



YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 5: Changes to Strategic Sites
June 2014

Appendix 5: Changes to Strategic Sites

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A5.1 Introduction

The Preferred Options Local Plan comprises twenty four Strategic Sites (those over 5 hectares in size) for a number of uses including, residential, employment and retail.

Following ongoing work in relation to strategic sites delivery, a number of boundary revisions were submitted to the Council for consideration. Any proposed change has been considered by the Technical Officer Group, the detailed outcomes of which are set out in section 2.3 of this appendix. The strategic sites where changes have been requested are:

- ST1: British Sugar/Manor School
- ST2: Former Civil Service Sports Ground, Millfield Lane
- ST6: Land East of Grimston Bar
- ST7: Land to the East of Metcalfe Lane
- ST9: Land North of Haxby
- ST10: Land at Moor Lane, Woodthorpe
- ST11: New Lane, Huntington
- ST12: Manor Heath Road, Copmanthorpe
- ST14: Land North of Clifton Moor
- ST15: Whinthorpe
- ST19: Northminster Business Park

A5.2 Methodology

A5.2.1 Site identification for Preferred Options consultation

The Strategic Sites identified within the Preferred Options Local Plan were submitted to the council for consideration for development as part of a previous citywide 'call for sites' in 2012.

The assessment methodology for sites proposed for Housing, Employment and Retail followed a 4 stage process, which is set out in the bullet points below:

- Criteria 1: Environmental Assets protection
- Criteria 2: Openspace retention
- Criteria 3: Flood Risk
- Criteria 4a: Access to facilities and services

- Criteria 4b: Access to Transport

NB: The size threshold for sites is over 0.2 hectares. Any site over 5 hectares is considered a Strategic Site.

All of the sites which made it through the assessment criteria were then scored according to the scoring methodology illustrated in **Appendix 1**. In order to select the most sustainable site options, a minimum site score based on access to essential services and transport was applied.

Any sites which passed the criteria and scoring were then taken to our Technical Officer Group for more detailed consideration regarding their potential for development¹. The method for identifying the sites followed the 4 stage criteria methodology as presented in Appendix 1.

Any sites submitted over 100ha were considered separately to the minimum scoring criteria as there was a presumption that, due to their size, they would be able to provide facilities commensurate to the scale of development and residing population. It is considered that these sites could provide a minimum of 3,000 dwellings which would be enough to provide all the local services required to make a sustainable community including a primary school, local shops and services, openspace and sustainable transport routes.

A5.2.2 Strategic Sites Delivery Framework

The setting of strategic priorities within the Local Plan is set out within the National Planning Policy Framework (NPPF) (para 156). This advocates strategic policies to deliver the homes and jobs needed in the local authority area and broad locations for strategic development as well as additional specific site allocations for promoting development (para 157). In addition, the NPPF requires proportionate evidence base to be submitted to support the plan (para 158). In particular, the NPPF requires that Local Plans' pay careful attention to viability to ensure that

¹ It should be noted that retail sites were not subject to Criteria 4 assessment given that a sequential test approach would be taken upon any application in line with the retail policy set out in the Local Plan.

the plan is deliverable. With regards to this, paragraph 173 of the NPPF states:

“The sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing standards, infrastructure contributions or other requirements should when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

What is this Framework?

In order to achieve the requirements of the NPPF, City of York Council want to ensure that the Strategic Sites within the Local Plan are viable and deliverable. A framework was devised for the Council to work with developers/landowners, which sets out key milestones leading up to the submission of the Local Plan for examination and the proportionate evidence base that is required to prove that the site should be contained within the Plan.

The Level of detail required to meet the checklist is influenced by when the site will be delivered – for sites proposed for delivery within the first five years, confidence on delivery will need to be greater. The framework is intended to give a general understanding of what we will need by when and will also assist in future discussions and negotiations with the Council during the plan preparation to ensure that we are able to provide a robust evidence base to support the Local Plan.

This Framework was presented to the Local Plan Working Group on 4th November 2013 and agreed as an approach for taking forward Strategic Sites.

Stage 1	Stage 2	Stage 3	Stage 4
<p>Confirming the principle</p> <p>We need a general understanding of what your site will deliver and for you to confirm that this site should be included within the plan.</p> <p>We need to know that the landowner/developer is willing</p>	<p>Review</p> <p>We need to have confidence that the site can stay in the Local Plan.</p> <p>We need to understand and agree when the site can potentially be delivered</p> <p>We need to know how any 'showstoppers' can be dealt with</p>	<p>Pre-submission</p> <p>Where the site is to be delivered early on in the plan period, we will need to know the site is deliverable and viable. In other cases, we will need to know how we will work towards delivery</p> <p>We need to know when and what you are going to deliver</p>	<p>Submission and beyond</p> <p>We need you to submit your evidence to prove deliverability. For early deliverable sites we will need to demonstrate site viability and for others, an indication of what issues are outstanding</p> <p>Preparation of an outline application / early delivery</p>
<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ Set out the vision and aims for your site ✓ Explain the relationship to the Local Plan Vision ✓ Confirm that the Landowner/ developer is proved to be willing and working together for delivery ✓ Demonstrate you are aware of any Potential 'showstoppers' or critical issues affecting deliverability, inc. viability ✓ Set out potential levels and timescale of delivery; i.e. indicative numbers, phasing, density 	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ Likely trajectory for delivery inc. phasing and delivery ✓ An understanding of general, key infrastructure requirements for the site ✓ An understanding of key constraints and potential 'showstoppers' and critical issues ✓ Addressing issues raised through Local Plan Preferred Options Consultation 	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ 'Showstoppers' are capable of being addressed within the timescales set out for delivery ✓ Delivery trajectory and phasing is understood ✓ Where sites are coming forward early in the plan period: <ul style="list-style-type: none"> ○ An indication of high level viability. ○ An indicative concept plan ✓ For sites proposing delivery later in the period: we will need a general 'route map' to delivery of how key issues will be addressed 	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ Evidence to include: <ul style="list-style-type: none"> ○ Aims and objectives ○ Identification and mitigation of show-stoppers ○ Land-uses and proposals ○ Infrastructure needs ○ Phasing and delivery ○ Implementation route map and key milestones <p>NB: the level of detail required in relation to the above will depend on when the site is likely to come forward.</p>

Figure A5.1: Strategic Sites Delivery Framework

A5.3 Strategic Sites – Detailed Proformas and Maps

This section reflects the work undertaken to assess changes to the Strategic sites as requested through the Preferred Options Local Plan Consultation and any subsequent work undertaken in relation to evidence submitted as part of the ongoing Strategic Site Delivery Framework.

Strategic Greenspace:

Some of the sites presented show strategic green space representing ongoing technical work in relation to the sites. It should be noted that this would not be the extent of all open space and landscaping.

Indicative amounts of development

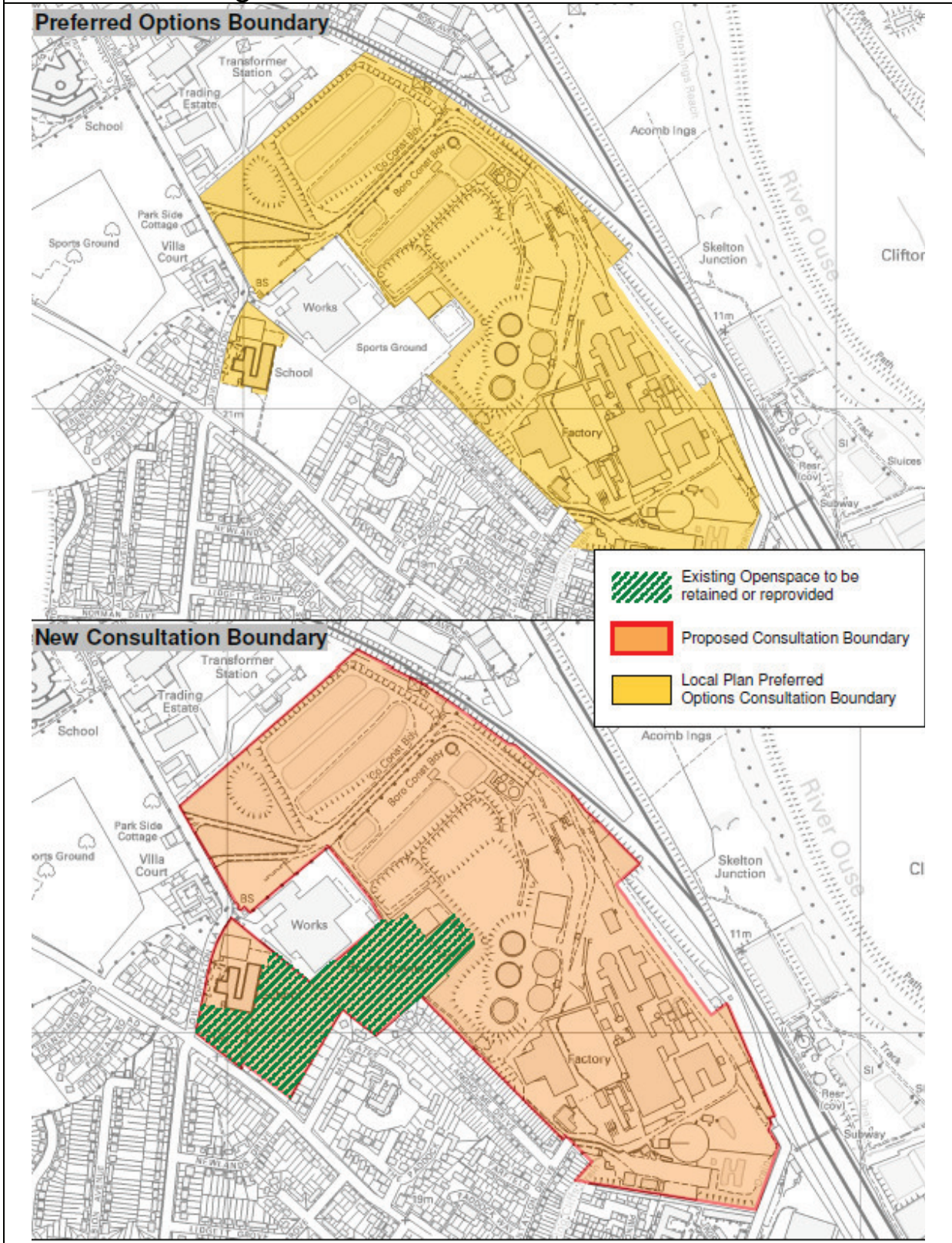
Indicative amounts of development have been calculated for any revisions made to Strategic Sites. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out 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.**²

² 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.

Site Reference / Site Name
ST1: British Sugar/ Manor School



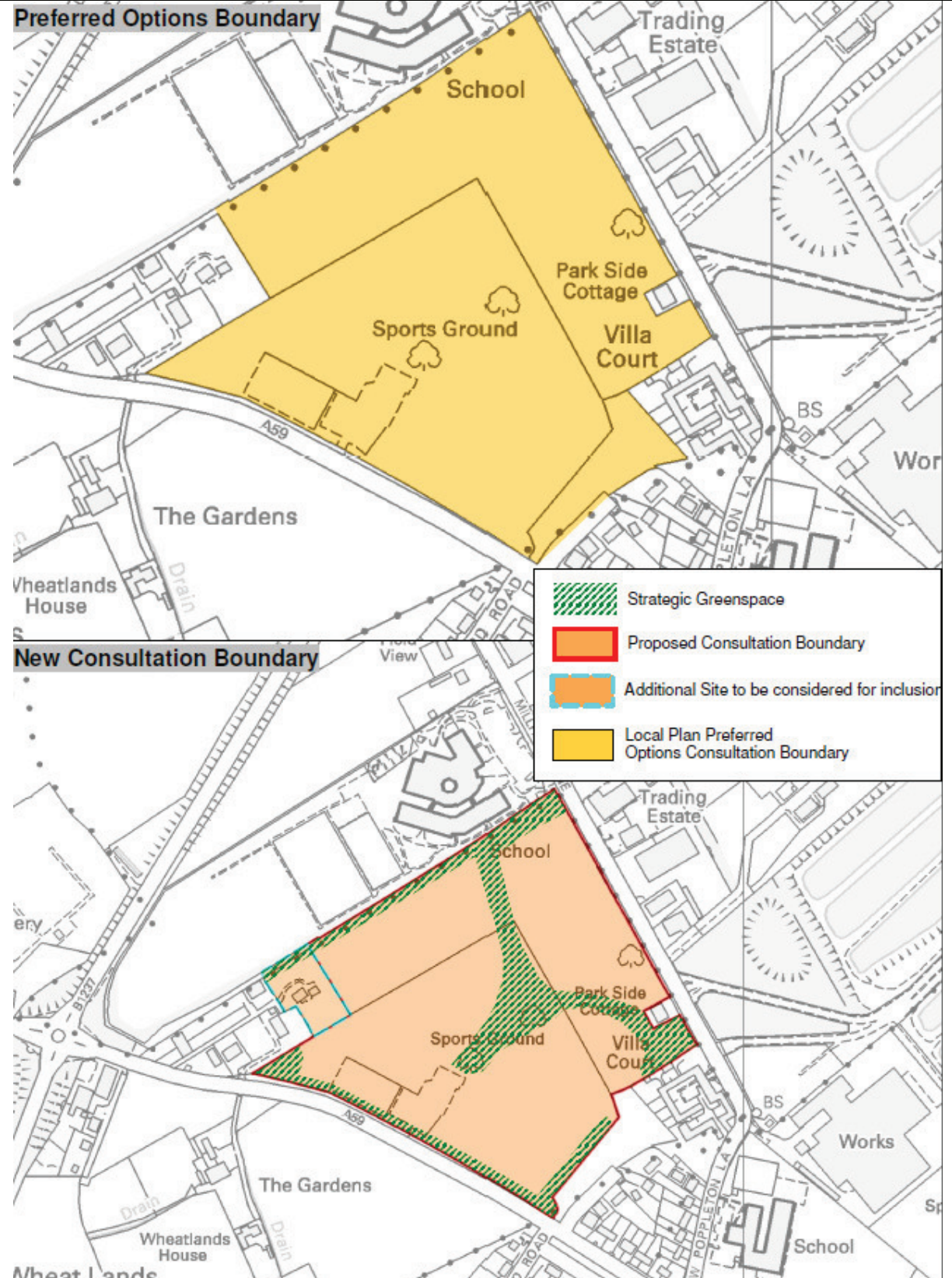
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**New Consultation
Boundary Site Size**

Site boundary: 40.7ha
existing openspace: 5.2ha

<p>Proposed Boundary Change Description</p> <p>The proposed allocation boundary has been extended to include the whole of the former Manor School site (previously just the building footprint was included) as well as sports facilities associated with the former British Sugar site.</p>	
<p>Proposed Boundary Change Justification</p> <p>The revised boundary reflects the comprehensive masterplan approach being pursued by site promoters to include the former Manor School site, and all of the land in their ownership. It should be noted that significant levels of open space will be provided as part of the redevelopment, and these could include both new and retained spaces, dependent on masterplan approach - inclusion of existing and former open spaces within the site allocation boundary does not mean that these will be lost.</p>	
<p>Technical Officer Assessment of Boundary changes</p> <p>The increased site boundary does not give rise to any additional technical comments from officers. Provision of open space within the site will be negotiated with developers through the site masterplan and planning application process to include a range of typologies including sports provision.</p>	
<p>Recommendation:</p>	<p>To consider this revised boundary for ST1 within the Local Plan to reflect the comprehensive masterplan approach which includes the former Manor School site and the existing and former open spaces.</p>

Site Reference / Site Name:
ST2: Former Civil Service Sports Ground, Millfield Lane



**New Consultation
Boundary Site Size**

Site boundary: 10.9ha
Strategic green space: 2.3ha

Proposed Boundary Change Description

Inclusion of a small area of land to west of previous site boundary (ref. 733), and;
Exclusion of small area of land to south eastern preferred options site boundary.

Proposed Boundary Change Justification

New land to the west of the previous site was submitted for residential development through the last round of public consultation on the preferred options plan, and is potentially suitable as an extension to ST2 as part of a comprehensive development approach.

Land excluded at Westview Close has recently been granted planning approval for residential development, and has therefore been removed from the strategic site boundary

Technical Officer Assessment of Boundary changes

The importance of providing open space/ landscape buffering to sites boundaries, including retention of landscape features such as trees, was highlighted. Retaining perceptions of openness and preserving separation between York and Poppleton is a key issue here. Whilst not relevant to the proposed boundary changes, part of the site was formerly used as a sports ground, prior to relocation to a new facility nearby, and redevelopment proposals will need to respond to this issue.

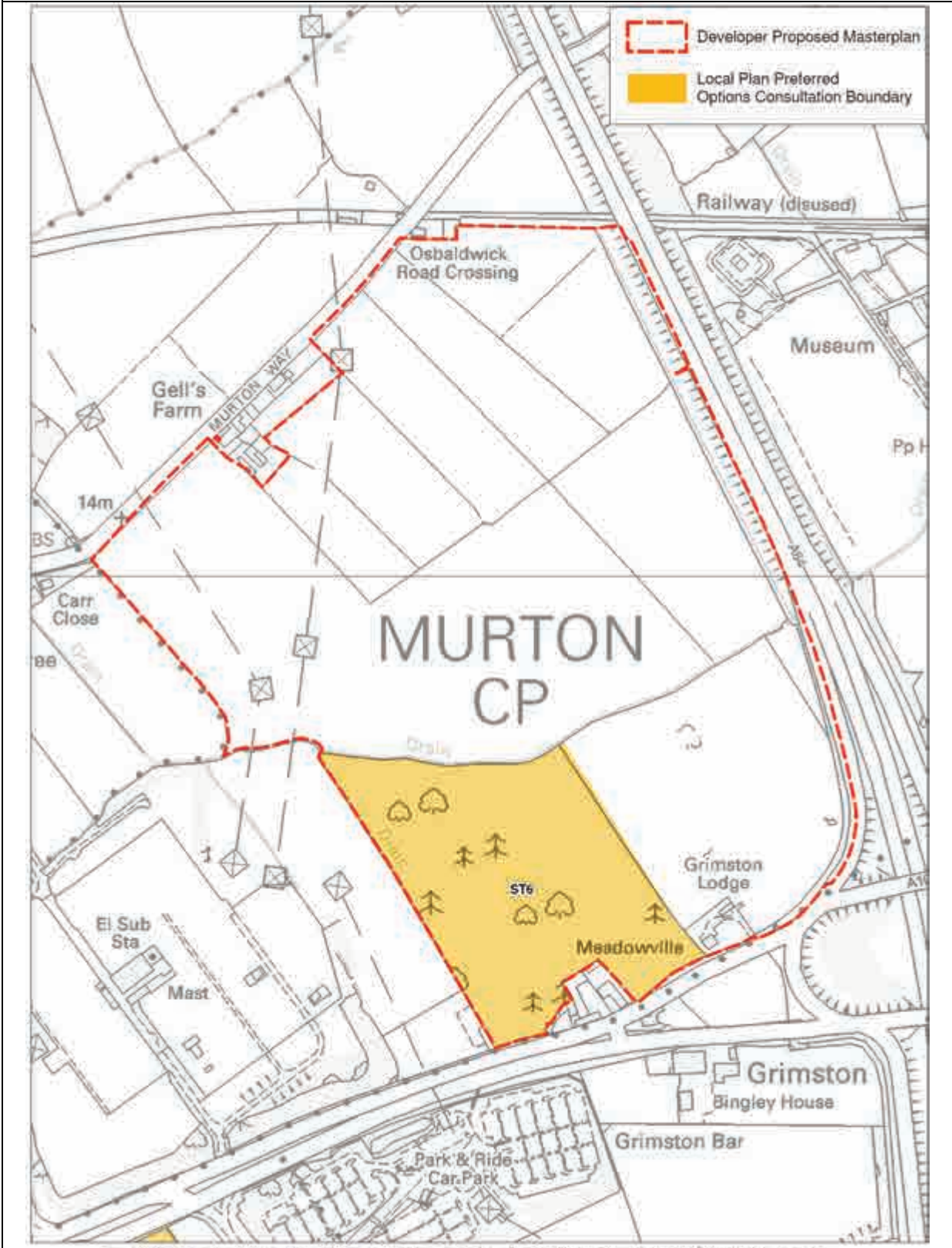
Biodiversity offsetting and habitat creation off-site may be required.

Setting back development from Boroughbridge road is likely to be desirable/ essential in terms of managing noise and air quality impacts. The potential allocation extension should be accessed through the main ST2 development site only if taken forward.

Recommendation:

To include the revised boundary to ST2 to reflect the planning consent now granted at Westview Close and additional land submitted in the north west corner for inclusion within the Local Plan (subject to resolving issues regarding an existing covenant on the property)..

Site Reference / Site Name
ST6: Land East of Grimston Bar



**New Consultation
Boundary Site Size**

No Change proposed

Proposed Boundary Change Description

No Change Proposed

Proposed Boundary Change Justification

The site boundary submitted through the original 2012 Call for Sites was reduced to the boundary shown in the Preferred Options Local Plan (5.5ha) to reflect the existing constraints such as pylons, the proximity of the A64, landscape impact, setting of the city, preventing coalescence, and to protect 'ridge and furrow' historic agricultural uses.

Developers believe that delivery of a larger site (circa 29ha) is viable and deliverable whilst taking into account these constraints and will provide a more sustainable site with better linkages and a wider range of uses.

They have put forward the area with pylons to the north west of the larger site for light industrial units and the areas containing ridge and furrow for multifunctional open space. They consider that the openspace in this area would perform the function of an area preventing coalescence. The site promoter has argued that the land to the east and north of the proposed allocation should be included within the site boundary as it does not fulfil any of the 5 purposes of Green Belt (NPPF) or the characteristics identified in the York Green Belt Appraisal (2003) criteria to any significant degree.

Technical Officer Assessment of Boundary changes

Officers consider that the landscape quality and character is of local significance, and it is felt that the presence of the pylons does not negate this. The wider area of land is perceived not only as contributing to the setting of Murton, but also as preventing coalescence between Murton and Dunnington and the city centre (part of the proposed extension to the allocation is in an 'area preventing coalescence' in the green belt appraisal). The landscape character should not be considered in isolation. This is a sensitive site location, particularly when experienced cumulatively and sequentially as part of the wider landscape along the A64 (and Hull Road) due to the rural hinterland location, and the rising topography up to Grimston, which increases its prominence. It is considered that conscious development in this location would remove sense of openness. The development of the A64 has opened up views of the city and shows the scale of the Minster

comparative to the local landscape. Loss of land towards it would cause a narrowing of the edge of the city with the ring road and a change in scale, which may lead to altered perceptions around the compactness of the City and its rural setting.

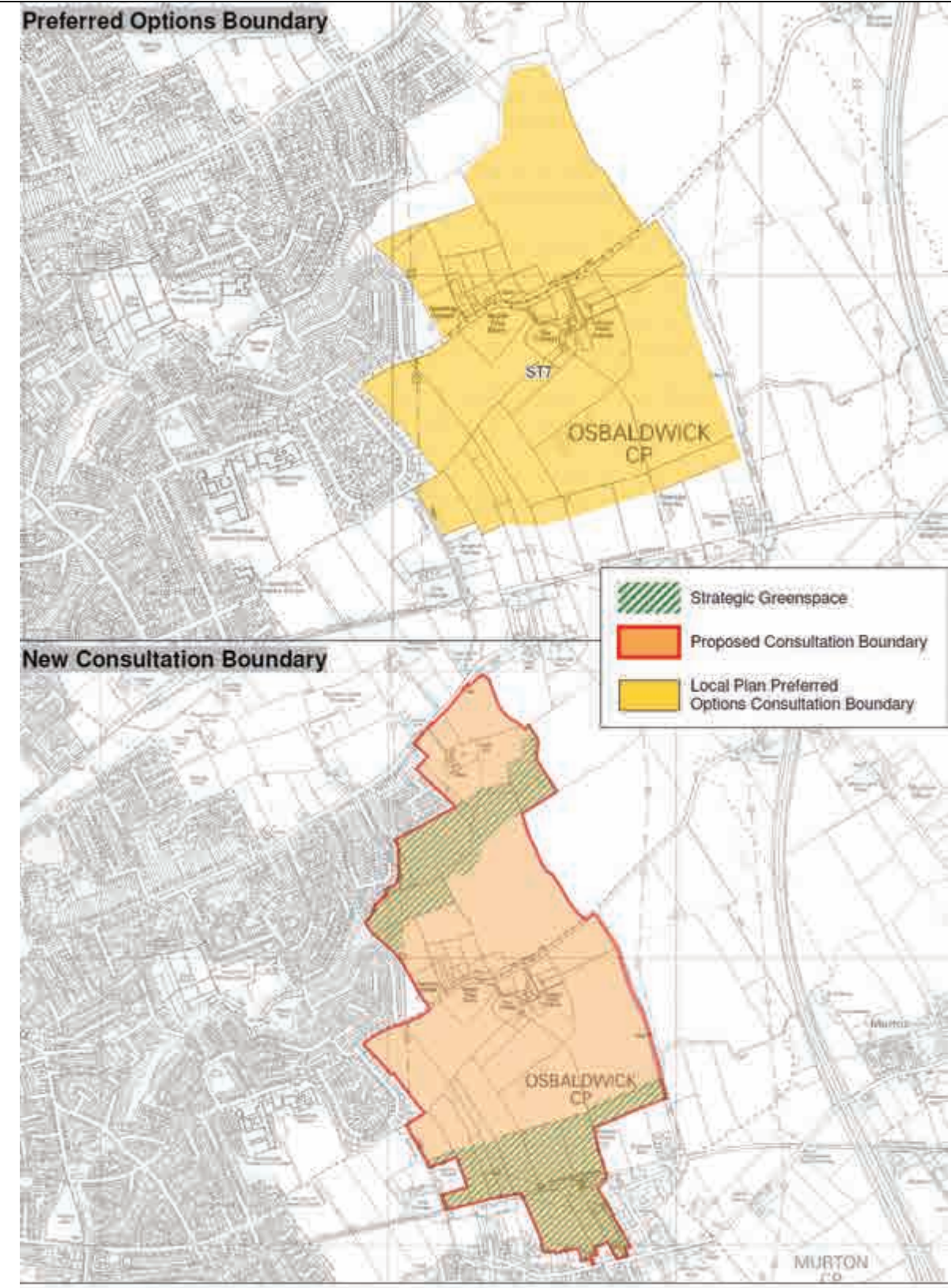
Development of the wider area would result in a loss of remaining linear field boundaries and remnant ridge and furrow associated with the medieval township of Murton.

Noise from the A64 and A1079 is a significant constraint to development and is likely to require mitigation measures to ensure satisfactory living conditions are provided from any proposed dwellings. There is the potential to build noise protection barriers but this is not an ideal solution due to potential impacts on the openness of the site.

The A1079 access options put forward in the transport assessment are unlikely to be acceptable given the impact of a signalised junction on the flow of traffic on the A1079 and Grimston Bar gyratory. Serious concerns exist around the extent of trips being made by foot, cycle or public transport, and sustainability of this location. Further detailed analysis would be needed to evidence the proposal.

Recommendation:	No proposed change to Local Plan Preferred Options allocation boundary
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Site Reference / Site Name
ST7: Land to the East of Metcalfe Lane



<p>New Consultation Boundary Site Size</p>	<p>Site boundary: 113.3ha Strategic greenspace: 34ha</p>
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Proposed Boundary Change Description

Additional land to the south and north of the Preferred Options draft allocation boundary and addition of strategic green space.

Proposed Boundary Change Justification

The revised boundary would allow the masterplan to incorporate additional access points to the north and south. The preferred options allocation boundary site could not be developed via a single access from Bad Bargain Lane. These amendments aim to address issues raised by statutory consultees and are based on updated evidence base work undertaken by the site promoters.

Technical Officer Assessment of Boundary changes

Access points are required to the north and south for the site to be developed, in addition to a restricted access from Bad Bargain Lane. It is considered that Bad Bargain Lane only has limited potential to serve as a vehicular route. Bus routes that permeate the site will be required. Any north – south route through the site would not be envisaged as being for all traffic.

The revised eastern site boundary generally aligns with that proposed in the Preferred Options and facilitates the retention of the tract of open countryside between the development and the A64, an area defined in the green belt appraisal as an 'area retaining rural setting'. The proposed changes do not result in the development extending beyond the general framework formed by the existing extent of the urban area and the west to east radial highways.

Development of this site would bring the urban edge closer towards the ring-road. Therefore, the relationship of the site to the existing city needs to be considered in relation to experiencing the site in sequence and in terms of creating its own sense of city. There are existing green corridors which should be retained in the development.

The strategic green space included within the proposed boundary to the north would protect the corridor of South Beck, and broadly aligns with flood zone 3a, and provide a 'green wedge' that would help to maintain a distinction between Heworth and Tang Hall and development would read

as extensions to both.

The inclusion of a green infrastructure corridor following the water courses/ Becks would be supported. This site provides an opportunity for ecological enhancement along the water course which is evident elsewhere in the city but currently lacking in this area.

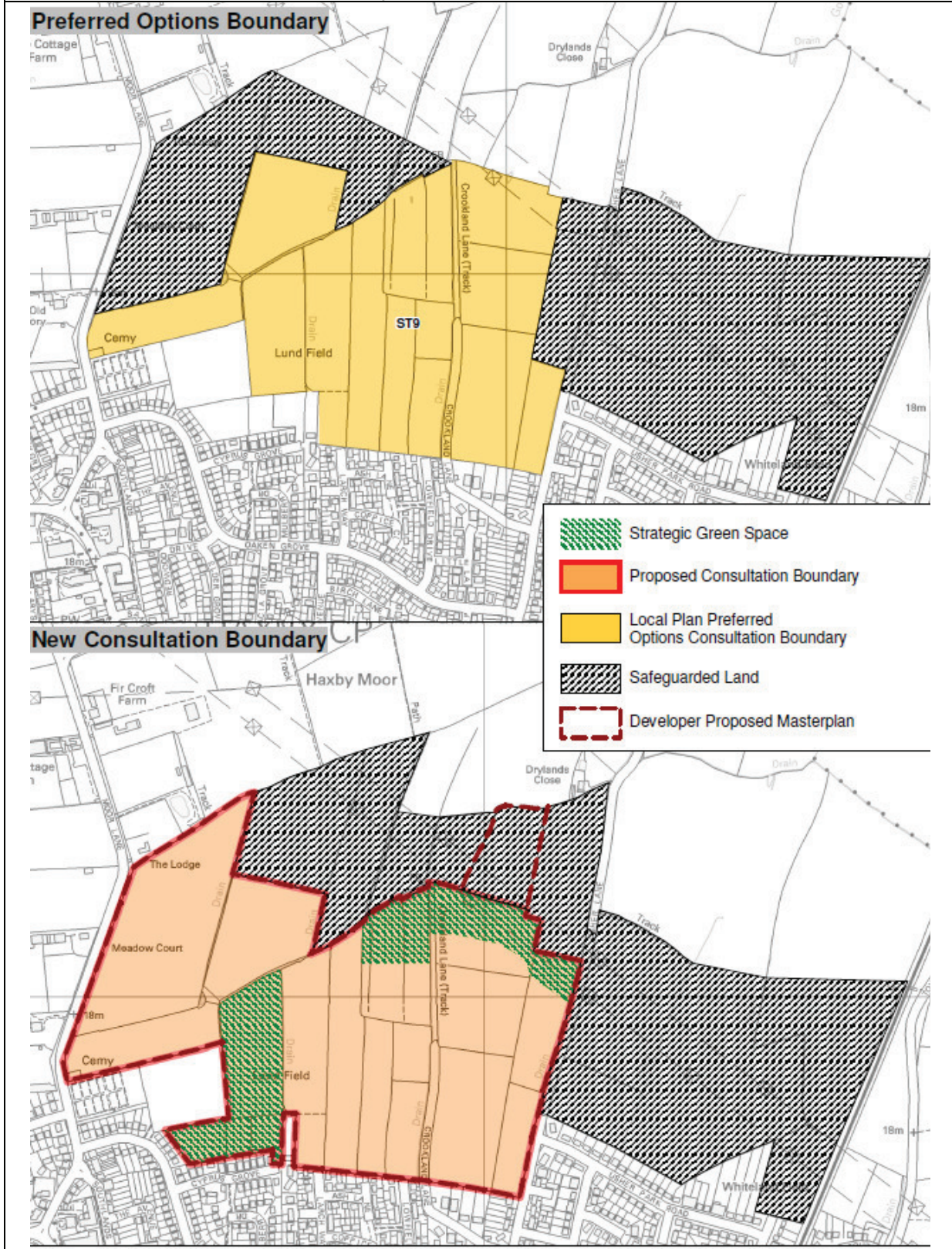
The strategic green space to the south would maintain the setting of Osbaldwick Conservation Area and help to protect the remnant medieval field pattern and ridge and furrow in this area, as well as creating a 'green wedge'.

The larger site boundary includes land to north of Murton Way which is allocated as a SINC site for its grassland interest. Access from the south would be required to be designed to limit impact on the SINC. There may be scope to reduce impact through an alternative access alignment, or alternative point of access. Offsetting would not be a desirable approach to mitigating this impact.

Recommendation:

To consider the revised boundary to ST7 to reflect the need for appropriate greenspace to provide a setting to Osbaldwick village and create a green wedge and ensure appropriate options for highways access for inclusion within the Local Plan.

Site Reference / Site Name:
ST9: Land North of Haxby



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**New Consultation
Boundary Site Size**

Site boundary: 33.5ha
Strategic green space: 6.4ha

Proposed Boundary Change Description

The site developer proposes that around 7.33ha of land previously shown as 'safeguarded land' (reserved for housing development beyond the plan period) in the Local Plan Preferred Options consultation to the West and East of the allocated site should form part of allocation ST9.

The developer also proposes that around 1.1ha of new land North of Cyprus Grove (to the southern boundary of the site) form part of the allocation.

A further parcel of around 1.55ha of new land to the north of the site was proposed by site promoters to form part of the allocation and comprise strategic green space. This area, whilst not included in the consultation boundary for the allocation, has been incorporated with other land north of the site in a proposed revised safeguarded land boundary.

Proposed Boundary Change Justification

The boundary changes are proposed by the developers to allow the development to be built at lower densities than those proposed at Local Plan Preferred Options, which developers view as more appropriate and consistent with surrounding densities, and also to allow sufficient land within the site for landscaping and surface water attenuation measures (balancing ponds) to be provided. Revised site boundaries are said to comprise a logical and defensible solution to these issues.

Technical Officer Assessment of Boundary changes

Earthworks on the site are well preserved, including Ridge and Furrow related to the township of Haxby. Detailed archaeological work will be required to ensure significant archaeology is taken into account within the masterplan, though archaeology is unlikely to be a showstopper.

Extension of the site into safeguarded land at the east of the site is likely to be acceptable in landscape terms, as is inclusion of new land south of the original allocation. Inclusion of land previously safeguarded in the Preferred Options Local Plan, to the north of the allocation will need careful treatment in landscape terms, and will need to provide an appropriate relationship with open countryside to the north, this is likely to mean that provision of open space in this area as opposed to built development.

An appropriate amount and type of open space should be provided on site, informed by an assessment of existing provision; Haxby has the

greatest deficiency in formal sports space provision, including football and cricket pitches. It is also important to consider the integration of proposed open spaces with existing communities.

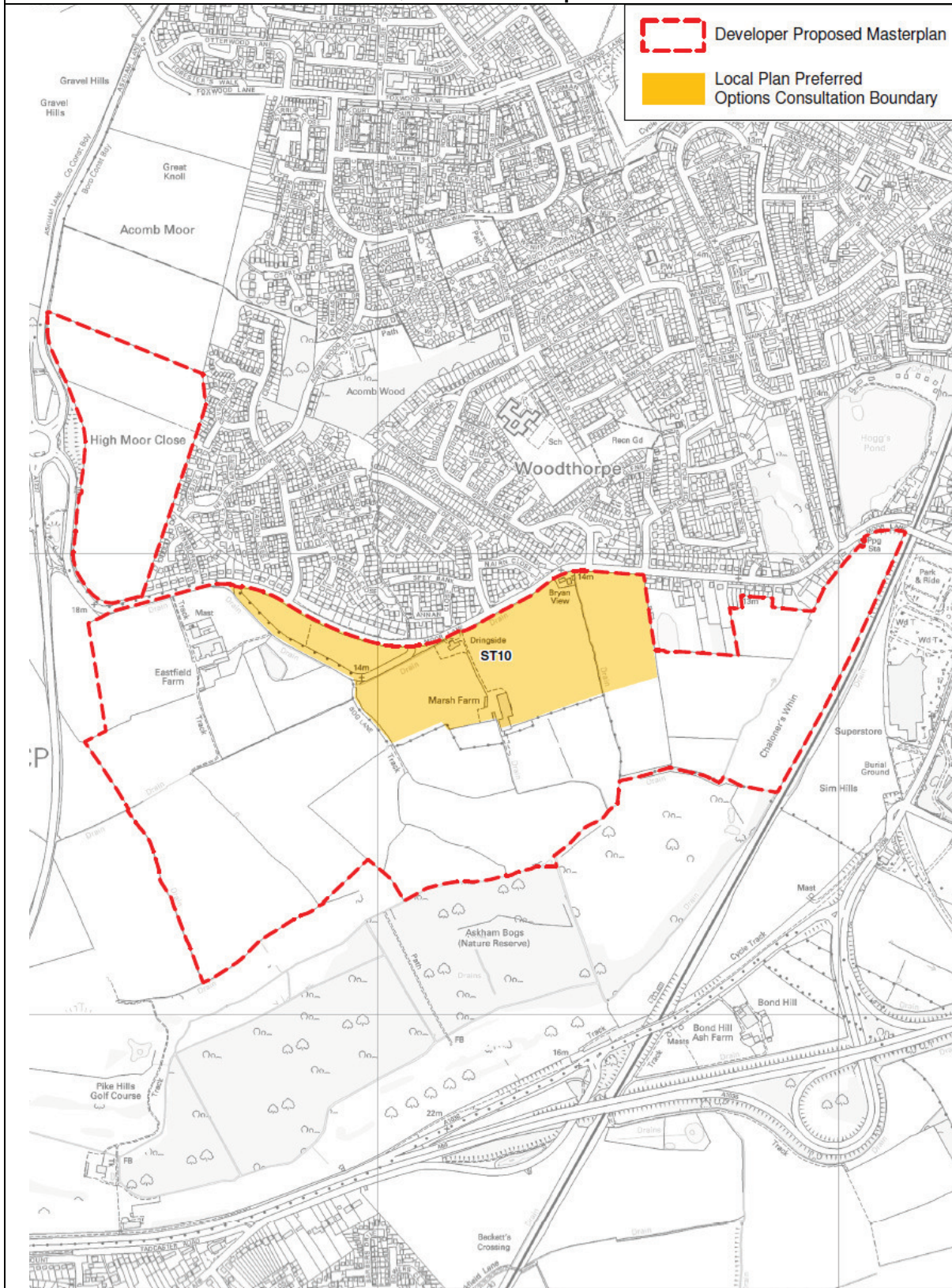
Two surface water outfalls feed into the site from the south and drain the northern catchment of Haxby, a 9 metre easement is likely to be required for these and any subsequent watercourse. Since the site will drain south to north, inclusion of water attenuation measures to the northern edge of the site, within strategic landscaping represents a logical approach

Revised site boundaries do not present additional transport or highways issues. Site access should be provided from the east and west and vehicular links to roads south of the site should not be provided.

The site could generate 180-200 primary age children which it is considered would generate a need for a new primary school within the site although further assessment will be required.

Recommendation:	To include this revised boundary to reflect the need to build at lower densities and drainage for inclusion within the Local Plan.
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Site Reference / Site Name:
ST10: Land at Moor Lane, Woodthorpe



**New Consultation
Boundary Site Size**

No Change proposed

Proposed Boundary Change Description/ Justification

A larger site allocation was proposed by site promoters, extending the site area to the west, south and east of the original Preferred Options site, but including strategic green space provision. A separate 12ha parcel of land to the northwest of the allocation was also put forward by the sites promoters.

Site promoters contended that a more strategic housing opportunity exists in the wider site boundary, without causing material harm to the greenbelt, given the land's self containment and strong physical features to its boundaries. They state that a long-term defensible greenbelt boundary can be created in the wider site, whilst delivering more housing to meet city needs.

As part of the new boundary, developers would also investigate the potential for providing a new pedestrian and cycle link from the site over rail lines to Park and Ride services to the east.

The proposed revised site boundary also included a linear greenway to the southern edge of the site, to provide amenity space, accommodate flood storage, and define a landscaped edge with impermeable barrier to manage the relationship with the adjacent SSSI. A buffer of around 150m width was proposed by the site promoters to manage the complex relationship between the resultant development site and the SSSI.

The informal views of Natural England and the Yorkshire Wildlife Trust are that a 150m buffer will be inadequate to satisfactorily manage the relationship between the development site and SSSI.

The proposed boundary extensions would also have landscape and heritage impact issues, and are on land identified within the Cities greenbelt appraisal evidence base as being an important character area retaining the rural setting of the City. The proposed extensions to the west of the original boundary would have a particularly severe heritage impact, as a result of their proximity to the Outer Ring Road and impact on the setting of the city and key views of the minster and city – bringing development into the foreground of these views.

For this combination of reasons, and for additional reasons set out in the technical officer assessment below, the proposed boundary extensions to the west and south have been rejected at this stage by CYC.

The remaining boundary extensions to the east, were proposed, (due to their location within flood zones and green corridors), to form part of the

strategic open space provision within the larger proposed allocation. In the context of decisions to reject the southern and western extensions, and given the constraints in these eastern areas, these boundary extensions have also been rejected, and it is proposed that the original preferred options site boundary is kept.

Technical Officer Assessment of Boundary changes

The wider proposed development area surrounding the Preferred Options allocation would have landscape and greenbelt impacts and whilst the principle of providing a green wedge between the site and Askham bog in order to mitigate impacts is supported, the extent of this strategic green space buffer and development area would require very careful consideration, and robust evidencing as part of the masterplanning process. Strategic green space will have an important function in terms of setting of the City as well as the landscape setting of Askham Bog - the countryside setting of this important landscape asset for existing and new residents. Land to the south of the preferred options allocation is identified as greenbelt character area 'retaining rural setting', and was proposed to form part of the greenbelt in the Preferred Options draft plan given it's landscape quality and the sensitive nature of this area in terms of establishing the setting of the city. Development along Moor Lane would reduce views across the rural landscape, including Askham Bogg. From this perspective alone, although the depth of development is less critical than at the western site boundary, it would still compromise the landscape setting of the city.

The principle of providing a green buffer will broadly help to reduce ecological impacts on the adjacent Askham Bog SSSI (through hydrological changes or disturbance impact). A buffer of around 150m is currently proposed but this is felt by stakeholders to be inadequate given the sensitivity of the SSSI site and the complex relationship it will have with the development. Irrespective of the scale of buffer, there is also likely to remain an ecological impact on the site that will need to be assessed and control/ mitigation measures proposed in detailed masterplanning.

The masterplan approach should reduce 'disturbance' impacts by not allowing direct access to the SSSI, and creating a barrier to the movement of people and domestic pets. Use of any green buffer for recreational purposes will reduce its effectiveness in terms of

disturbance impact mitigation, and therefore would require a wider buffer than that proposed. Any Askham Bog visitor facility funded through the development should be provided on land to the east of the Bog, served by the Park and Ride, along with a controlled public access point.

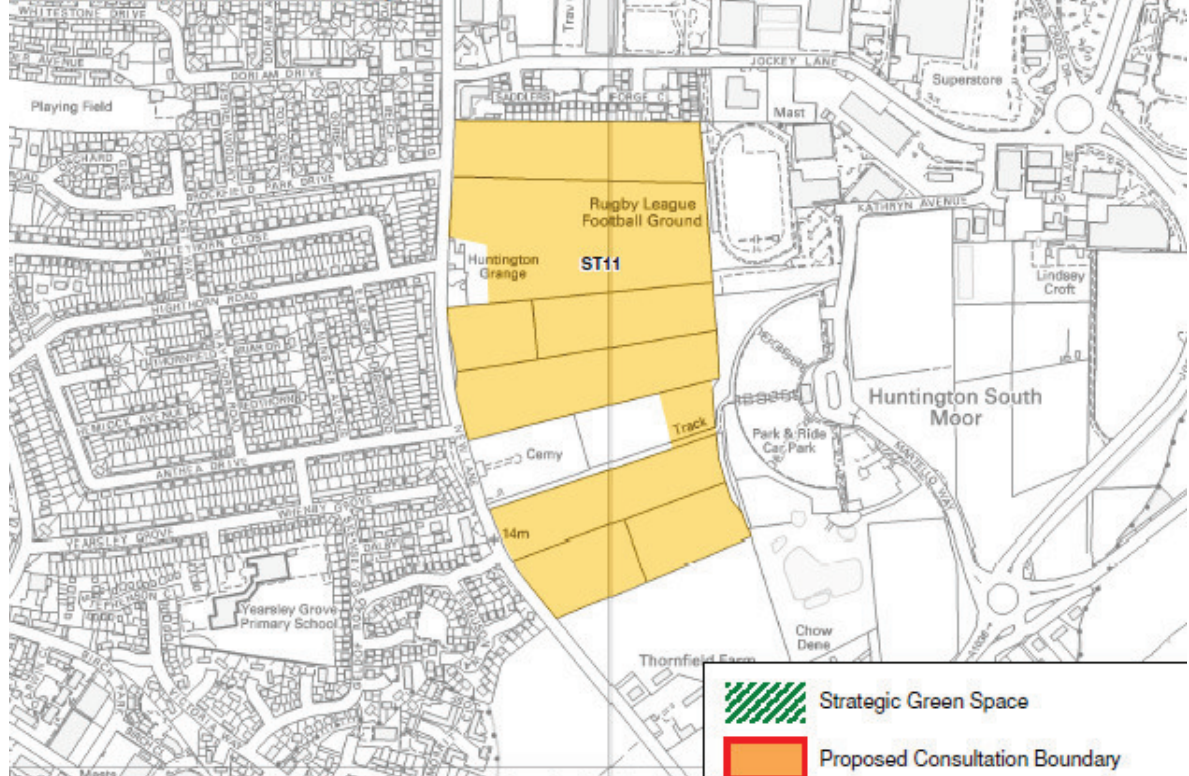
The hydrological relationship between the development site and SSSI is of critical importance and is subject of ongoing technical assessment. Flood and surface water storage measures that may be required to manage the hydrological relationship with Askham Bog should not be classed as open space in terms of meeting site needs, and may therefore also increase the extent of green buffer if included within it. Similarly areas of the green buffer that are not publically accessible (in order to reduce disturbance impacts) may have little function in terms of meeting open space requirements generated by the site.

Archaeological assessment of the site is required in order to establish the extent of constraint this will present – the location and extent of archaeological remains within the site is currently unknown, though ground conditions would indicate that remains may be well preserved. Archaeological interest may preclude provision of flood storage and attenuation measures in parts of the site, and dependent on their scale and location, could significantly impinge on the developable site area.

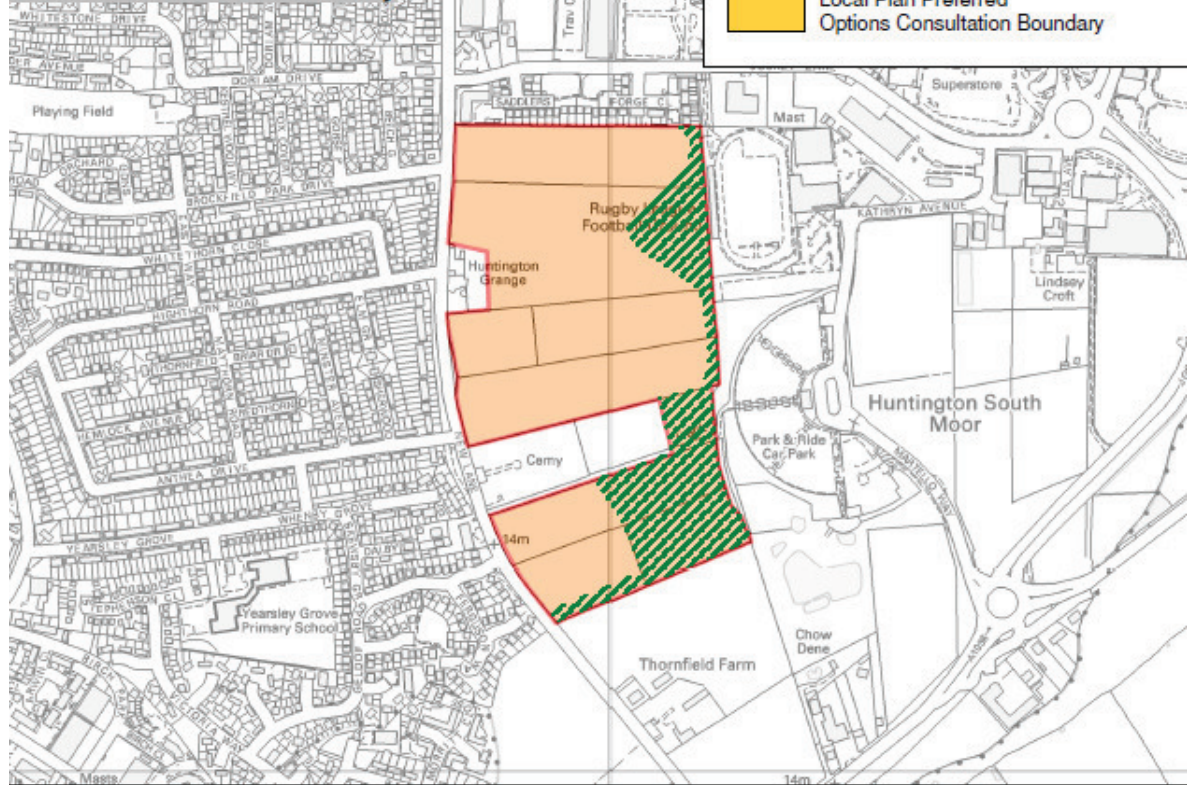
Recommendation:	No change to original Strategic Site boundary
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Site Reference / Site Name:
ST11: Land at New Lane, Huntington

Preferred Options Boundary



New Consultation Boundary



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**New Consultation
Boundary Site Size**

Site boundary: No change
Strategic green space: 2.4ha

Proposed Boundary Change Description

Although the site boundary has not changed, strategic green space has been identified within the allocation site, including the area around a Scheduled Ancient Monument.

Proposed Boundary Change Justification

The strategic green space has been identified to allow retention of and appropriate setting for heritage assets within the site, as well as providing a green corridor to the site boundaries for ecological and landscape purposes.

Technical Officer Assessment of Boundary changes

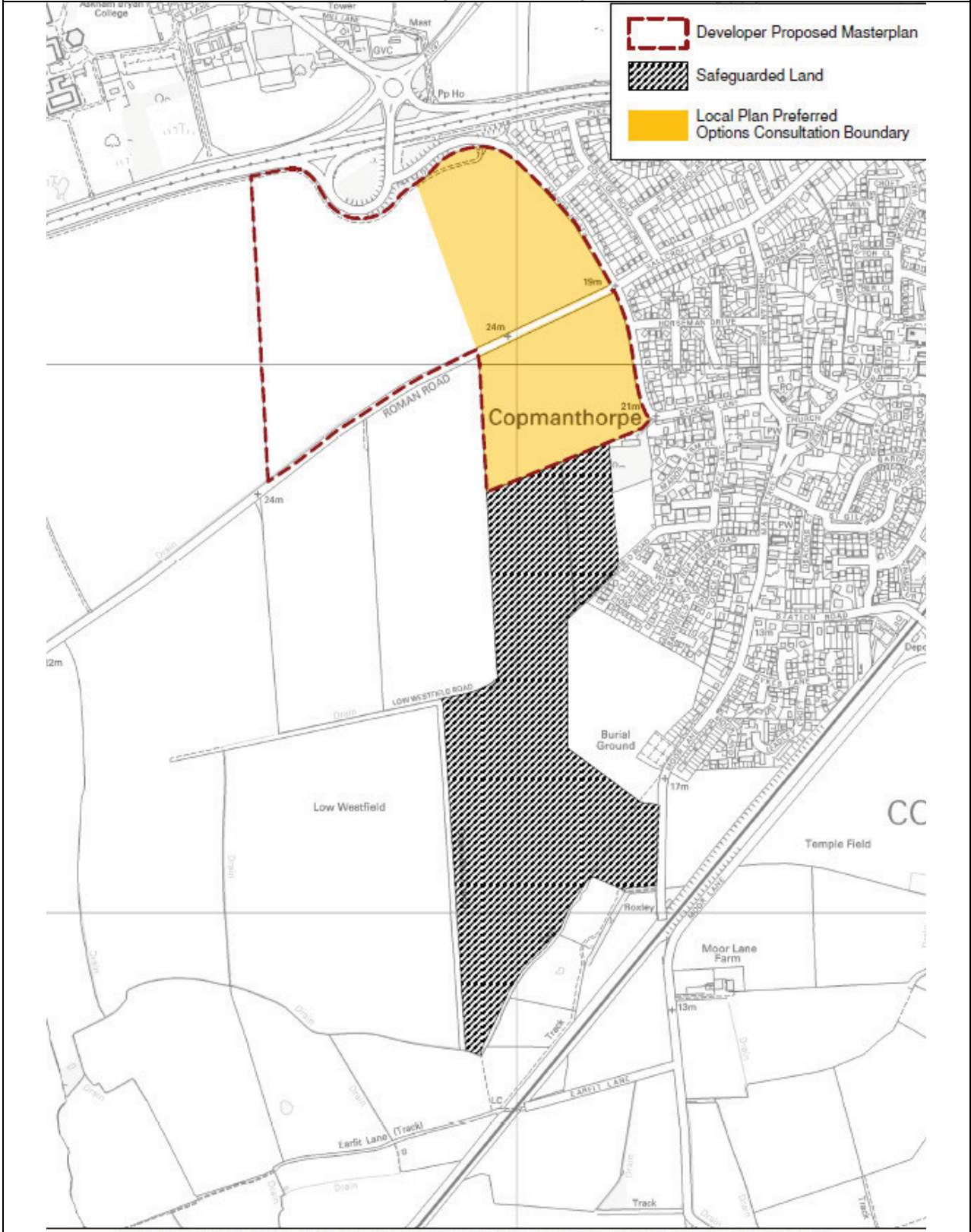
The site contains 1 Scheduled Ancient Monument (SAM). An evaluation of how the development and loss of space affects their setting will be required. Particular concerns were raised over adequate buffers to the SAM within the site. Currently, the SAM is in an open field setting. Development will constrain this setting.

The proposed allocation also contains a Site of Local Interest for nature conservation (SLI) to its south east corner, which has now been included in calculating site area. This designation is primarily for semi improved neutral grassland, though the site is also within 100m of a known great crested newt site. Although not identified in plans as strategic openspace, the approach to development around this area will need careful consideration and ecological retention, mitigation, management and enhancements may be required, both for the wildlife interest and in order to maintain a natural green space around Monks Cross with connectivity to the open space and countryside in the wider area.

Recommendation:

To include within the boundary of ST11 green space to reflect the setting of the Scheduled Ancient Monument within the Local Plan.

Site Reference / Site Name:
ST12: Manor Heath Road, Copmanthorpe



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New Consultation

No change proposed

Boundary Site Size	
Proposed Boundary Change Description No change proposed	
Proposed Boundary Change Justification The site promoter has proposed a larger boundary of 29 hectares for these reasons: <ul style="list-style-type: none"> • Land to the west of allocation and forming the larger site is said to be free of technical constraint but owned by Askham Bryan college, who have no use for it; • would result in a more sustainable and inclusive development; to contribute to meeting the city's housing needs; • to respond to site context, landform and vegetation and to provide a softer edge to Copmanthorpe whilst not attempting to "hide" the village; • to generate higher commuted payments towards off-site sports pitches and, potentially, off-site highway improvements; • to assist in promoting non-car travel by improvements to public transport services and robust Travel Plan initiatives; • to provide meaningful areas of on-site open space and landscaping, together with generous provision for SUDS which will also provide an ecological resource. 	
Technical Officer Assessment of Boundary changes The proposed extension to the site would not create a logical rounding off of the settlement that would be achieved through development of the site proposed in the Preferred Options. Housing within the western extension would be located at a distance that is considered too far from Copmanthorpe village centre and the masterplan provided does not include any facilities, other than open space, within the site. The preferred options allocation covers large fields typical of west Copmanthorpe, punctuated by trees and hedgerows. Use of open space to form the western boundary of the site would need careful treatment to preserve impressions of openness that are characteristic of the area, use of floodlighting or MUGA etc would be more intrusive than say allotments.	

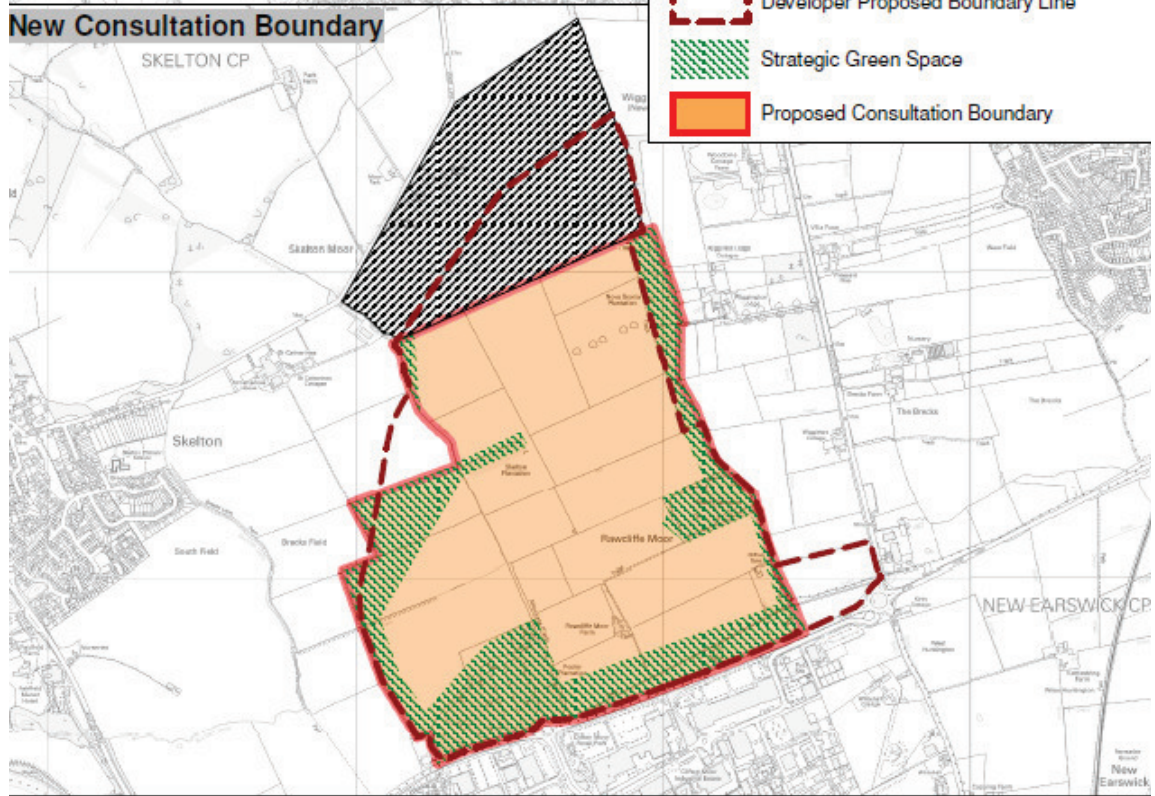
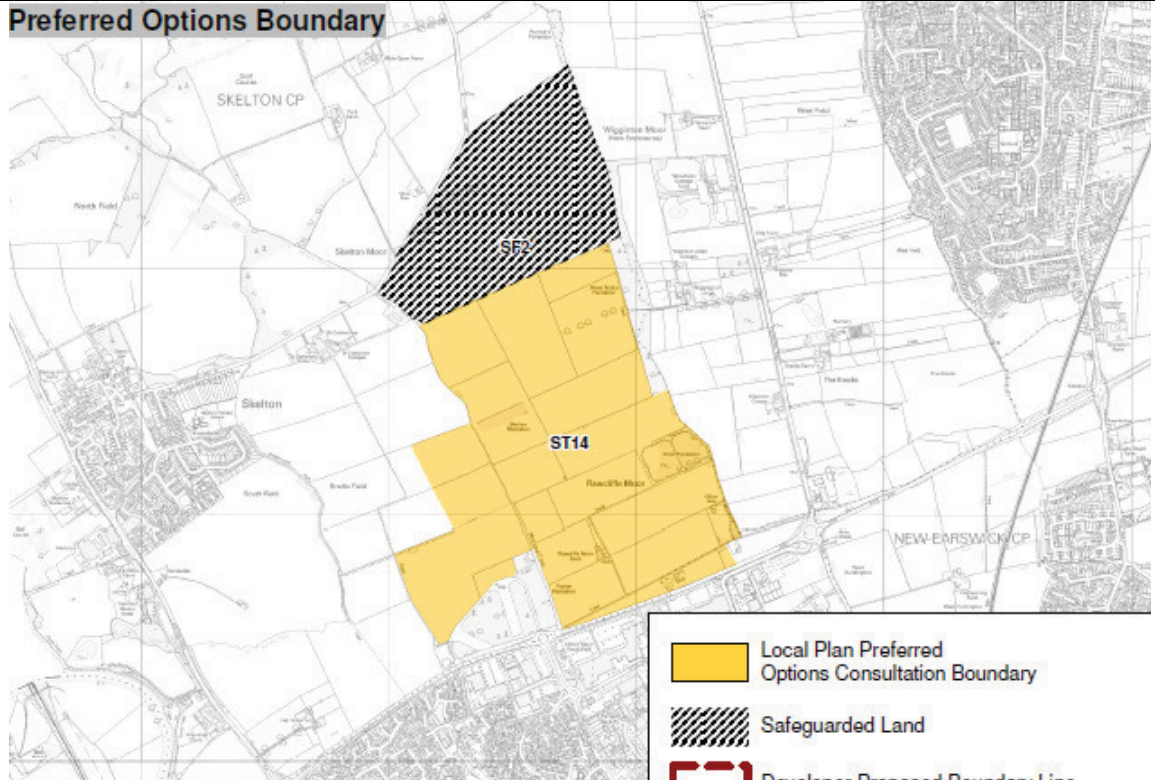
Development would need to soften the currently very hard interface between the village of Copmanthorpe and the greenbelt. Need to protect trees and hedgerows within the development and preserve character of Copmanthorpe.

As the site is close to the A64 and slip roads, careful consideration will need to be given to the site design to ensure any residential uses are set back from the carriageway in order to manage noise and air quality impacts.

Recommendation:

No change proposed to the original Strategic Site boundary

Site Reference / Site Name:
ST14: Land to the North of Clifton Moor



- Local Plan Preferred Options Consultation Boundary
- Safeguarded Land
- Developer Proposed Boundary Line
- Strategic Green Space
- Proposed Consultation Boundary

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**New Consultation
Boundary Site Size**

Site boundary: 157ha
Strategic green space: 47.3ha

Proposed Boundary Change Description

Site promoters proposed a revised 178 hectare site, with a masterplan boundary which extended the site by around 12 hectares to the west, incorporated around 22ha of the former safeguarded land allocation to the north, and included a new 3.4 hectare parcel of land to the east at the junction of the A1237 and B1363. The proposed site boundary also included strategic greenspace to the southern and eastern boundaries.

Whilst the eastern and part of the western extensions have been included for consultation purposes in this paper, the proposed northern site extension into proposed safeguarded land was considered to be inappropriate. The extent of western boundary extension has also been reduced in the plan opposite to around 6.8ha (as opposed to the 12 hectares originally proposed) in order to explore options to mitigate heritage and landscape impacts.

Proposed Boundary Change Justification

Proposed changes were put forward by site promoters in order to establish appropriate and robust boundaries that secure the setting of York and adjacent settlements, whilst providing sufficient land to support a sustainable and viable community.

The 12 hectare western boundary extension was proposed to 'present a softer edge rather than following field boundaries'.

The 22ha northern extension was proposed to:

1. Achieve a well-balanced, contained and self-sustainable proposal of 3500 dwellings.
2. Retain the existing historic woodlands on site.
3. Provide a setback zone on the southern boundary along the Outer Ring Road to accommodate any future highways improvement works and mitigate impacts of noise and improve air quality'

The eastern site extension was proposed 'as an alternative location for a Clifton Moor park and ride'.

Those areas proposed by site promoters but excluded from consultation in this document have been removed in order to manage the greenbelt and heritage impacts of the proposed development, within the context of the sites ability to deliver housing in the plan period, which is more likely to be

limited by build rates than by the physical capacity of the allocated site.

Technical Officer Assessment of Boundary changes

In greenbelt/ heritage impact terms, the eastern and western boundaries are sensitive due to the issues of setting of the City in a rural hinterland, and coalescence of settlements.

Adequate undeveloped and landscaped buffers must be retained east and west of the site in order to prevent coalescence with adjacent settlements and maintain the setting of the City, particularly in terms of views from the Outer Ring Road and PROW network. Pulling the western site boundary proposed by site promoters away from Skelton reduces the greenbelt impact of the development, and produces a development area that is more capable of being screened by existing landscape features. In considering the final allocation and strategic open space boundaries, significant landscaping on this boundary would reduce the physical and visual proximity of the development area to Skelton; a woodland buffer would integrate well with existing landscape features and perform this screening/ distancing function.

Migration of the site northwards to create a substantial landscape buffer could be beneficial in making the development more legible in terms of the York narrative of City within rural hinterland, though given the existing built up nature of the Clifton Moor area, development to the A1237 would be less sensitive here than in other locations. The landscape and development approach should be capable of accommodating eventual dualling of the outer ring road in the vicinity of the site, without harm to any screening.

Although the principle of development on safeguarded land north of the original site was set out in the Preferred Options plan, this area has a sensitive relationship with Skelton Moor. Given anticipated lead in times and delivery rates at the site, it is considered that, with the western boundary changes proposed, the allocation area will be sufficient to optimise site build-out in the plan period.

The council has an aspiration for sports, allotments and play space amongst other open space typologies on the site, there may also be opportunities for provision on adjacent land outside site.

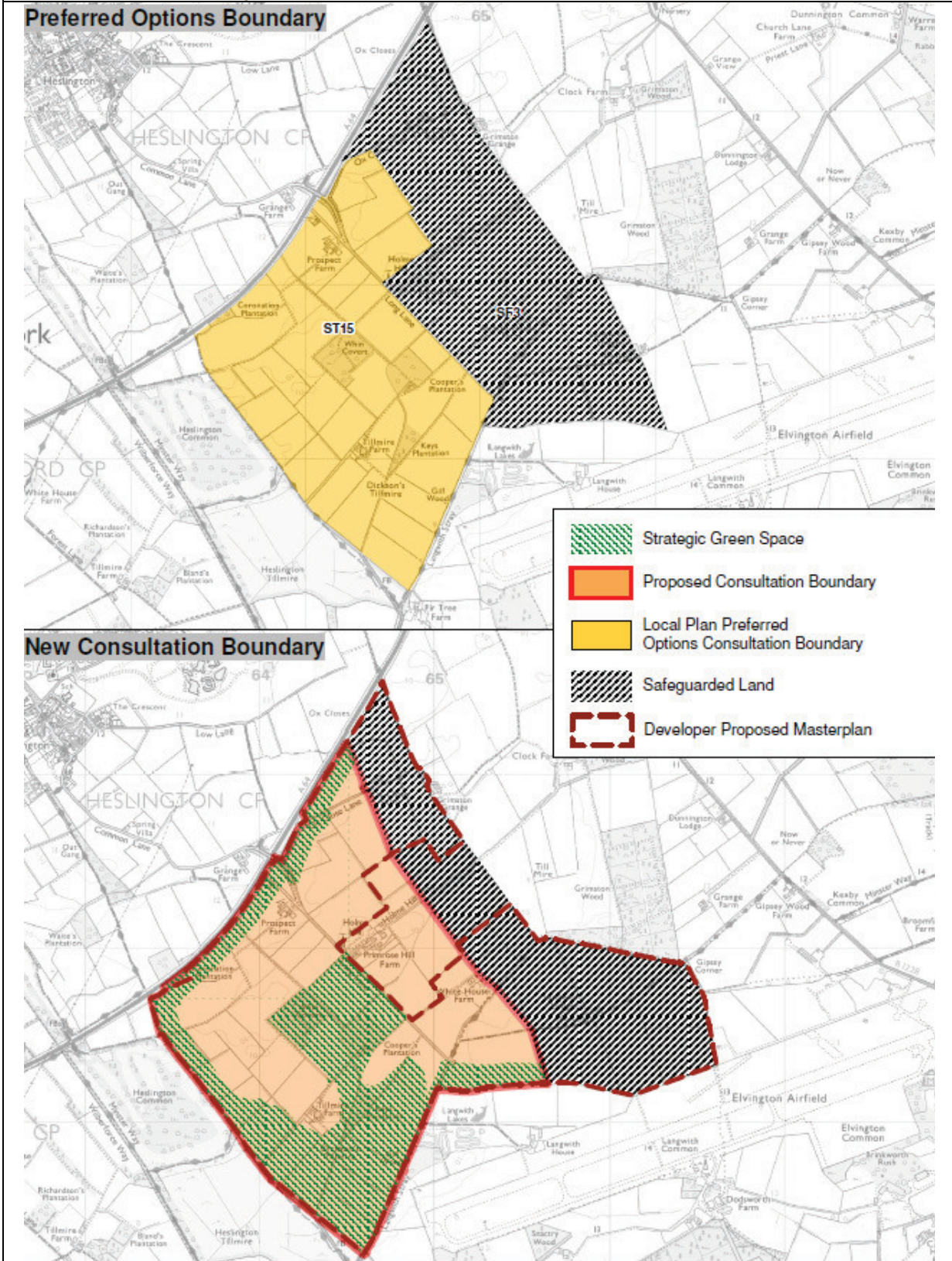
Proposed boundary changes do not appear to present major flooding and drainage showstoppers, though implications for existing watercourses will

require close liaison with the drainage board.

Recommendation:

To include the revised boundary to ST14 to reflect the need for a strategic landscape buffer around the site for inclusion within the Local Plan.

Site Reference / Site Name:
ST15: Whinthorpe



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**New Consultation
Boundary Site Size**

Site boundary: 301ha
Strategic green space: 132.4ha

Proposed Boundary Change Description

The revised boundary would extend the allocation from 216ha to 301ha. This would include 132ha of strategic green space. The amended boundary incorporates part of the area shown as Safeguarded Land (SF3) in the Preferred Options plan. The Safeguarded Land has also been amended and incorporates an area to the south east (which was shown as green belt in the Preferred Options). SF3 has reduced from 174ha to 141ha.

Proposed Boundary Change Justification

The revised and enlarged boundary and strategic green space reflects the need to address a range of site constraints including buffers to the adjacent Tillmire SSSI and other ecological designations, a set back from the A64 and on-site water management. These amendments aim to address issues raised by statutory consultees and Officers and are based on updated evidence base work undertaken by the site promoters. The revised boundary incorporates land that is not within the ownership or control of the site promoters which it may be necessary to compulsory purchase to enable the comprehensive masterplanned approach to the new settlement including managing impacts.

Technical Officer Assessment of Boundary changes

Any development must preserve the impression of York being set in a rural hinterland, and should minimise urbanisation of land around the development. Development needs a significant buffer to the A64 in order to read as a settlement that is separate from York and sits within its own landscape context. Swathes of landscape should be retained open through the site to promote recreation, access to countryside and preserve views to Heslington. Impacts on landscape character and quality are key to assessing acceptability of proposals. Impact of the new A64 junction(s) on landscape needs careful assessment.

The revised and enlarged boundary and strategic green space approach has been formulated to help reduce impact on Heslington Tillmire SSSI. The SSSI is designated for both its wetland communities and its wading/ground nesting bird interest. An iterative approach to masterplanning is needed to define appropriate buffers and reduce any visual interactions between developed (and ancillary) areas and the SSSI. A strong network of green linkages is needed throughout the site that will assist in mitigating any ecological impact. The approach needs

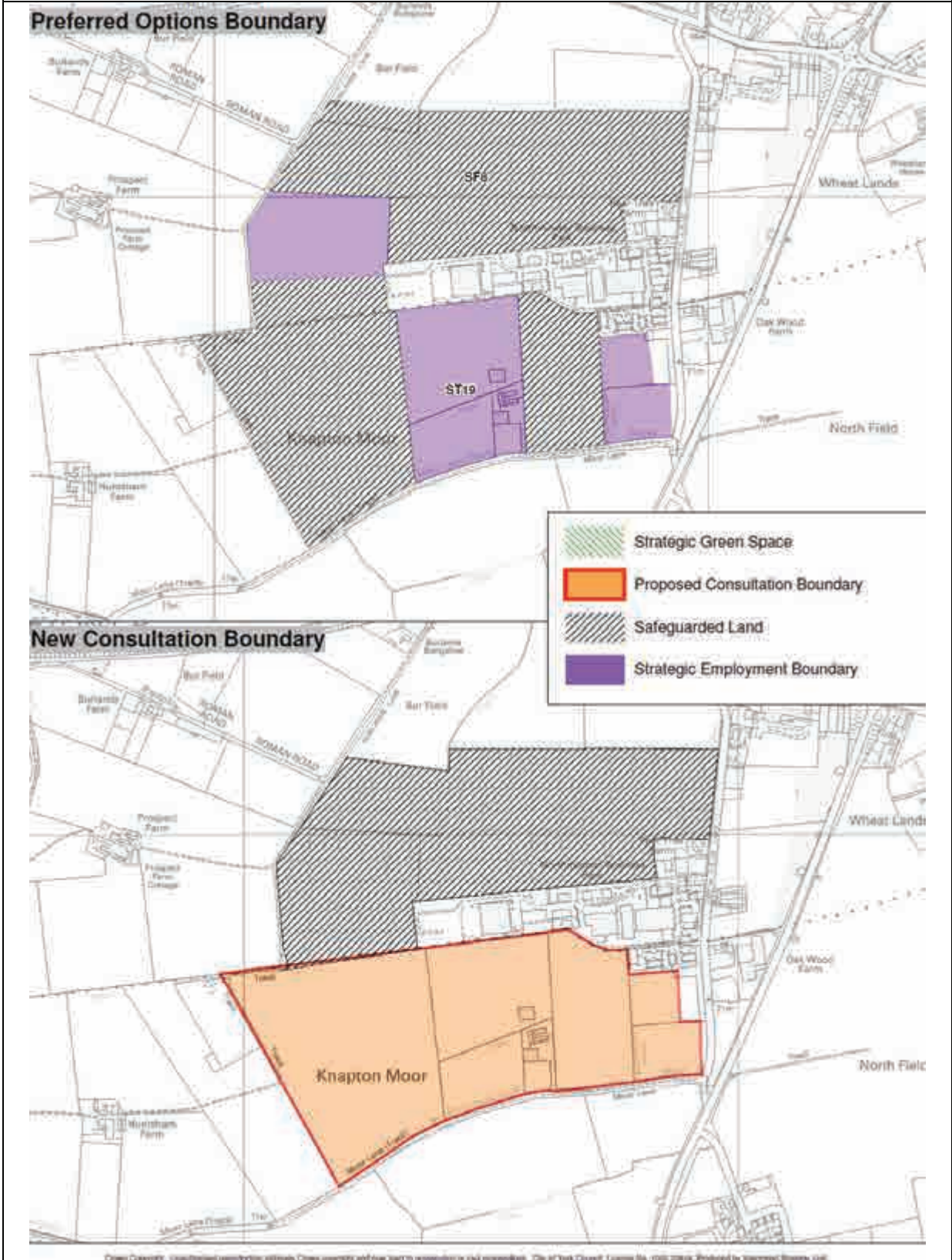
to be informed by survey work. Any impacts on the ecology and accessibility of Grimston Wood, Elvington Airfield, and links to the wider Lower Derwent Valley corridor, also need to be considered. The habitat of the SSSI is enhanced by the surrounding land in agricultural management.

Given publically accessible nature of the SSSI, impact through disturbance will be hard to mitigate. There will be a need to minimise accessibility to the SSSI and provide alternative and more attractive recreational opportunities. The new parkland can provide an alternative location to the SSSI for recreation.

The revised site boundaries do not present additional transport or highways issues. Access to the A64 will be required, an all-purpose access link to and from Common Lane to the A64 will not be acceptable, secondary vehicular access options need to be considered. New access to the A64 has been approved in principle by the Highways Agency. Provision of public transport links is essential.

<p>Recommendation:</p>	<p>To include the revised boundaries to ST15 to reflect the need for appropriate levels of Strategic Greenspace in proximity to the Tillmire and create a workable site boundary (this, including the creation of suitable access, may require compulsory purchases as it brings in land outside the site promoters control).</p>
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Site Reference / Site Name:
ST19: Northminster Business Park



**New Consultation
Boundary Site Size**

28.5 ha

Proposed Boundary Change Description

A revised site boundary was put forward for employment allocation, which broadly reflected the employment land and safeguarded land allocations in preferred options plan, but excluded a small and peripheral parcel of around 0.9ha of land to the north of safeguarded land SF8. It is proposed that a contiguous parcel of 28.53ha of this land is allocated for employment uses within the plan period, with the remainder forming a safeguarded land allocation.

Proposed Boundary Change Justification

The revised site boundary was submitted to better reflect willing land ownerships in the area, and allow a more rational approach to the allocating and safeguarding of land for employment purposes.

The quanta of land proposed for allocation is reflective of anticipated needs in the identified use classes across the plan period and in the context of other proposed allocations and the need for a range of sites in order to promote choice and spread delivery risk. The proposed decision to allocate the southerly portion of submitted land, and safeguard the northerly one related to the likely means of access and logical phasing of the business parks expansion.

Technical Officer Assessment of Boundary changes

Given the slightly smaller nature of the allocation and safeguarding envelope, no further technical issues have been flagged by officers. Any development approach should include strategic green space to provide an appropriate relationship with countryside setting, and should be phased in order to develop those least sensitive areas first. The area is seen as a potentially attractive location for businesses to locate to, with good transport connectivity. The site would provide choice for occupiers, as part of a range of locations across the city.

Recommendation:

To include this revised boundary to ST19 for employment use (B1b/B1c/B2/B8) for inclusion within the Local Plan.