



YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 3: Employment/Retail
Site Assessment Proformas
June 2014

Appendix 3: Employment/ Retail Site Assessment Proformas

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A3.1 Introduction

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

A3.2 Employment/Retail Sites - Outcomes split by Criteria

A3.2.1 Sites which failed Criteria 1

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

Site ref	Site Name
112	Brook Nook, Osbaldwick Way
219	Skelton park Golf Club
221	Agricultural land Sim Balk lane
246	Whitehall Grange
304	Amalgamated Sites north of Murton Way
785	Land Adj, A64 London Bridge (Site 1a)

A3.2.2 Sites which failed Criteria 2

No Sites failed entirely for being within Criteria 2 Openspace.

A3.2.3 Sites which failed Criteria 3

No sites failed entirely for being within Criteria 3: Greenfield and flood zone 3a. Openspace.

A3.2.4 Sites which failed Criteria 4

The following sites failed Criteria 4: Access to Services and Transport.

Site ref	Annex page number
43	Hull Road, Dunnington
44	Common Lane, Dunnington

A3.2.5 Major Developed Sites in the Greenbelt

The following sites were submitted for consideration for employment as Major Developed Sites in the Greenbelt. These sites fall with Environmental Assessment (Criteria 1) but were taken to Technical Officer Group for comments.

Site ref	Annex page number
81	Horticulture nursery site adjoining Bull Commercial Centre, Stockton-on-the-forest
801	Clifton Gate Business Park (Built Footprint)

A3.2.6 Employment/Retail Sites taken to Technical Officer Group

The following sites were taken to the Technical Officer Group following their successful pass of the 4 stage criteria methodology. 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 summary of these sites is contained within the main consultation document and in section A3.3 of this report.

Site ref	Annex page number
61	Salisbury Former Bowling Green
81	Horticulture nursery site adjoining Bull Commercial Centre, Stockton-on-the-forest
87	Wills and Ellis Garage, Boroughbridge Road
160	Land at Grimston Bar
161	Land at Murton Lane Industrial Estate
744	Bull Balks, Dunnington
786	Land at A64, London Bridge (site 1b)
795	Greenacres
798	Land to the east of the Designer Outlet
801	Clifton Gate Business Park (Built Footprint)

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 A3.3 of this report.

Site ref	Annex page number
97	South of Airfield Business Park
742	Poppleton Garden Centre, Northfield Road
800	Land to the South of the Designer Outlet

A3.3 Employment/ Retail Sites - Detailed proformas and maps

Site Ref	Site Name	Appendix Page Number
43	Land at Hull Road Dunnington	5
44	Common Lane Dunnington	6
61	Salisbury Road former bowling Green.	7
81	Horticulture Nursery site adjoining the Bull Commercial Centre, Stockton on the Forest	10
87	Wills & Ellis Garage, Boroughbridge Road	12
97	South of Airfield Business Park	15
112	Brook Nook, Osbaldwick Way	19
160	Land at Grimston Bar	20
161	Land at Murton Lane Industrial Estate	22
219	Skelton Park Golf Club	25
221	Agricultural Land Sim Baulk Lane	26
246	Whitehall Grange	27
304	Amalgamated sites north of Murton Way	28
742	Poppleton Garden Centre, Northfield Road	29
744	Bull Balks, Dunnington	33
785	Land Adj. A64 London Bridge (1a)	35
786	Land Adj. A64 London Bridge (1b)	36
795	Greenacres	39
798	Land West of Designer Outlet	42
800	Safeguarded Land SF7 to the south of Designer Outlet	45
801	Clifton Gate Business Park Built footprint	49

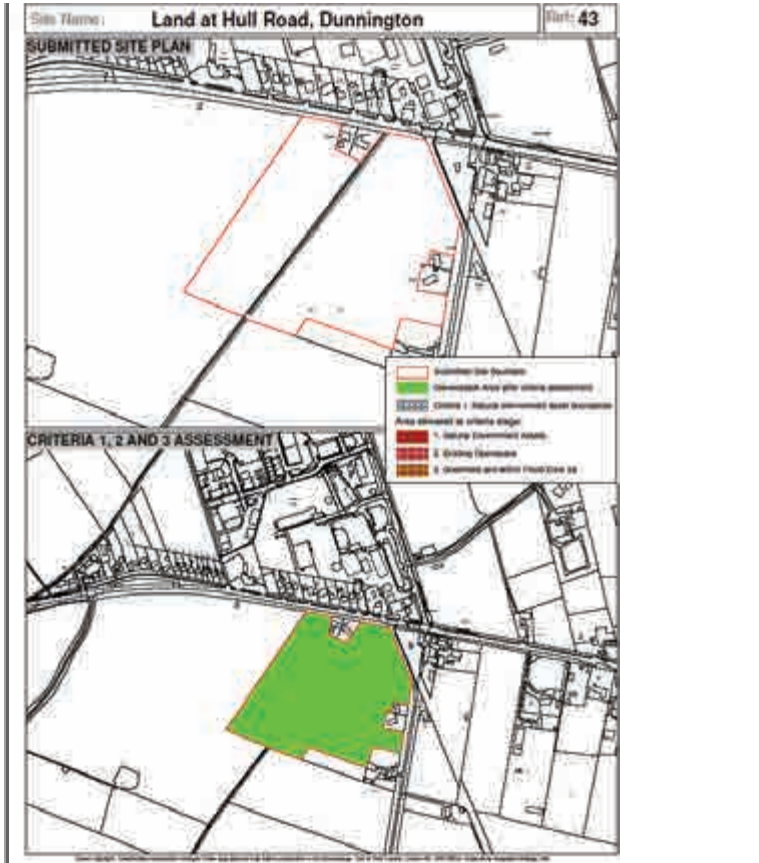
Criteria 1 to 4 Analysis

Site: 43

Land at Hull Road Dunnington

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 6.084205963

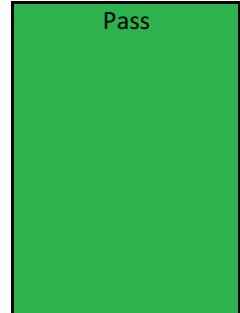
Technical Analysis

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

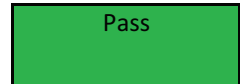
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	6.084205963

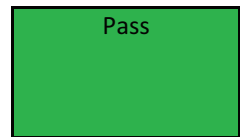
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

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

Floodrisk Evidence:	N/A
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Criteria 4 - Employment Access to Services

Failed Criteria 4



Failed Criteria 4

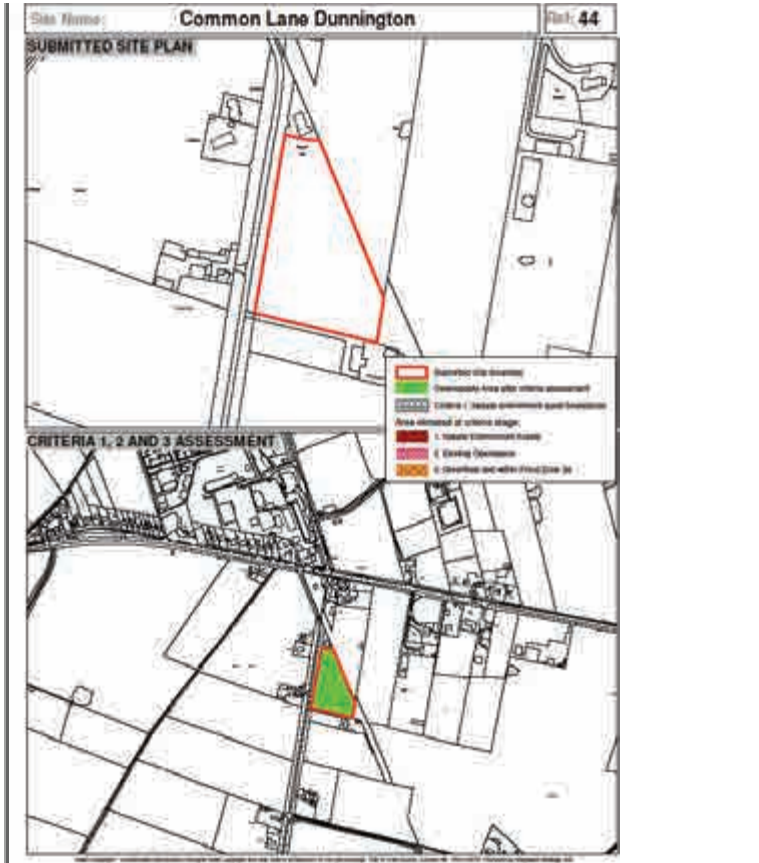
Criteria 1 to 4 Analysis

Site: 44

Common Lane Dunnington

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 0.953959120

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:	0.953959120

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 - Employment Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

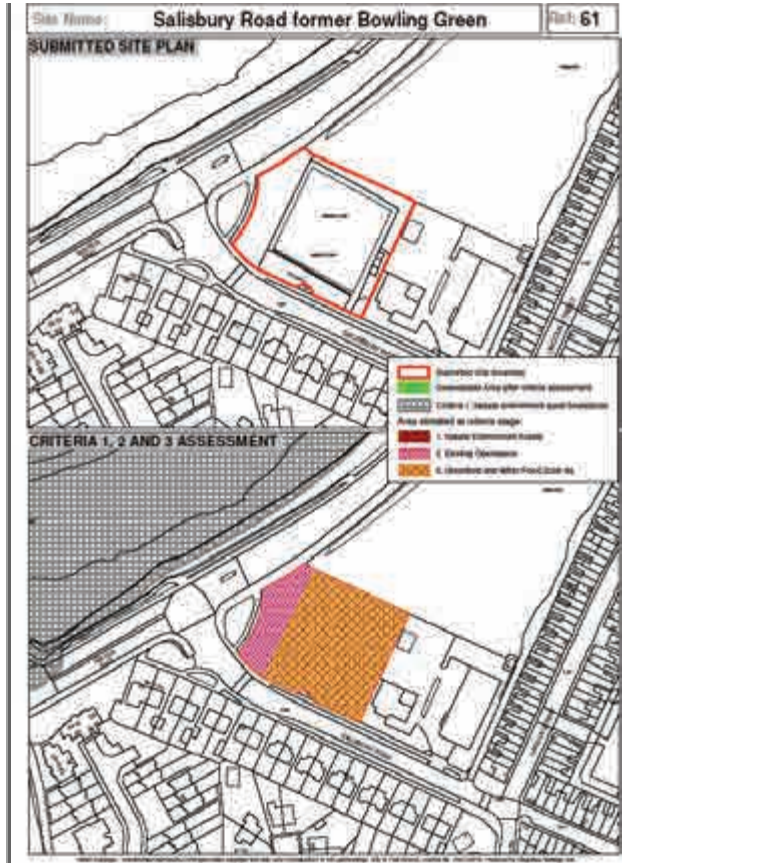
Criteria 1 to 4 Analysis

Site: 61

Salisbury Road former bowling Green.

Source:
Previously
Rejected Site

Submitted For: Employment/
Retail



Submitted Size: 0.306428003

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:	0.306428003

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

Pass

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.243193399

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

Partly

Criteria 3 - Greenfield 3A

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

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

N/A For Commercial Use

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **61**

Salisbury Road former bowling Green

Submitted For: Employment/Retail

TRANSPORT

Access to/from the site would only be acceptable from Salisbury Road.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a current and 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 AQ requirements including EVR infrastructure will be applicable. If residential uses are proposed: Salisbury Rd/Salisbury Terrace are within an existing Air Quality Management Area. To minimise further exposure to poor air quality in this area, 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.

Amber

Noise:

A noise assessment is required due to the proximity of Water End and Salisbury Road.

Amber

Flood Risk:

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

Amber

All of this site is located in flood zone 3a. This would exclude the site for residential development in line with the Strategic Flood Risk Assessment (SFRA) but for other less vulnerable uses including commercial and retail this could be acceptable subject to further detailed assessment Flood alleviation scheme close to site - to north west.

Ecology:

This site is of limited ecological interest.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits. Development of the site would need to take into account the location and setting of the Listed War Memorial immediately adjacent to the site.

Green

Landscape/
Design:

Should remain as open space as part of green infrastructure along Water End linking to the river.

Red

Openspace/
Recreation:

Land is currently allocated as openspace. Current community project to develop the land for community amenity. Openspace would need to be provided elsewhere.

Amber

ECONOMY AND RETAIL

Site is not considered a suitable location for employment allocation. Unlikely to be commercial demand for this location. Flooding issues

Red

The site is out-of-centre by definition, and is located in a predominantly residential built environment, the site is not considered an acceptable retail location in terms of the NPPF and should be controlled through NPPF criteria and development control

Red

CONCLUSIONS

Summary:

This site is not deemed suitable for development given that it is an existing

Page 8
Red

openspace and is known to have surface water drainage issues. Development in this location could exacerbate this. The site is not considered suitable for commercial or retail use for the reasons outlined.



Outcome:

Failed Technical Officer Comments

Red

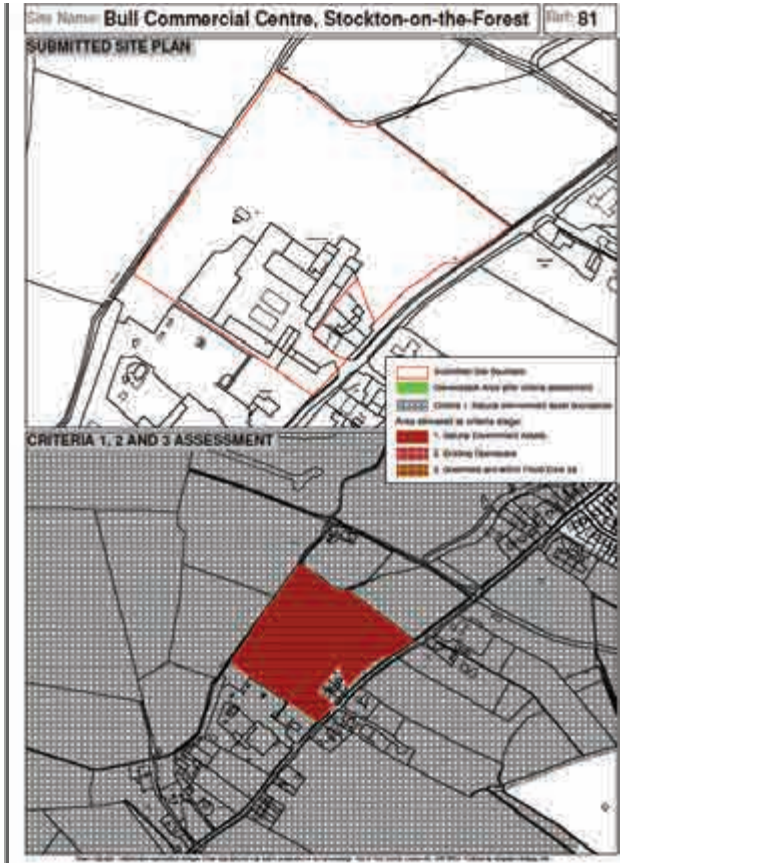
Criteria 1 to 4 Analysis

Site: 81

Horticulture Nursery site adjoining the Bull Commercial Centre

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 4.204321286

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

N/A for Major Developed Sites

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
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N/A for Major Developed Sites

Criteria 3 - Greenfield 3A

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

Floodrisk Evidence:	N/A
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N/A for Major Developed Sites

Criteria 4 - Employment Access to Services

Failed Criteria 4

N/A

Major Developed Sites Submissions - Technical Officer Comments

Technical Officer Assessment

Site: **81**

Horticulture Nursery Site adjoining the Bull Commercial Centre

Submitted For: Employment

TRANSPORT

No support for site as not a sustainable location. Limited viability for green travel which is contrary to policy. Allocation not of a scale which would justify upgrades to sustainable travel. There are better locations for 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 and electric vehicle recharge infrastructure.

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). This site is located in flood zones 2 and 3a.

Amber

Ecology: Site consists of rough grassland, needs Phase 1 Habitat assessment.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There is potential for features and deposits associated with Roman road on this site, as such an archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/ Design: There is a need to protect the character of Stockton Lane and the natural environment of the Beck. Site extension is not supported from a landscape setting perspective.

Amber

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

Site is in an isolated location. Site works as an existing employment location but it is considered that there are more appropriate locations for B2/B8 uses both from a sustainability and commercial demand point of view.

Red

Not applicable

N/A

CONCLUSIONS

Summary: Site is not considered a sustainable location for further B2/B8 uses. Extended site would compromise landscape setting. Site is not located in a sustainable location.

Red

Outcome: **Failed Technical Officer Comments**

Red

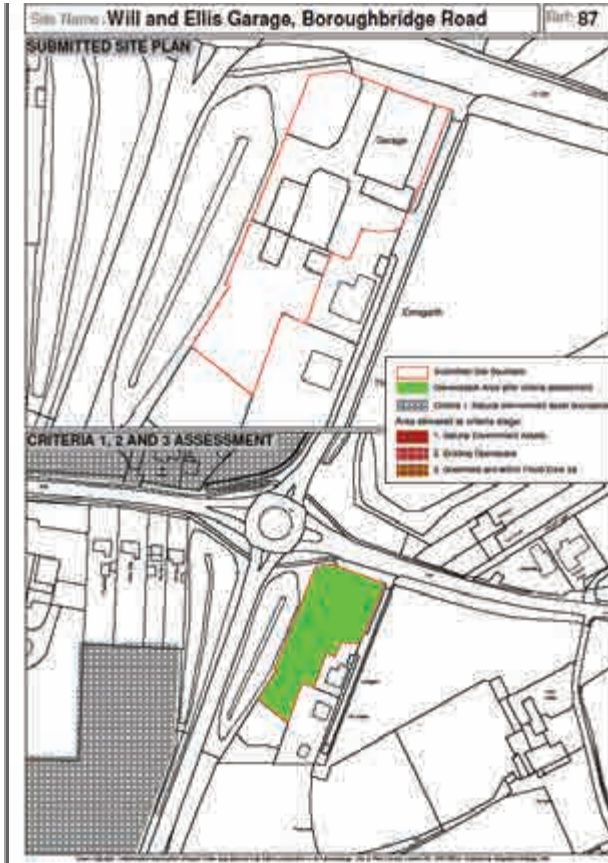
Criteria 1 to 4 Analysis

Site: 87

Wills & Ellis Garage, Boroughbridge Road

Source:
Previously
Rejected Site

Submitted For: Retail



Submitted Size: 0.315427019

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:	0.315431694

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

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.315431694

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

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.315431694

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

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **87**

Wills & Ellis Garage, Boroughbridge Road

Submitted For: Retail

TRANSPORT

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Air Quality:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Noise:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Flood Risk:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Ecology:

No additional comments

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Landscape/
Design:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Openspace/
Recreation:

Not applicable

ECONOMY AND RETAIL

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Site is located in out-of-centre position, the owner has recently gained planning consent (13/02439/OUT) approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking. No Clear need or capacity for additional retail floorspace in such a location in the emerging Retail Study Update and therefore it is not considered that the site should be allocated for retail use.

Red

CONCLUSIONS

Summary:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction. However the emerging Retail Study Update suggests there is no clear need or capacity for additional retail floorspace in this location and therefore it is not considered that the site should be allocated for retail use

Red

Outcome:

Failed technical officer comments

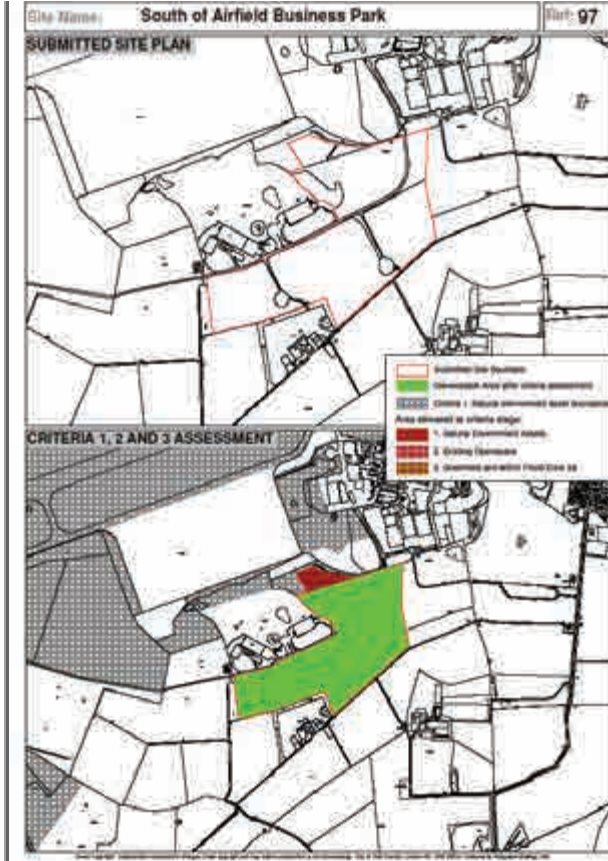
Red

Criteria 1 to 4 Analysis

Site: 97

South of Airfield Business Park

Source:
Previously
Rejected Site



Submitted For:

Submitted Size: 15.099400000

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:	15.099396000

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

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	15.099396000

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

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	15.099396000

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

Pass

Criteria 4 - Employment Access to Services

Stage 2 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 97

South of Airfield Business Park

Submitted For:

TRANSPORT

The site is beyond walking/cycling distance to both local services and city centre with very limited public transport options. Reliance on private car for most employee journeys will be the outcome and the site is therefore less suitable for B1a. However, the site is adjacent to an existing industrial estate and reasonably close to the A64, so may have some potential for B2/B8 use given the small scale of the site. The preference being for B8 as this would produce fewest trips and be easier to mitigate. Impacts on highway network as a result of developing this site for employment would be material and would require mitigation particularly on Elvington Lane and the Elvington Lane/A1079 and A1079 and A64 Grimston Bar Junctions.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as part of a military airfield and the northern part of the site has also been used as a historic 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 where practical. All reasonable efforts should be made to minimise total emissions from the site including construction and heating and powering the buildings. This site is not in an area of existing air quality concern however the level of additional traffic from these sites would need to be screened to decide whether any further air quality work would be required.

Green

Noise:

Noise assessments will be required.

Amber

Flood Risk:

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

Green

Ecology:

A detailed master plan would be needed to more fully assess the impact. The site is adjacent to Elvington Airfield which is a SINC/candidate SINC in its entirety pending further survey work. Part of the nature conservation designation overlaps with this site boundary and should be investigated in more detail. A number of species are known to breed on or in very close proximity to the airfield and it has very high populations of breeding Skylark and Barn Owl. This area is potentially an important open habitat linking to adjacent nature conservation sites and some further investigation is required to assess potential disturbance. An Appropriate Assessment would potentially be needed to consider the impact and cumulative impacts. 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 invertebrates work done as well.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

This site is of archaeological interest. In order to support the proposals and to test whether archaeological features and deposits will have an impact on the viability and deliverability of the sites, the proposals must be supported by a desk-based assessment and a report on the results of an archaeological field evaluation. The evaluation may include some or all of the following techniques: archaeological trenches, geophysics, small-diameter boreholes. A

Amber

	brief for the evaluation must be agreed with City of York Council prior to work commencing on site.	
Landscape/ Design:	The site is within proximity of an existing industrial estate and buildings so the principle of employment development could be acceptable. Would require a more detailed masterplan to more fully assess impacts on landscape.	Amber
Openspace/ Recreation:	Not applicable	Green

ECONOMY AND RETAIL

submissions have been recieved indicating an interest in this area for industrial development sites but that the remaining plots of land in the area are not of an adequate size. It is thought this site could offer some potential for general industrial or warehousing businesses wishing to locate in the Southern park of the York district. The site would not be suitable for B1a development.

Green

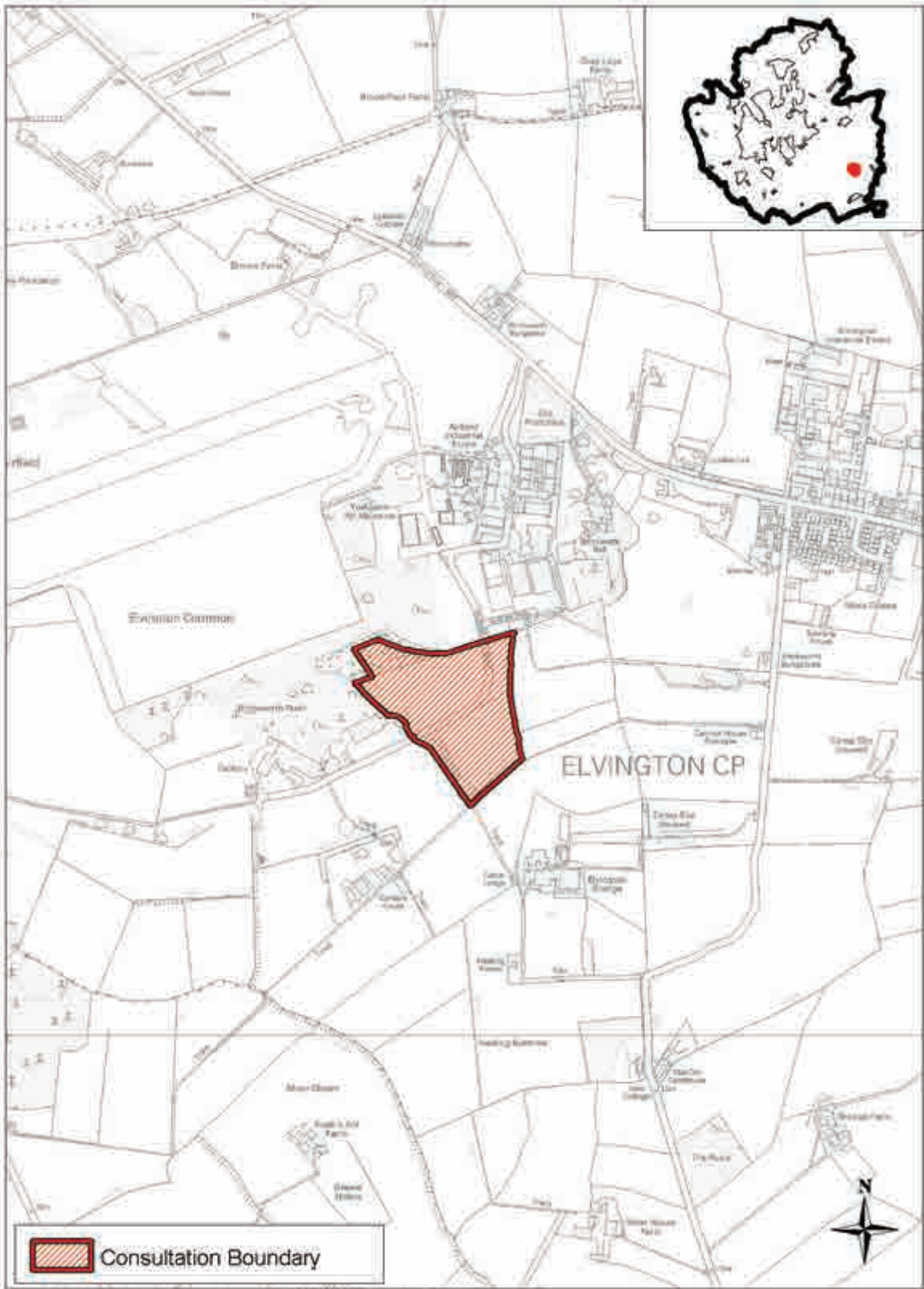
CONCLUSIONS

Summary: The sites location is close to an existing industrial estate and has been identified with potential for employment use. However, a detailed masterplan and further site investigations are required to mitigate potential transport, contamination and ecology issues.

Amber

Outcome: **Pass Technical Officer Comments**

Site ref: 97	Site Name:
Allocation Ref : N/a	Airfield Business Park



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Site Size:	8.4 ha
Recommendation:	To include this site as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.

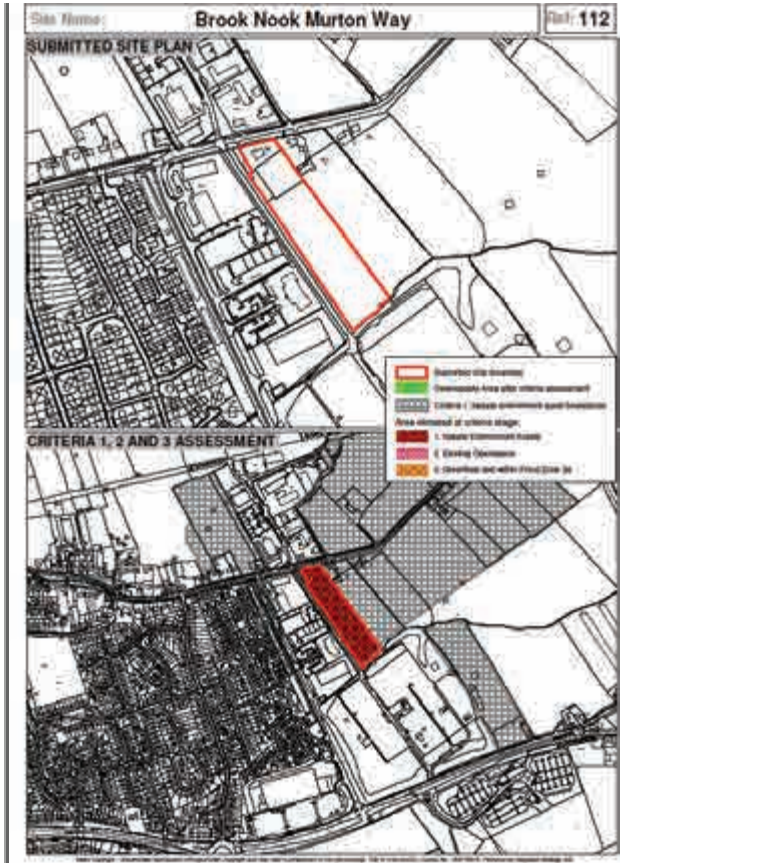
Criteria 1 to 4 Analysis

Site: 112

Brook Nook, Osbaldwick Way

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 1.632424487

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:	0.054521153

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 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

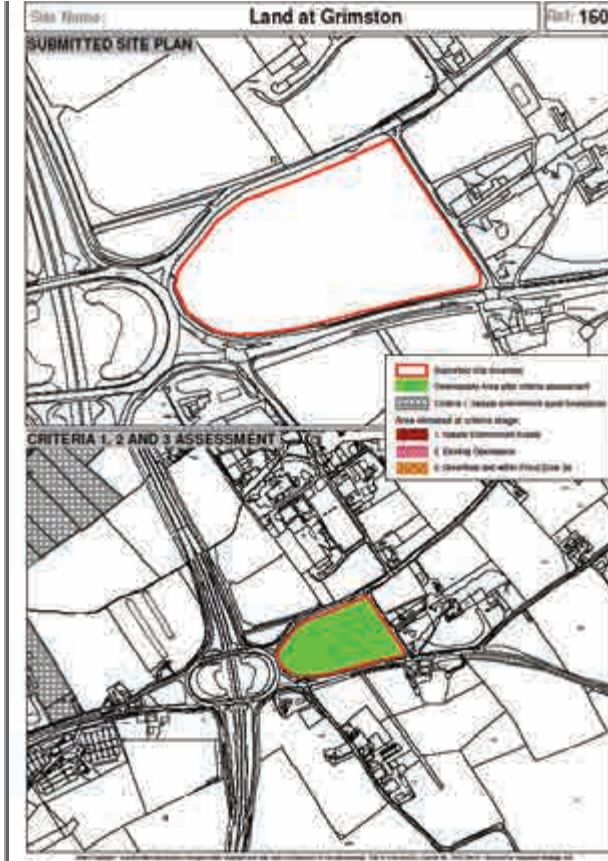
Criteria 1 to 4 Analysis

Site: 160

Land at Grimston Bar

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 4.713182872

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:	4.713182872

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

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.713182872

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

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.713182872

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

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 160

Land at Grimston Bar

Submitted For: Employment

TRANSPORT

There is a requirement for direct access to A1079 or A166 would be likely to generate an objection for the highway authority on both operational and safety grounds. Unsustainable location for employment, journeys to work being heavily dependant on private car. Limited facilities for walk/cycle, however environment unlikely to generate trips by these modes, other then single figures.

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.

Amber

Noise: Due to the potential impact the development could have upon noise sensitive receptors in the area 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. A rising main runs through the site.

Green

Ecology: Site is arable land- of very limited interest.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological evaluation of the site has been carried out. An archaeological desk based assessment will be required to identify features and deposits that will affect development.

Amber

Landscape/ Design: The site is isolated and comes tight up against 3 major routes. The site would have a negative impact upon the setting of the city.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

This site is not considered suitable for employment use as it is considered that the site is difficult to access .

Red

CONCLUSIONS

Summary: The site is isolated and comes tight up against 3 major routes. The site would have a negative impact upon the setting of the city. There is a requirement for direct access to A1079 or A166 which would be likely to generate an objection for the highway authority on both operational and safety grounds. Unsustainable location for employment, journeys to work being heavily dependant on private car. Site is not considered a suitable location for employment use.

Red

Outcome: **Failed technical officer comments**

Red

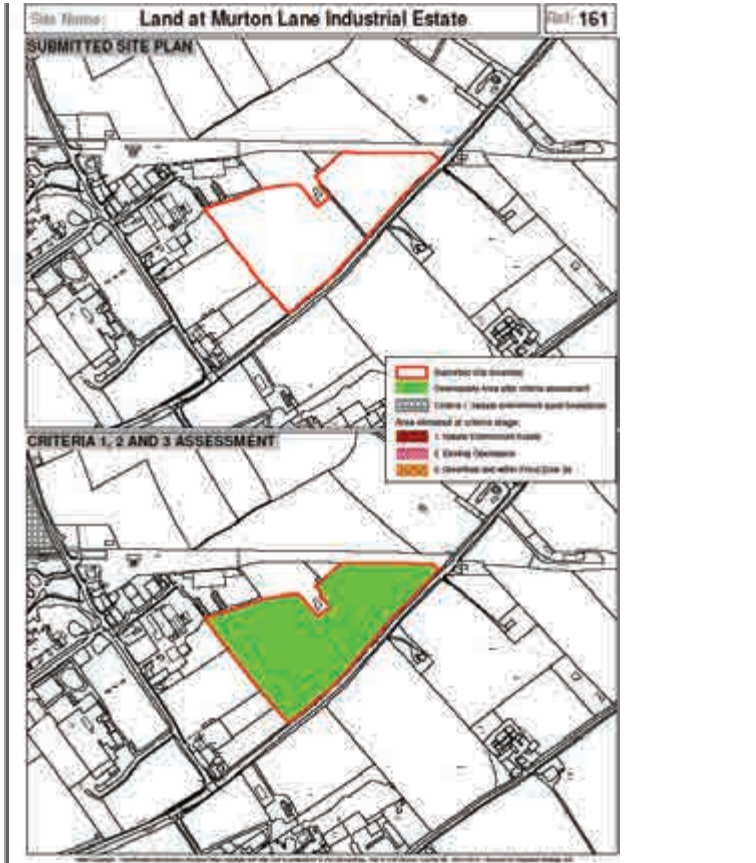
Criteria 1 to 4 Analysis

Site: 161

Land at Murton Lane Industrial Estate

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 5.043288150

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:	5.043288150

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

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	5.043288150

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

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.043288150

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

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 161

Land at Murton Lane Industrial Estate

Submitted For: Employment

TRANSPORT

The site is not readily accessible by foot or cycle. Absence of infrastructure and nature of highways (pour example A166) would result in very few trips by these modes, meaning the site cannot be considered sustainable. Limited bus services along A166 but no immediate stops. Good access to principle and strategic highway network, however this does not overcome the absence of credible options for sustainable travel. Potential impacts on Grimston Bar requiring mitigation.

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: Due to the location of the science park to the West of the site a noise impact assessment may be required for properties located towards the park.

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: Arable land of limited interest but northern boundary may have some interest. (Part of old Derwent Light Railway.) This should be surveyed to assess impact of any development on adjacent land.

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 potential for survival of late prehistoric and Romano British deposits on this site.

Amber

Landscape/ Design: The site comes tight up against Stamford Bridge Road. The site would be perceived as a significant urban extension and would impact on the setting of the city from the arterial road.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

Site is considered suitable for B2/B8 uses as an expansion to the existing industrial estate and is considered to be in an attractive location for these type of businesses.

Green

CONCLUSIONS

Summary: The site comes tight up against Stamford Bridge Road. The site would be perceived as a significant urban extension and would impact on the setting of the city from the arterial road. The site is not readily accessible by foot or cycle. Absence of infrastructure and nature of highways (four example A166) would result in very few trips by these modes, meaning the site cannot be considered sustainable. Limited bus services along A166 but no immediate stops. Good access to principle and strategic highway network, however this

Red

does not overcome the absence of credible options for sustainable travel.
Potential impacts on Grimston Bar requiring mitigation



Outcome:

Failed technical officer comments

Red

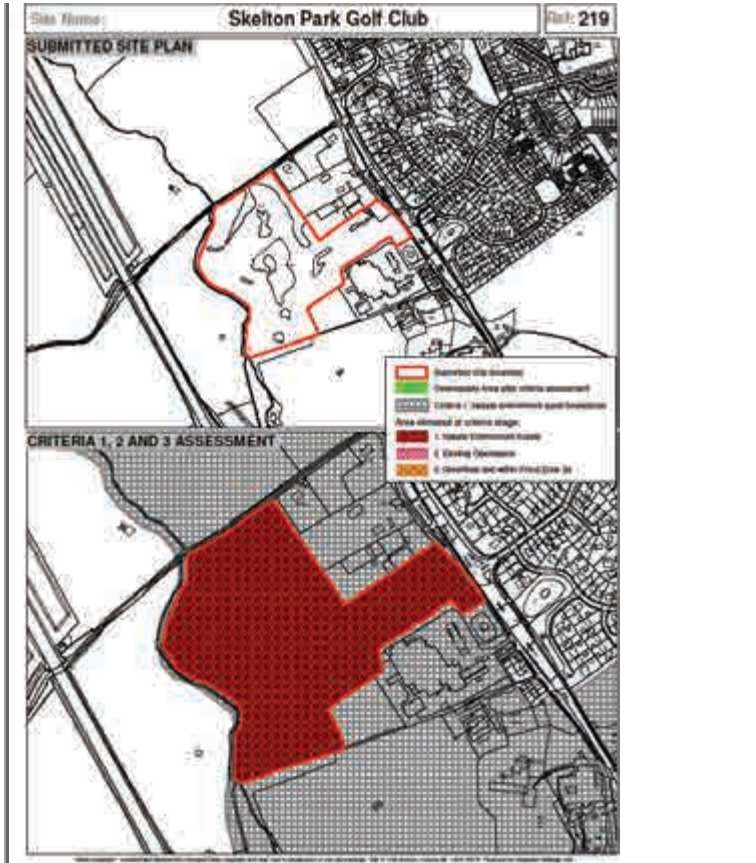
Criteria 1 to 4 Analysis

Site: 219

Skelton Park Golf Club

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 8.623405357

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	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 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

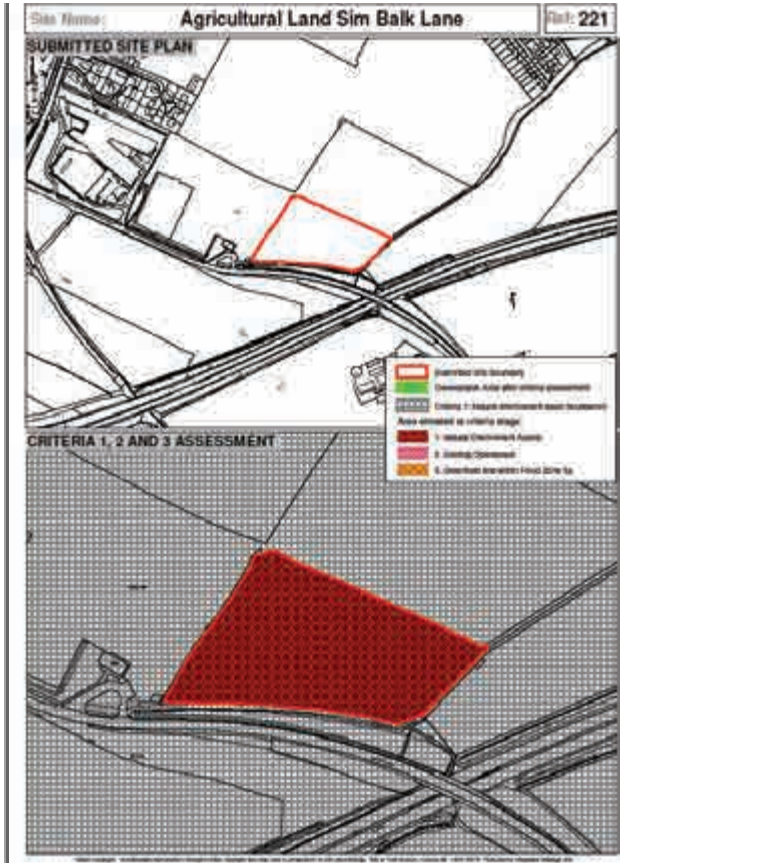
Criteria 1 to 4 Analysis

Site: 221

Agricultural Land Sim Balk Lane

Source:
Previously
Rejected Site

Submitted For: Employment/
Leisure



Submitted Size: 2.162582701

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:	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 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

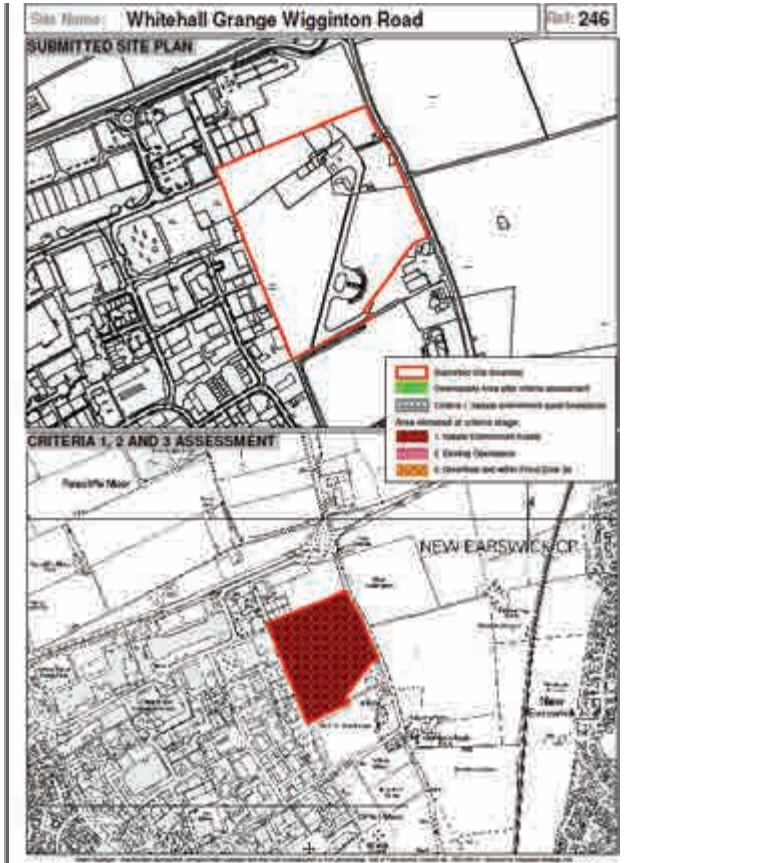
Criteria 1 to 4 Analysis

Site: 246

Whitehall Grange

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 10.245508284

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:	Adj
Site Size remaining:	0.000000000

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

N/A

Criteria 3 - Greenfield 3A

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

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

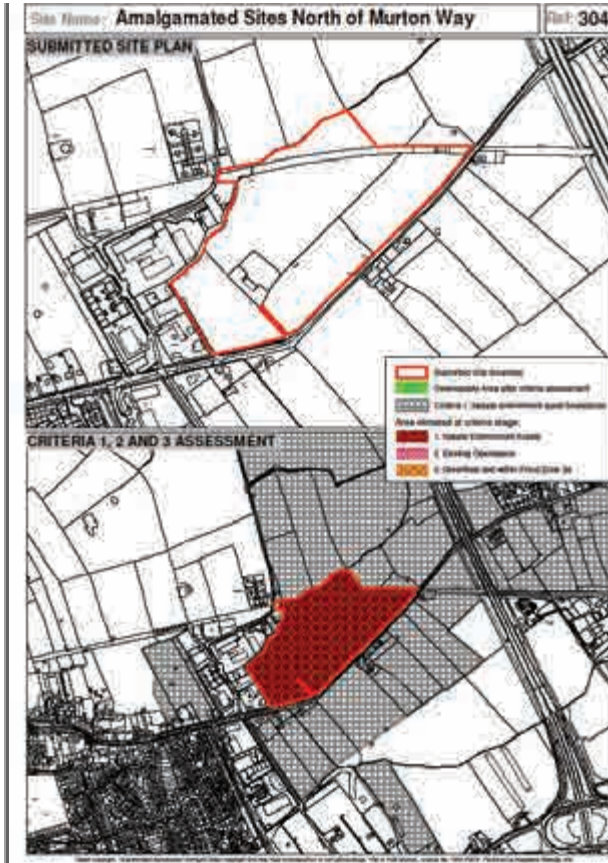
Criteria 1 to 4 Analysis

Site: 304

Amalgamated sites north of Murton Way

Source:
Previously
Rejected Site

Submitted For: Employment



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

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.030573994

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

N/A

Criteria 3 - Greenfield 3A

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

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

N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

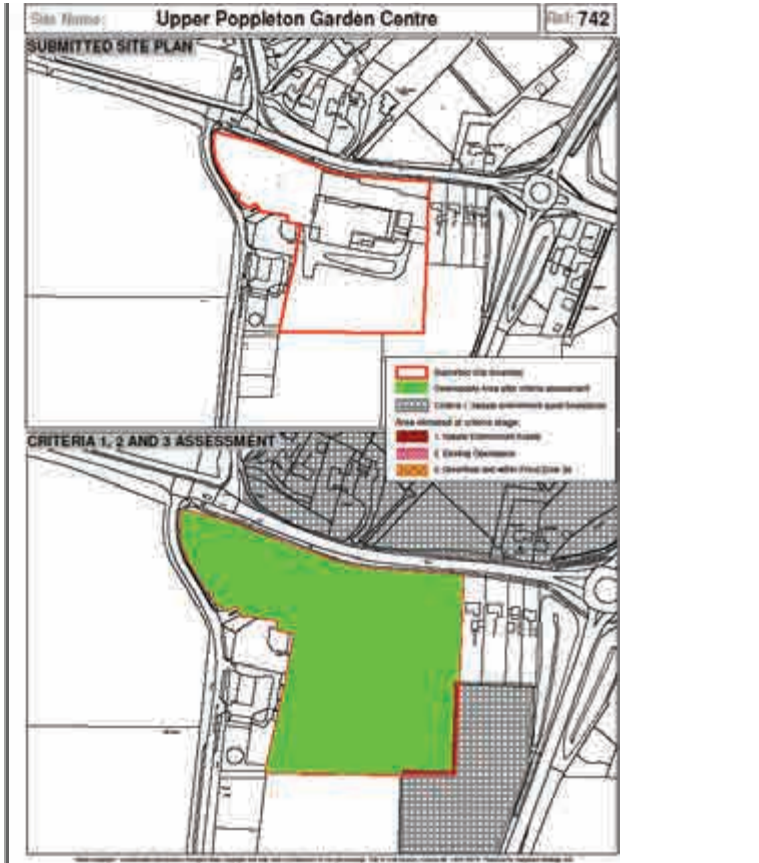
Criteria 1 to 4 Analysis

Site: 742

Poppleton Garden Centre, Northfield Road

Source:
New Site

Submitted For: Employment/
Retail/Leisure



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

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	2.733589677

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

Pass

Criteria 3 - Greenfield 3A

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

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

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment
Poppleton Garden centre, Northfield Road

Site: **742**

Submitted For: Employment/Retail

TRANSPORT

The site would be more preferable as an employment or retail site due to its location. Alternative uses would be isolated. This site has the potential to back trips to the Park & Ride and may provide facilities to the business park.	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:	Requirements including EVR infrastructure would be applicable.. Not within existing area of AQ concern but as the sites adjoin the A59 careful consideration will need to be given to the site design. Should the site be considered for residential use then careful design would be required to minimise noise from the carriageway. Orientation of habitable rooms away from the carriageway facades, may also need to be considered. In addition, cumulative traffic impacts alongside P&R may also need to be considered in terms of air quality.	Amber
Noise:	Noise will not be an issue if retained for similar use (retail, leisure or employment). However, should other uses be considered such as a residential use, noise from the A59 and new park and ride site may result in issues and a noise assessment would be required. However a noise impact assessment may still be required to assess the impact on the surrounding existing residential dwellings.	Amber
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:	This site is of limited ecological interest	Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	There is an area of undeveloped green space close to the Romano British Site identified on the he Park and Ride site to the west of this site. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.	Amber
Landscape/ Design:	This site is of limited interest as it is an existing garden Centre. However, commercial use would be more appropriate than housing. Any frontage onto the A59/A1237 would need to be reasonable in terms of landscape to match that being provided at the Park and Ride (to the north) in order to create a suitably attractive approach to the city and pay regard to the setting of Poppleton.	Green
Openspace/ Recreation:	There is concern regarding access to community amenity and openspace.	Amber

ECONOMY AND RETAIL

This site is supported as a suitable location for B1a office. The site is close to the existing Northminster Business Park and has a sustainable location close to the new Park and Ride with potential for back trips from the City Centre.	Green
After reading the submitted representations WYG advise that there is not sufficient evidence to support a retail allocation on this out of town site, and any retail development should be subject to development control policies and	Red

not allocated.

CONCLUSIONS

Summary:

Passed Technical Officer Comments for B1a Office. Not considered suitable for retail use.

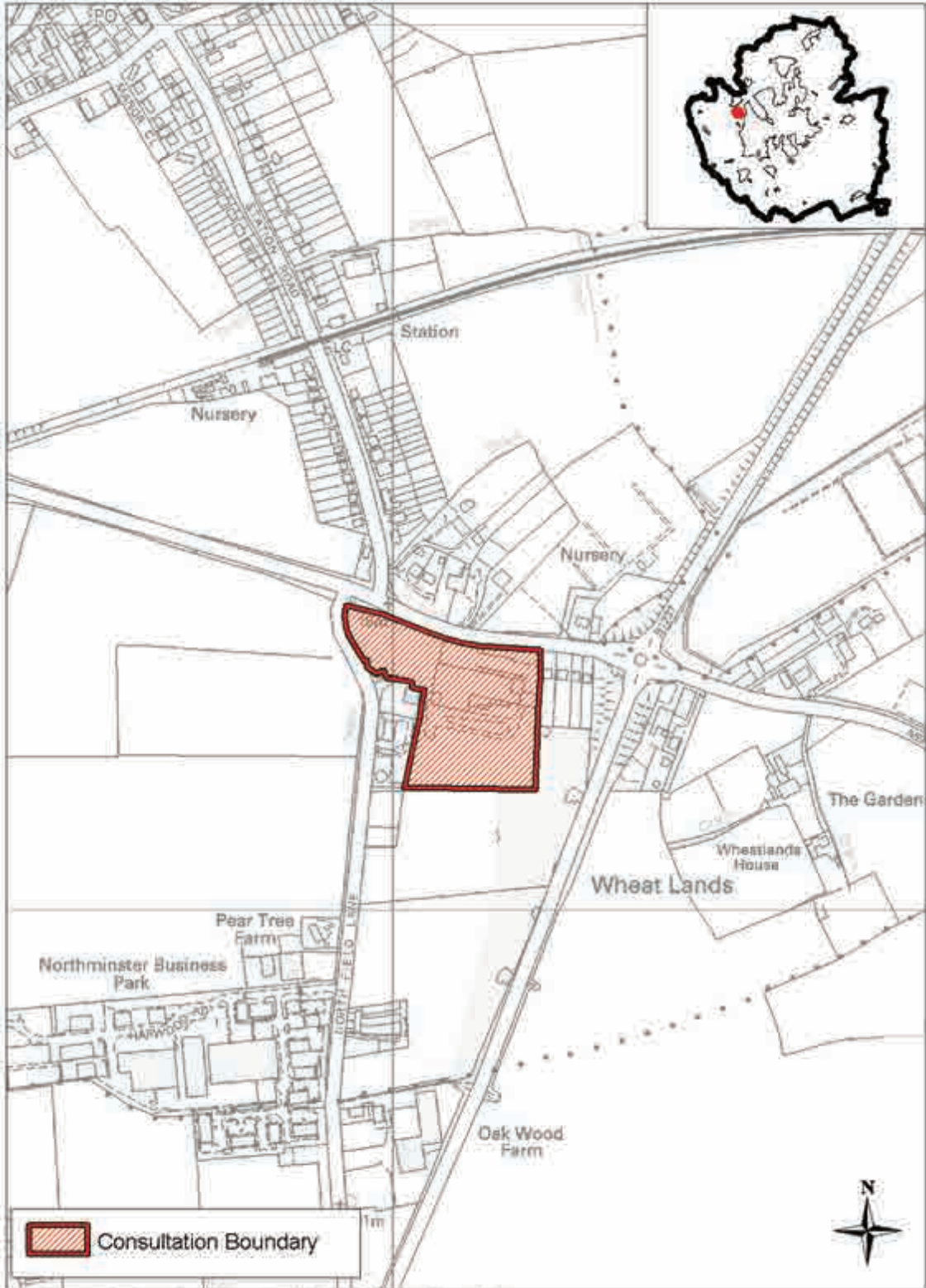
Amber

Outcome:

Passed Technical Officer Comments for B1a Office. Not considered suitable for retail use.

Amber

Site ref: 742	Site Name:
Allocation Ref : N/a	Poppleton Garden Centre



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Site Size:	2.8 ha
Recommendation:	To include this site for employment use (B1b/B1c/B2/B8) within the Local Plan.

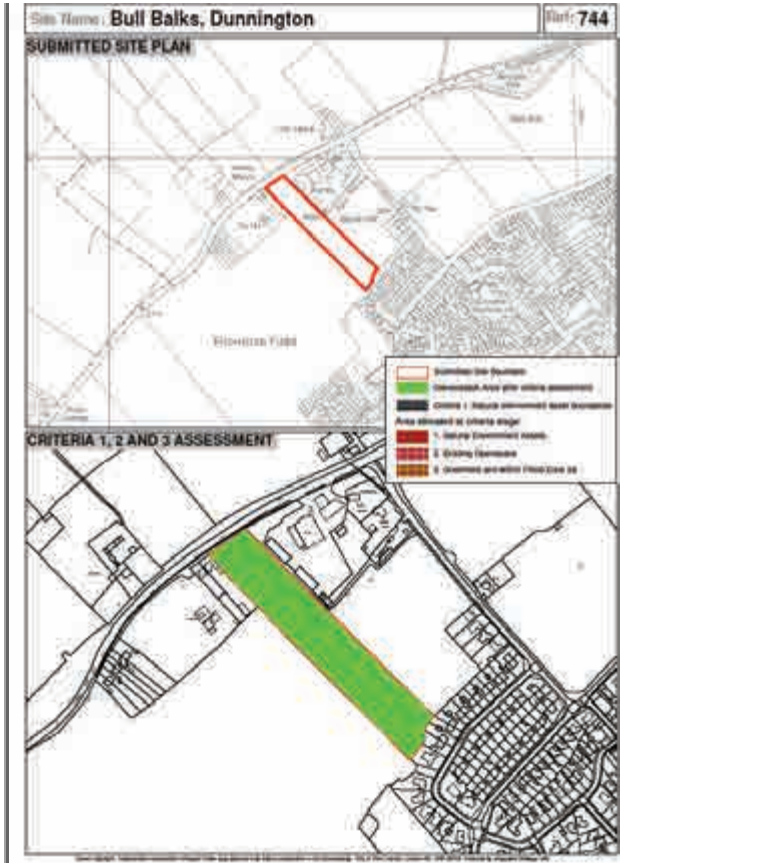
Criteria 1 to 4 Analysis

Site: 744

Bull Balks, Dunnington

Source:
New Site

Submitted For: Employment



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

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.593329375

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

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

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

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 744

Bull Balks, Dunnington

Submitted For: Employment

TRANSPORT

Would struggle with access to public transport. Less preferable to other sites for employment to be located.

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. The type of employment would have to be assessed in terms of potential air quality impact.

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.

Amber

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: N/A

N/A

ECONOMY AND RETAIL

It is considered that there are better established locations for employment development.

Amber

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: **Failed Technical Officer Comments**

Red

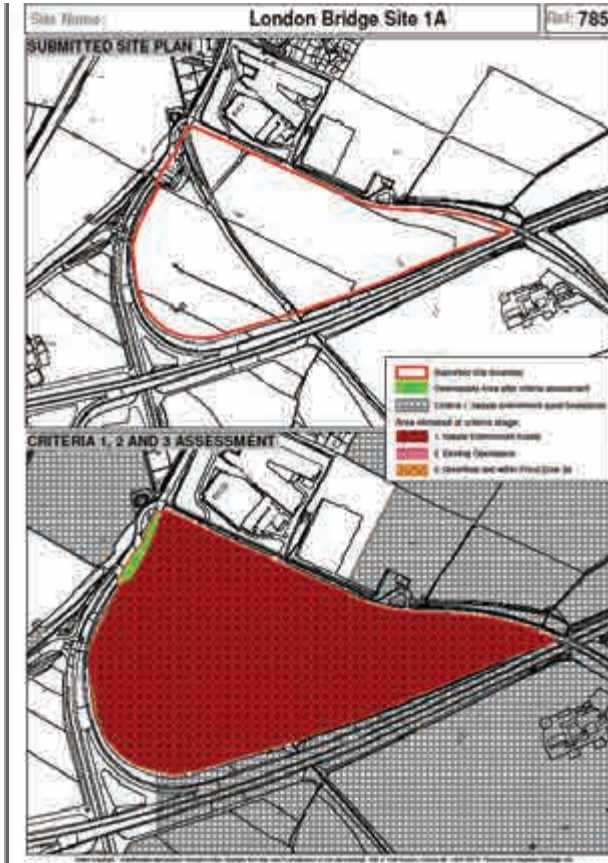
Criteria 1 to 4 Analysis

Site: 785

Land adj A64 (London Bridge) Site 1A

Source:
New Site

Submitted For: Employment,
Hotel,
Health and
Fitness



Submitted Size: 17.490775423

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:	0.189354236

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

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.189354236

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

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.189354236

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

N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

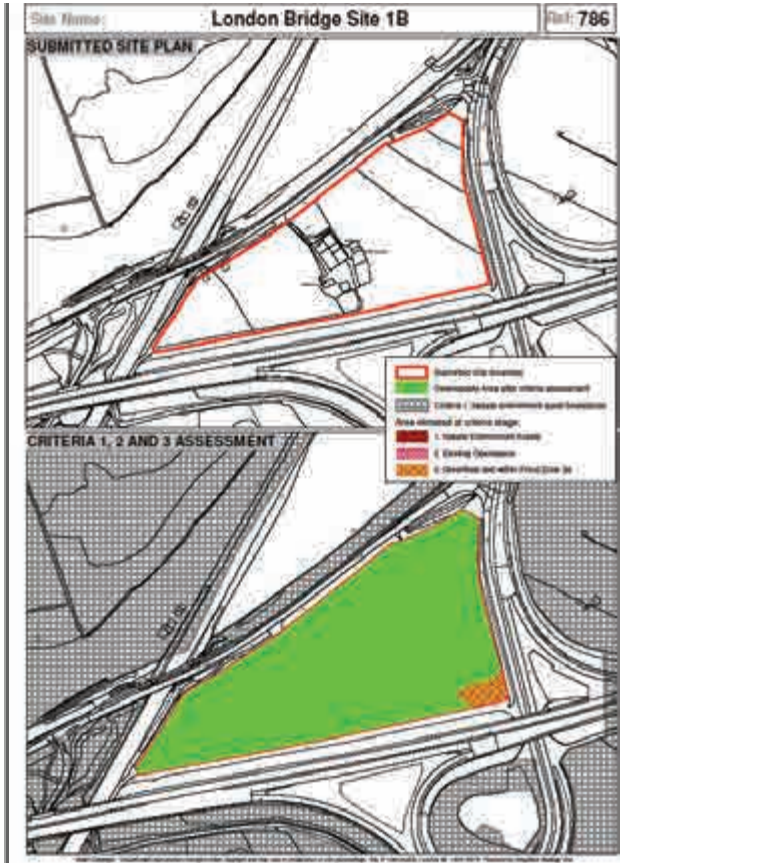
Criteria 1 to 4 Analysis

Site: 786

land adj A64 (London Bridge) Site 1B

Source:
New Site

Submitted For: Employment,
Hotel,
Health and
Fitness



Submitted Size: 6.940116533

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:	6.940116533

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

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	6.940116533

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

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	6.796113469

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

Partly

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **786**

land ad A64 (London Bridge) Site 1B

Submitted For: Employment, Hotel, Health and Fitness

TRANSPORT

Not supportable from a sustainable transport perspective; question over availability of access to public highway, in accordance with standards.

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 electric vehicle recharge infrastructure. Potential for wider air quality impacts on existing city centre AQMA (cumulative impacts with site 696, 308, 129 etc) 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:

No noise issues. However, noise from the traffic will need to be considered if hotel use is provided.

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 zones 1, 2 and 3a (3a to south eastern part of the site)

Amber

Ecology:

Improved grassland but some of these fields had significant wildflower interest (hay meadows) before they were reseeded - may still have some interest. Hedges are good and may also have bat interest. The fields that belong to the Council have some floristic interest. Would need phase 1 habitat appraisal to consider but development at this location on a roundabout is not really conducive to the setting of York.

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 go against the heritage Topic Paper characteristic compactness.

Red

Landscape/
Design:

The land provides valuable separation between urban edge and ring road thereby retaining the characteristic setting of the city. This site prevents coalescence between Copmanthorpe and Dringhouses.

Red

Openspace/
Recreation:

No site specific comments.

Green

ECONOMY AND RETAIL

Potentially suitable for employment but question market demand for office development in this location.

Amber

N/A

CONCLUSIONS

Summary:

The land provides valuable separation between urban edge and ring road thereby retaining the characteristic setting of the city. This site prevents coalescence between Copmanthorpe and Dringhouses. Not supportable

Red

Page 37

from a sustainable transport perspective; question over availability of access to public highway, in accordance with standards. Potentially suitable for employment but question market demand for office development in this location.



Outcome:

Failed Technical Officer Comments

Red

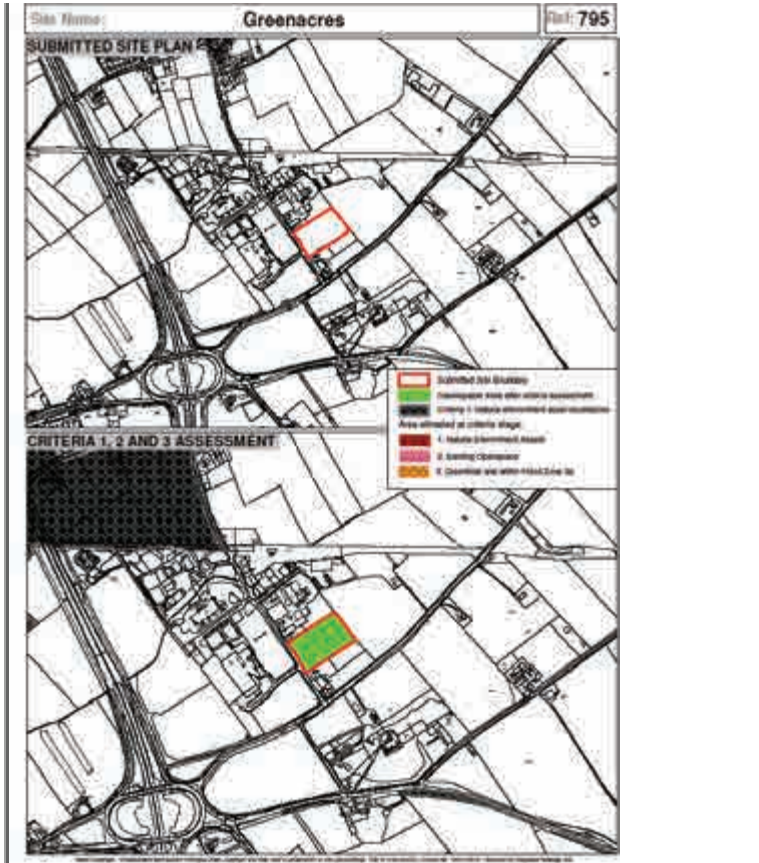
Criteria 1 to 4 Analysis

Site: 795

Greenacres, Murton

Source:
New Site

Submitted For: Employment



Submitted Size: 1.353117314

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:	1.353117314

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

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.353117314

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

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.353117314

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

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 795

Greenacres, Murton

Submitted For: Employment

TRANSPORT

Site is not highly sustainable and as such a transport assessment is required to assess the viability of travelling to work by bus, bike and walking.

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: Due to the potential impact the development could have upon existing noise sensitive receptors and residential dwellings in the area a noise impact assessment would be required for this site. 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 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.

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: No known ecological issues on the 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. The site is surrounded by ridge & furrow.

Amber

Landscape/ Design: This site is currently green field that provides an openness that can be observed from the A166 although the site is viewed against a backdrop of sheds, warehouses etc. associated with Friars Close and the Livestock centre. A landscape and visual appraisal should be conducted to investigate these aspects.

Red

Openspace/ Recreation: Not applicable

ECONOMY AND RETAIL

EDU support the allocation of this site in principle for B2/B8 use which reflects the uses there currently. Although it is difficult to articulate demand, it is supported in this area for businesses already there that may wish to expand or for other businesses of this type to enter the area.

Green

CONCLUSIONS

Summary: This site is currently green field that provides an openness that can be observed from the A166 although the site is viewed against a backdrop of

Red

Page 40

sheds, warehouses etc. associated with Friars Close and the Livestock centre. A landscape and visual appraisal should be conducted to investigate these aspects.



Outcome:

Failed technical officer comments

Red

Criteria 1 to 4 Analysis

Site: 798

Land to East of Designer Outlet

Source:
Previously
Rejected Site

Submitted For: Employment/L
eisure



Submitted Size: 34.026400000

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:	0.916637000

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

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.916637000

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

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.916637000

Floodrisk Evidence:	N/A
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Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **798**

Land to East of Designer Outlet

Submitted For: Employment/Leisure

TRANSPORT

Unsure that expansion at this site and retail offer would benefit public transport services/operations. Significant infrastructure concerns regarding ability of A19 and A64 to accommodate additional trips; envisage a requirement for substantial infrastructure upgrades to A19 north/south; availability of 3rd party land to deliver such is unknown? Additional impact on strategic road network needs to be raised with Highways Agency. Some benefits may be feasible from back trips (using P&R) to this site.

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. 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. Whilst the site is adjacent to the A19, retail/leisure uses are unlikely to introduce new opportunities for public exposure.

Amber

Noise: Whilst the impact of the existing noise level on the development is not of concern generally, noise from the traffic will need to be considered if hotel use is provided. In addition a noise impact assessment of the proposals on the existing environment amenity will need to be carried out. The impact of any additional lighting should also be considered.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Mainly Flood Zone 1, part Flood Zone 2 and 3a to the south.

Amber

Ecology: Site is adjacent to Naburn Marsh SSSI wetland habitat - need to be careful with drainage. Residential development may be detrimental, though leisure/retail less so. May require advice from Natural England with regard to impact upon SSSI and breeding waders.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Alien to the character of York - land forms a green wedge and close to river corridor. Lighting already intrudes on the area. Uncharacteristic of the city and the heritage aspects it affords.

Red

Landscape/ Design: The site would bring development up to the ring road and the A19, thereby having a significant negative impacting on the setting of the city and Fulford. The designer outlet is currently tightly contained and set away from the main arterial routes. The open countryside currently presents a rural approach to the city and Fulford, as well as a separation between the outlet and Fulford village. This site would result in a change in landscape character that would bring the built form closer to Fulford from the south. The quadrants of fields around the A64/A19 junction play an essential role in providing an appropriate flavour for the setting of the city, which should not be compromised.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

The site may offer an attractive location based on commercial demand for B1a office use as it is located in the south of the City close to A64/A19 corridor however there are concerns regarding the scale of what is proposed.

Amber

Consultants who are undertaking the emerging Retail Study Update for York (White Young Green) do not believe that there is any compelling evidence provided to justify the York Designer Outlet for further retail floorspace and that such extension could be contrary to the NPPF criteria as it could erode the virility and viability of York City Centre (and other centres) as well as absorb any further capacity beyond the study period which would be better placed to focus initiatives on the city centre.

Red

CONCLUSIONS

Summary:

The site would bring development up to the ring road and the A19, thereby having a significant negative impacting on the setting of the city and Fulford. The designer outlet is currently tightly contained and set away from the main arterial routes. The open countryside currently presents a rural approach to the city and Fulford, as well as a separation between the outlet and Fulford village. This site would result in a change in landscape character that would bring the built form closer to Fulford from the south.

Red

Outcome:

Failed technical officer comments

Red

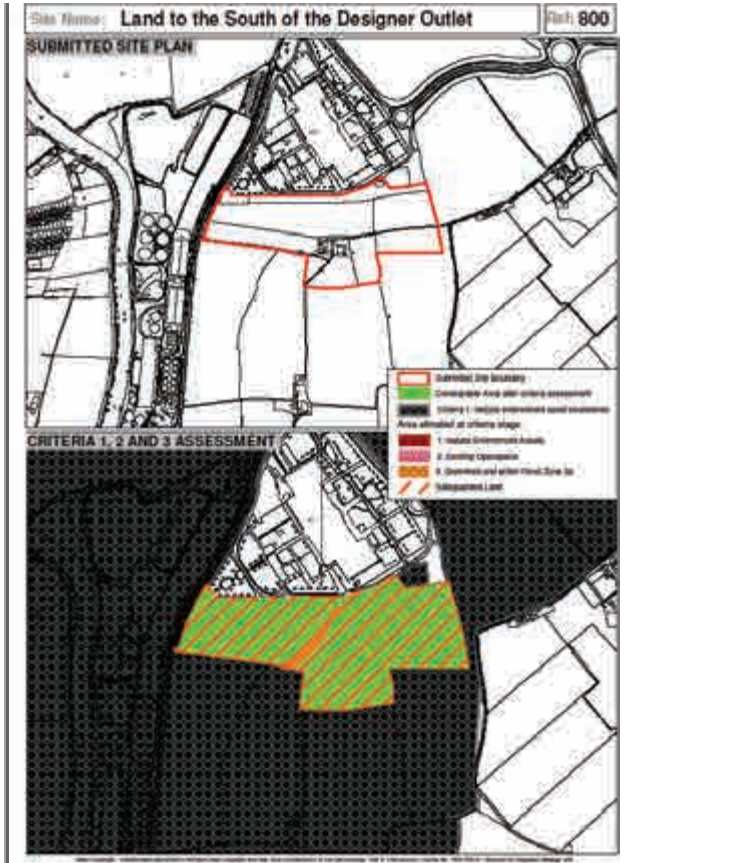
Criteria 1 to 4 Analysis

Site: 800

Safeguarded Land SF7 to the south of Designer Outlet

Source:
Previously
Rejected Site

Submitted For: Employment/L
eisure



Submitted Size: 15.136767358

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Removed 2013
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	15.136767358

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

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	15.136767358

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	14.531307613

Floodrisk Evidence:	N/A
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Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **800**

Safeguarded Land SF7 to the South of the Designer Outlet

Submitted For: Employment/Leisure

TRANSPORT

The site could, depending on the extent of the site developed for B2/B8 use and the ratio of B2 to B8 use within the site, potentially generate a two-way traffic flow of approximately 120-180 car trips in the am peak hour (assuming 7.5ha B2/B8 use) onto sections of the A19 that are already congested in the peak hour, although this may be reduced if more use is made of existing public transport services (including the Designer Outlet Park & Ride) that operate nearby. The site could complement retail at the existing Designer Outlet to the north of the site. The likely increase in traffic will exacerbate existing peak-hour congestion on the A19. An employment allocation in this location will by its nature be heavily reliant upon peak hour car journeys, as sustainable travel options will be restricted. Also additional impacts to the strategic road network which would require consideration by the Highways Agency. Further detailed assessment is 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:

The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring AQ assessments (to determine the level of assessment appropriate). The impacts on the A19 Fulford Road corridor are of particular interest due to the corridor forming part of CYC's Air Quality Management Area, where exceedences of health based objectives for nitrogen dioxide have been observed in recent years. 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. In addition, and specifically with reference to the relocation of the Park and Ride, the operation of electric buses from this site should be explored.

Amber

Noise:

The site is located immediately to the south of the existing designer outlet on an area of land which currently appears to be agricultural land. There are a few isolated farm houses and properties which are located within the proposed development site or nearby. In view of this and the potential for loss of amenity due to noise from any proposed development EPU would recommended the following: 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 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 an assessment of the impact of any additional vehicle movement on the noise level and locality would need to be assessed.

Amber

Flood Risk:

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

Amber

This site is located in flood zone 2, and 3a.

Ecology:

This site is all improved grassland but may have a bit of ecological interest. Site

GreenPage 46

is also in proximity to Naburn Marsh SSSI wetland habitat - need to be careful with drainage. Residential development may be detrimental, though leisure/retail less so. May require advice from Natural England with regard to impact upon SSSI and breeding waders but the site is thought small enough to be able to mitigate any effects.



HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation consisting of a geophysical survey and archaeological trenches will be required to identify archaeological features and deposits. The historic environmental record indicates there is late prehistoric and Romano British archaeological features and deposits presented in the area to the south of the Designer Outlet.

Amber

Landscape/
Design:

Development of this site would impact upon the openness of the Green Belt as well as the setting of the city and the approach to Fulford. Development would be detrimental to the compactness of the city. Further detailed landscape appraisal is required.

Amber

Openspace/
Recreation:

ECONOMY AND RETAIL

The site would offer a good location for B1c/B1c/B2/B8 particularly for warehouse/distribution type uses as it is located in the south of the City close to A64/A19 corridor. EDU support the allocation to the B2/B8 not least because of the transport links it offers to the A64/A19 and the potential for additional P&R facilities.

Amber

CONCLUSIONS

Summary:

Subject to further detailed assessment of landscape, heritage and transport impacts the site could offer a potential strategic employment site for B2/B8 use

Amber

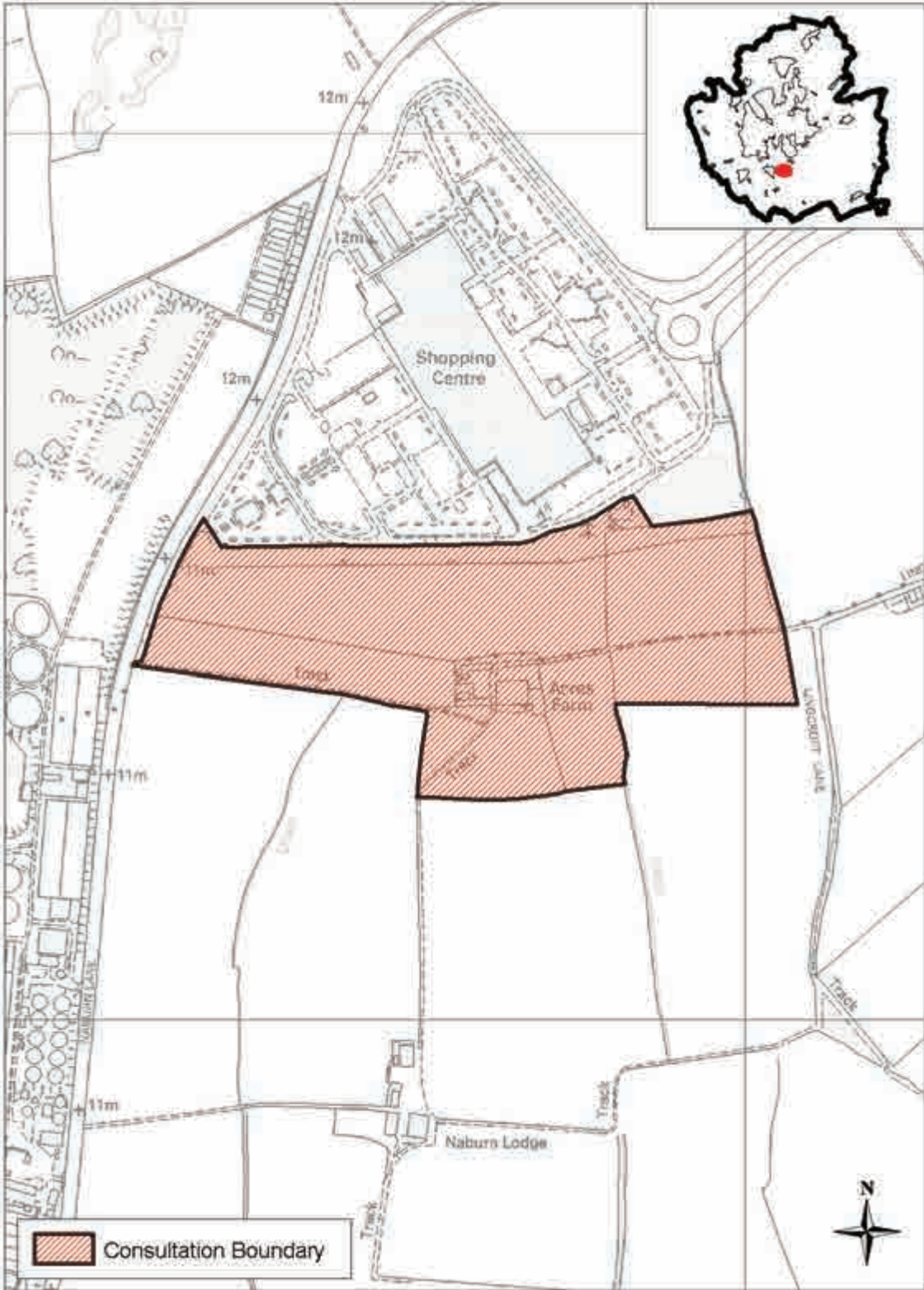
Outcome:

Passed Technical Officer Comments

Amber

Site ref: 800
Allocation Ref : SF7

Site Name:
 Land to South of Designer Outlet



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Site Size:

15.1 ha

Recommendation:

To include this as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.

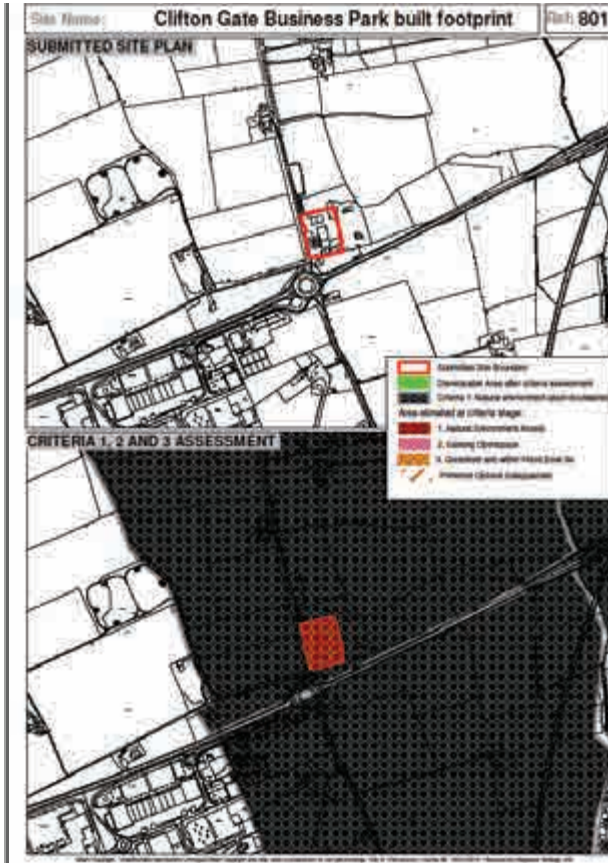
Criteria 1 to 4 Analysis

Site: 801

Clifton Gate Business Park Built footprint

Source:
Previously
Rejected Site

Submitted For: Major
Developed
Site in the
Greenbelt



Submitted Size: 1.470608305

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:	1.470608305

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

N/A For Major
Developed Sites

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.470608305

Openspace Evidence:	N/A
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N/A For Major
Developed Sites

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	1.470608305

Floodrisk Evidence:	N/A
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N/A For Major
Developed Sites

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Major Developed Sites Submissions - Technical Officer Comments

Technical Officer Assessment

Site: **801**

Clifton Gate Business Park

Submitted For: Major Developed Site in the Greenbelt

TRANSPORT

An assessment of traffic impacts is required, with particular regard to be given to public transport routes and access by foot and bike.

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 (noting proximity to outer ring road.) EVR infrastructure.

Green

Noise: No noise issues as a large part of this site has already been developed as commercial/industrial use.

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: No known significant ecological issues. However, there could be Great Crested Newts on the site should there be water courses. Also forms part of the Green Corridor.

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: The proposed change is to put Clifton Gate Business Park as a Major Developed Site in the Greenbelt. However, the site lacks connectivity back to the city and is currently an isolated employment/recreational development. Whilst this site currently has a mix of uses, it would be preferential not to develop more in this location.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

The Clifton Gate Business Park contains approx 3,453 sq m of built footprint for a range of business and general industrial uses. The site has been resubmitted to be considered as a major developed site in the green belt with a proposed boundary which reflects the built footprint of the site and excludes the land to the north which was originally included in the Call for Sites Submission and the open land to the east which is used at present as a children's play facility (Creepy Crawlies). The site has a mix of uses via current planning consents and designation as a major developed site could offer more effective control over future uses.

Amber

CONCLUSIONS

Summary: The proposed change is to put Clifton Gate Business Park as a Major Developed Site in the Greenbelt. However, the site lacks connectivity back to the city and is currently an isolated employment/recreational development. Whilst this site currently has a mix of uses, it would be preferential not to develop more in this location. Developing the site further would be a further

Red

intrusion on the green wedge.



Outcome:

Failed Technical Officer Comments

Red