066277

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.809066277

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4