



YORK

CITY OF YORK
LOCAL PLAN

Further Sites Consultation
Appendix 6: Safeguarded Land Assessment
June 2014

Appendix 6: Safeguarded Land

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A6.1 Introduction

This annex relates to safeguarded land and provides further detail to section 7 of the main report. It describes what safeguarded land is, the Local Plan Preferred Options approach to safeguarded land and the choice of sites that are being proposed as safeguarded land in this Local Plan pre-submission further sites analysis consultation.

A6.2 Context

Safeguarded land is a term used in the National Planning Policy Framework (NPPF) for land which is excluded from the green belt to provide a reserve of sites that can be considered for development when a Plan is reviewed. Such sites help to ensure that the green belt endures

beyond the Plan period and is not subject to incremental change each time the Plan is reviewed. Sites identified as Safeguarded Land can only be considered for development through a Plan review. The designation of a site as safeguarded land should not be assumed to mean that the site will be brought forward for development at plan review. The deliverability and suitability of the site for development will be judged in detail at that time.

The Local Plan preferred options consultation identified a number of sites that were designated as safeguarded land. There have been a number of boundary changes proposed to several strategic sites put forward in the Local Plan preferred options document and safeguarded land lost to sites being proposed as allocated sites. These changes have reduced the amount of safeguarded land and will need to be replaced to ensure flexibility.

The preferred options consultation responses included a number of suggestions for new sites that could be designated as safeguarded land. These sites have been tested in the same way as the sites that were included in the preferred options consultation Local Plan. This process assessed sites against the primary constraints used in the selection of sites for development. These criteria are designed to; protect the city's heritage and environmental assets, and ensure flood risk is properly managed.

A6.3 Approach to Selecting Safeguarded Land Sites

The Local Plan preferred options document included 397 ha of safeguarded land, 97 ha of safeguarded land will be lost due to revised site boundaries and previous safeguarded land being proposed for allocations if the proposals included in City of York Local Plan Further Sites document were to go forward. Table A6.1 below sets out the preferred options safeguarded land sites including their original size in hectares and the revised site sizes. Two sites SF6 and SF7 are proposed to be removed. In the case of SF6 a different proposal is now being made and the is addressed in table 2. SF7 has been is proposed as an allocation of land for development in the Plan period (see section 2.3 of the Local Plan Further Sites Main document).

Table A6.1: Preferred options safeguarded land site sizes and their revised sizes.

Site Name	Policy	Site Size at Preferred Options	Remaining Site Size
Land south of Strensall Village	SF1	29ha	29ha
Land north of Clifton Moor	SF2	79ha ¹	54ha
Whinthorpe	SF3	174ha	140ha
Land north of Haxby	SF4	29ha	30ha
Land to west of Copmanthorpe	SF5	22ha	22ha
South of Airfield Business Park, Elvington	SF6	15ha	0ha ²
Land adjacent to Designer Outlet	SF7	16ha	0ha ³
Land at Northminster Business Park	SF8	40ha	25ha
Total		397ha	300ha

A6.4 New Sites with potential for safeguarded land

A number of new safeguarded land sites have been proposed. The sites are set out in Table A6.2 and a site analysis for each of these proposals can be found on the pages that follow the table. They have passed the assessment against primary constraints and would provide 112ha of safeguarded land. If all these proposals are included in the publication Local Plan this would give a safeguarded land total of. 423ha.

¹ The Local Plan Preferred Options included a site size for SF2 of 79ha. The site boundary was shown correctly but the size of the site is actually 54ha not 79ha.

² Part of this site is proposed as a new employment allocation (B1b, B1c, B2, B8) within the Local Plan Further Sites Main Report (Site 97)

³ This site is proposed as a new employment allocation (B1b, B1c, B2, B8) within the Local Plan Further Sites Main Report (Site 800)

Table A6.2: New Safeguarded Land Sites

Site Name	Site Policy / Number	Site Size
Earswick	Site 810	88ha
Land at Intake Lane East of Dunnington	Site 811	5ha
Land at Elvington Village	Site 802	4ha
South of Elvington Airfield Industrial Estate	Site 815 (SF6)	7ha
East Field, Wheldrake	Site 752	5ha
Land to the North of Escrick	Site 183	3ha
Total		112ha

A6.5 Safeguarded Land Site Assessment Proformas

The following section contains the detailed assessment proformas and individual site maps in reference order.

Indicative amounts of development

Indicative amounts of development have been calculated for revisions/new Safeguarded land. 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

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.⁴

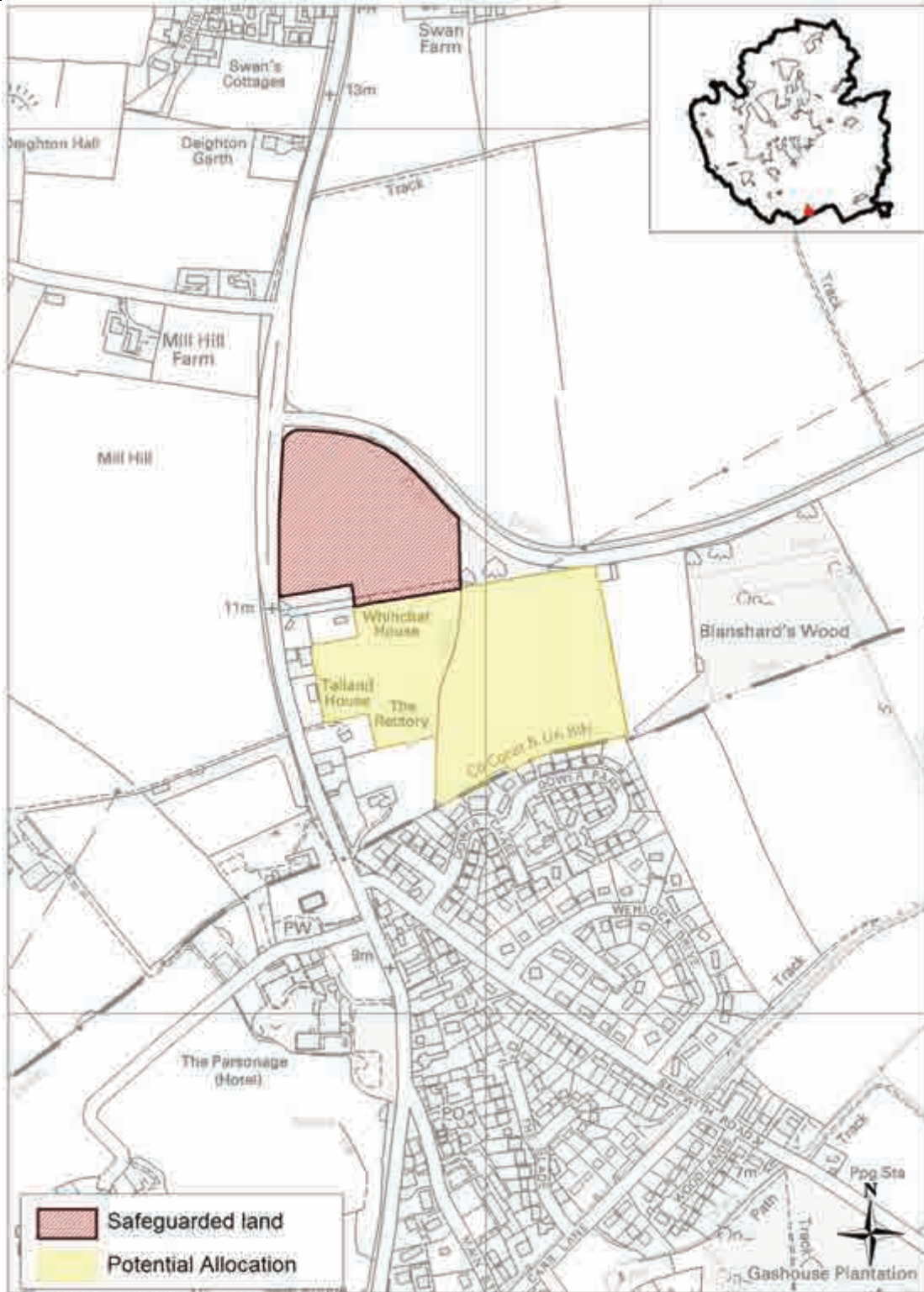
⁴ Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

Site ref: 183

Site Name:

Allocation Ref: N/a

Land to the North of Escrick



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Site size:

3.0 ha

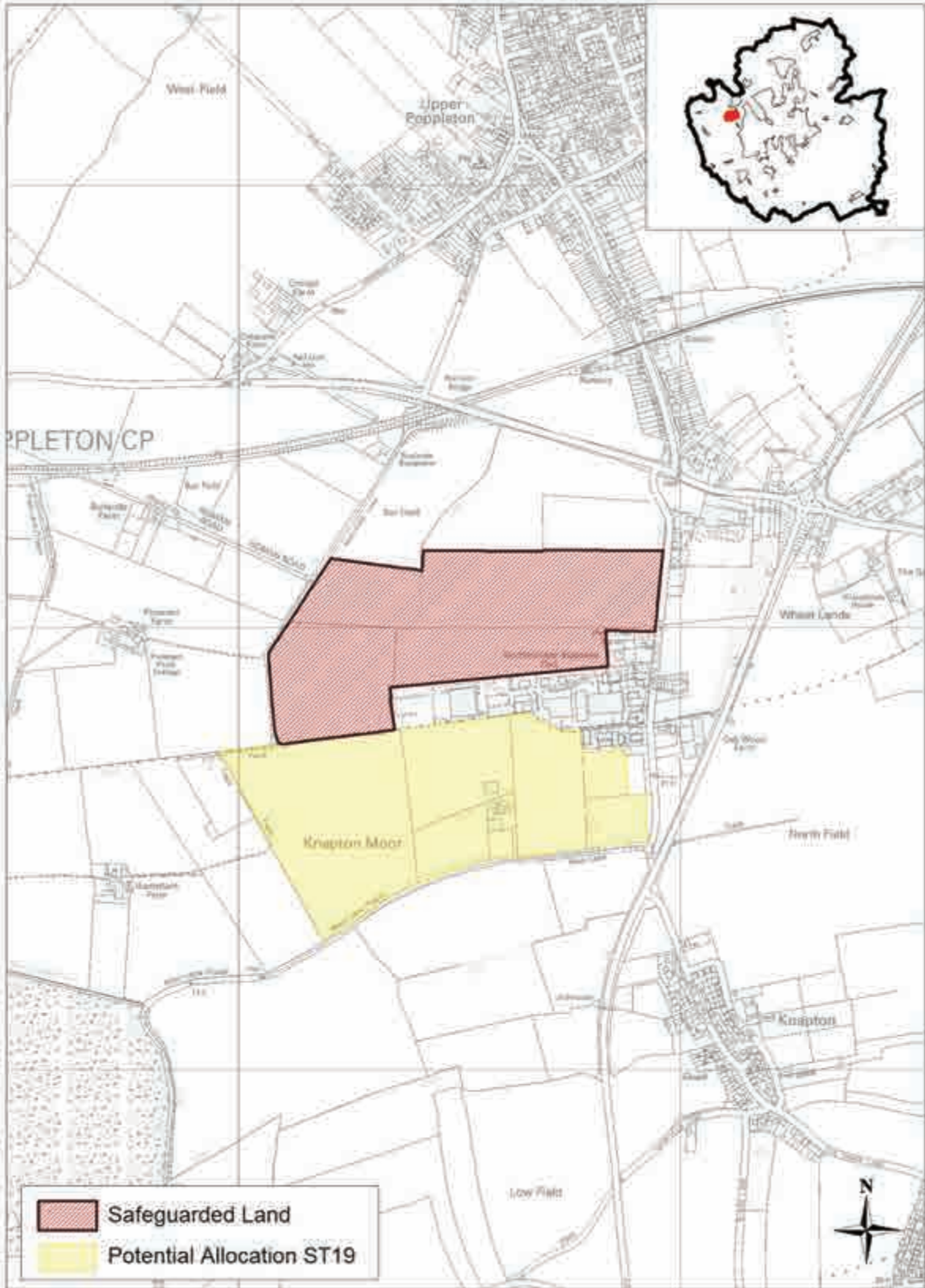
Officer Comments:

This site was submitted in response to the original 2012 Call for sites.

	<p>Escrick is a designated service village in the adopted Selby Core Strategy. The outer boundary of the York green belt lies to the south of the village within Selby District.</p> <p>The proposed site is predominantly in agricultural use and lies on the northern edge of the village within the City of York District. The administrative boundary between Selby and York lies to the south of the site. This land provides an opportunity to enable the consideration of limited long term expansion of the village.</p> <p>The site boundaries are Whinchat House to the south, the A19 to the west, and new road to the north and east.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

	<p>districts heritage and environmental assets, and ensure flood risk is properly managed.</p> <p>The safeguarded land site proposed will provide an opportunity to consider limited growth of the village in the longer term.</p> <p>The site does not fulfil the five purposes for including land in the green belt. The shape and form of the allocation is within the grain of the existing settlement</p> <p>The southern and western boundaries of the site are the existing developed edge of the village at Derwent Park. The north and east boundaries are existing field boundaries with some hedgerows.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: 793	Site Name:
Allocation Ref: SF8	Northminster Business Park



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Site size:	25ha
Officer	In the preferred options Local Plan we consulted on

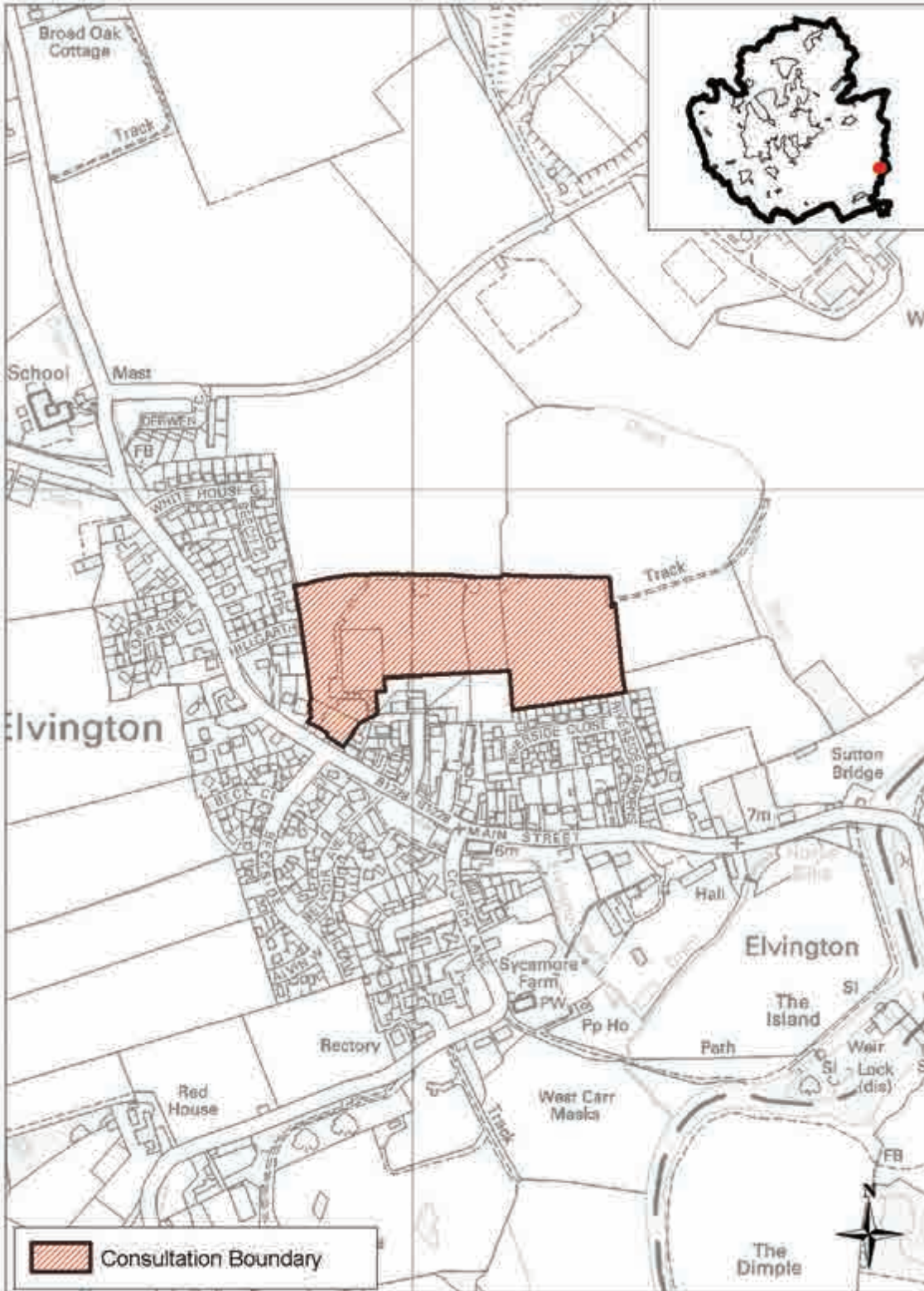
Comments:	<p>a proposed mix of allocated land and safeguarded land at Northminster Business park. In response to the comments we received we have looked again at the mix of allocations and sought to simplify it. By creating a more flexible site allocation within the plan period in the southern area of the original proposal and a safeguarded land allocation to the north which will provide long term expansion land should it be required.</p> <p>The western boundary of the safeguarded land is a farm track, the southern boundary is field boundaries and the northern boundary of the exiting business park. The eastern boundary is Northfield Lane and the northern boundary is field boundaries. A separation with, and setting for, Poppleton which lies to the north of the site is maintained.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: 802

Site Name:

Allocation Ref: N/a

Land at Elvington Village



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Site size:

4ha

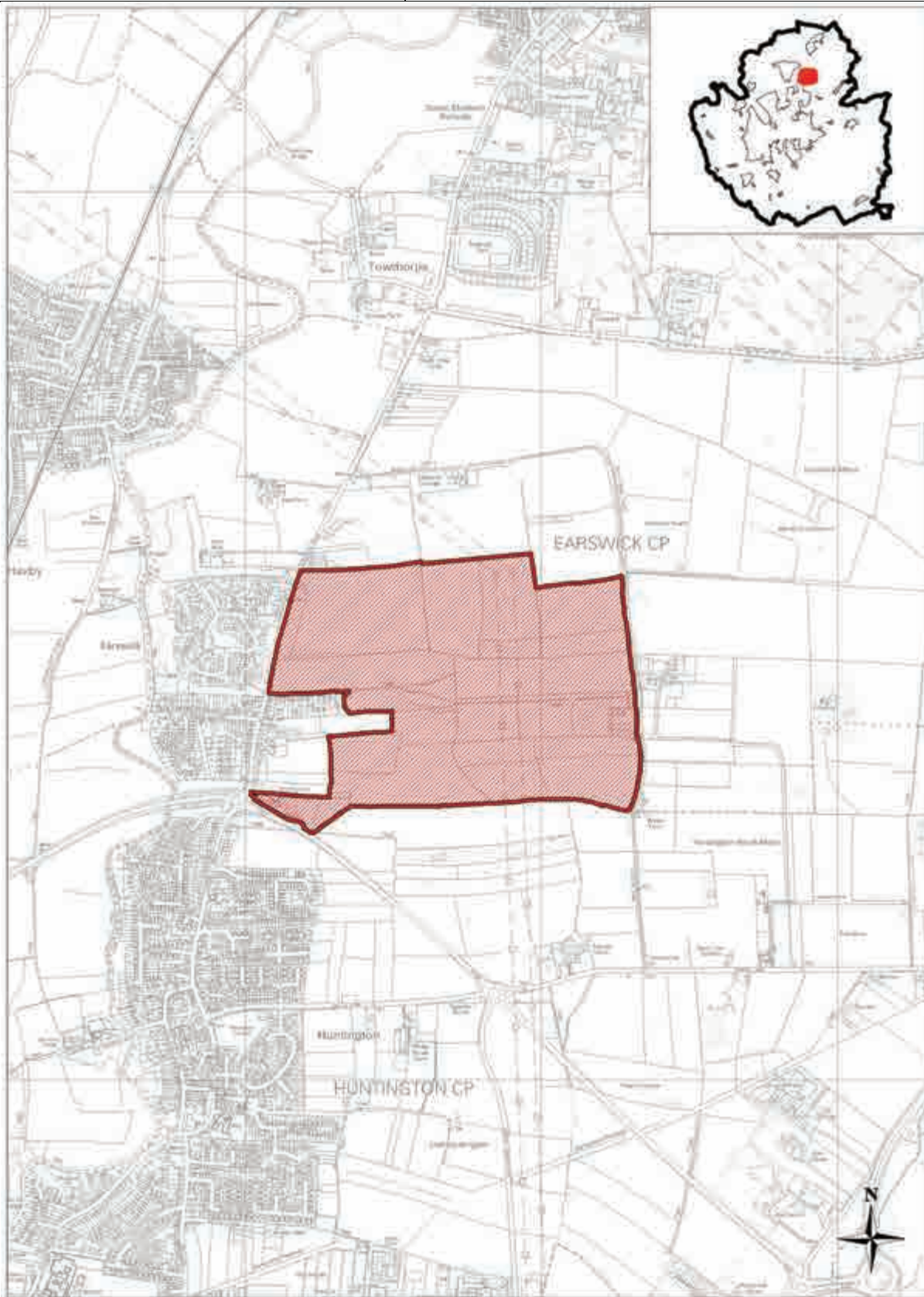
Officer Comments:

This proposal to safeguard land can provide an opportunity to enable Elvington to accommodate limited further development in the longer term. This

	<p>site reflects sites submitted through the Local Plan Preferred Options Consultation.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. The existing business on a portion of the western part of the site will not be affected by the designation as planning policy will support its continued operation.</p> <p>The boundaries of the site are the existing housing areas to the south and west. The northern and eastern boundaries are existing field boundaries.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: 810
Allocation Ref: N/A

Site Name:
Earswick



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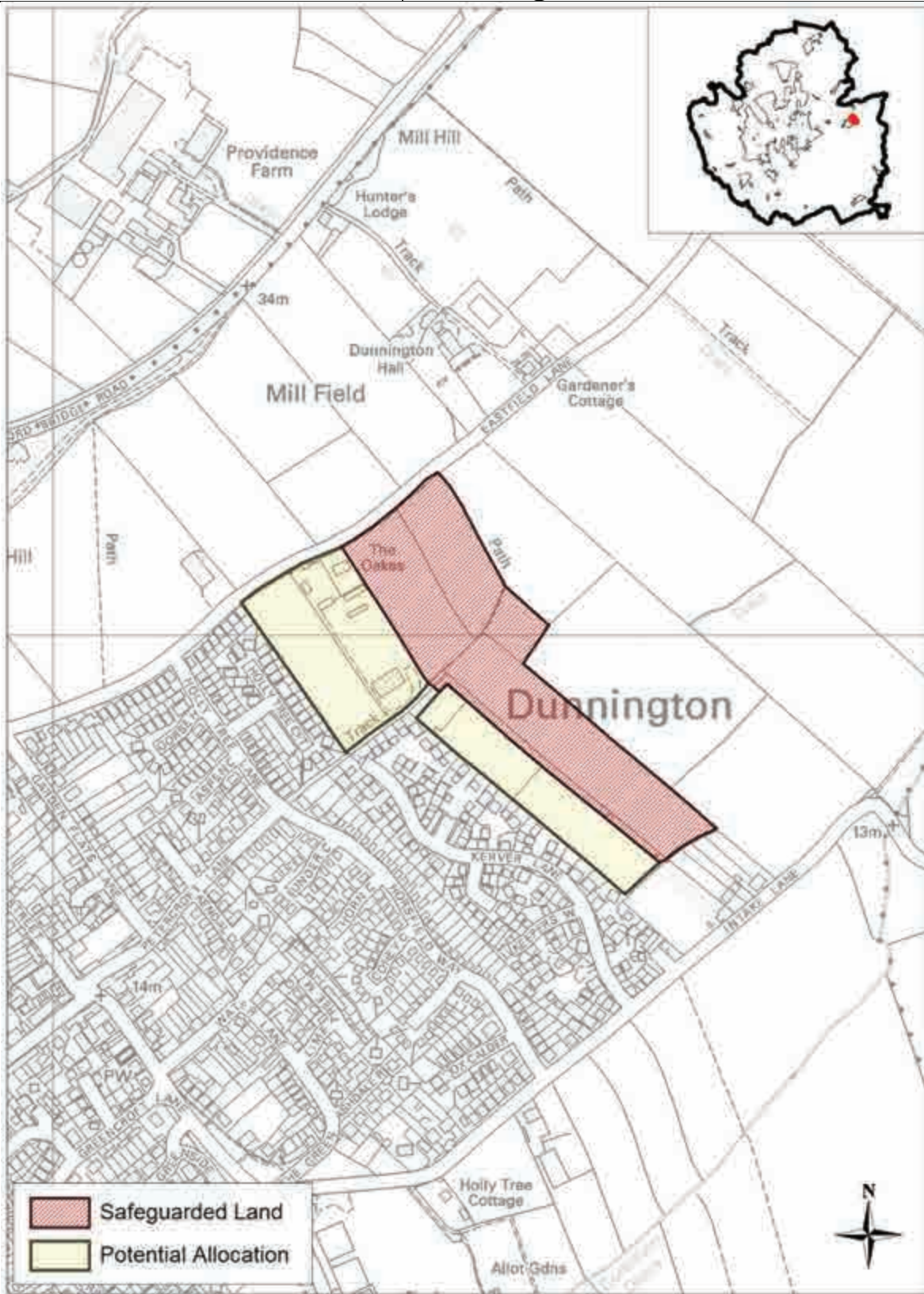
Site size:

88ha

<p>Officer Comments:</p>	<p>Part of this area of land to the east of Earswick came forward through the 'call for sites' process in 2012 and a revised site boundary was put forward through the Local Plan Preferred Options Consultation. The site presents an opportunity to consider the longer term size and shape of Earswick and the possibility of enhancing/reinforcing service provision in the village.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. Currently the site does not meet the requirements set in the site selection methodology to ensure sustainable access to services such as schools, shops and health facilities. It may be that over time these matters can be addressed and the site could be considered as an allocation for years 1-15 of the Plan if concerns over access and the creation of a sustainable neighbourhood can be addressed adequately. In these circumstances the most appropriate designation for the site is that of safeguarded land.</p> <p>The western boundary of the site is Strensall Road and the rear of current development that fronts onto Strensall Road. The southern boundary field boundaries, some with hedgerows. The eastern boundary is a tree lined lane, the northern boundary is formed by field boundaries.</p>
<p>Recommendation:</p>	<p>To include this site as safeguarded land within the Local Plan. This reflects concerns over access and the creation of a sustainable neighbourhood. If these concerns can be overcome part of this land could potentially be considered as an allocation for years 1-15 of the Plan.</p>

Site ref: 811
Allocation Ref: N/A

Site Name:
Land at Intake Lane East of Dunnington



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Site size:

5ha

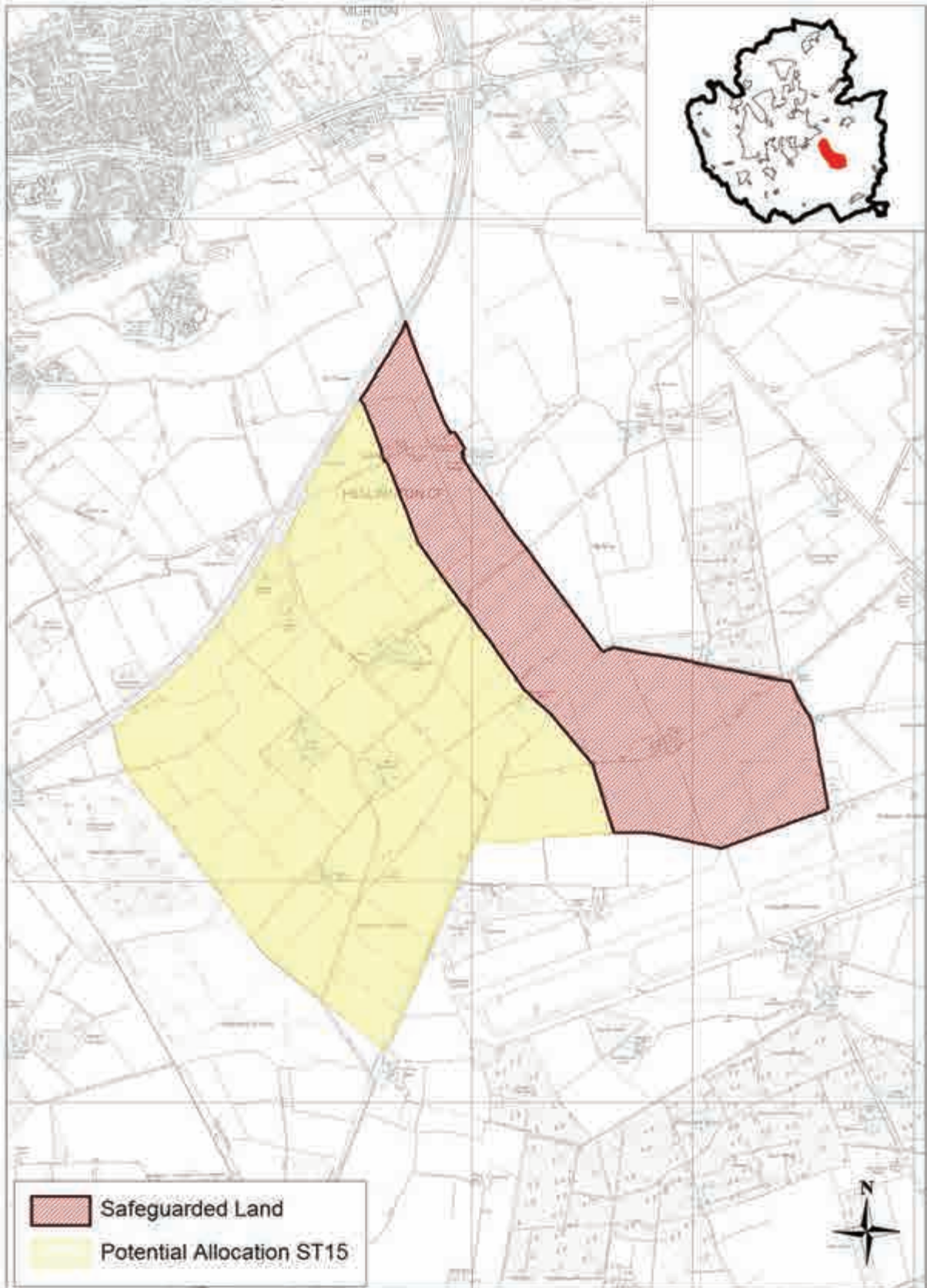
Officer Comments:	<p>The site is bounded on the west by the housing allocations that adjoin the Kerver Lane housing estate and on the south by the rear of the properties that front Intake Lane. The northern boundary is Eastfield Lane and the eastern boundary is formed by existing field boundaries that are predominantly hedgerows.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. The shape and form of the allocation is within the grain of the existing settlement and it provides a long term opportunity to consider limited expansion of the village</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: SF3

Site Name:

Allocation Ref : N/A

Whinthorpe



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Site size:

140ha

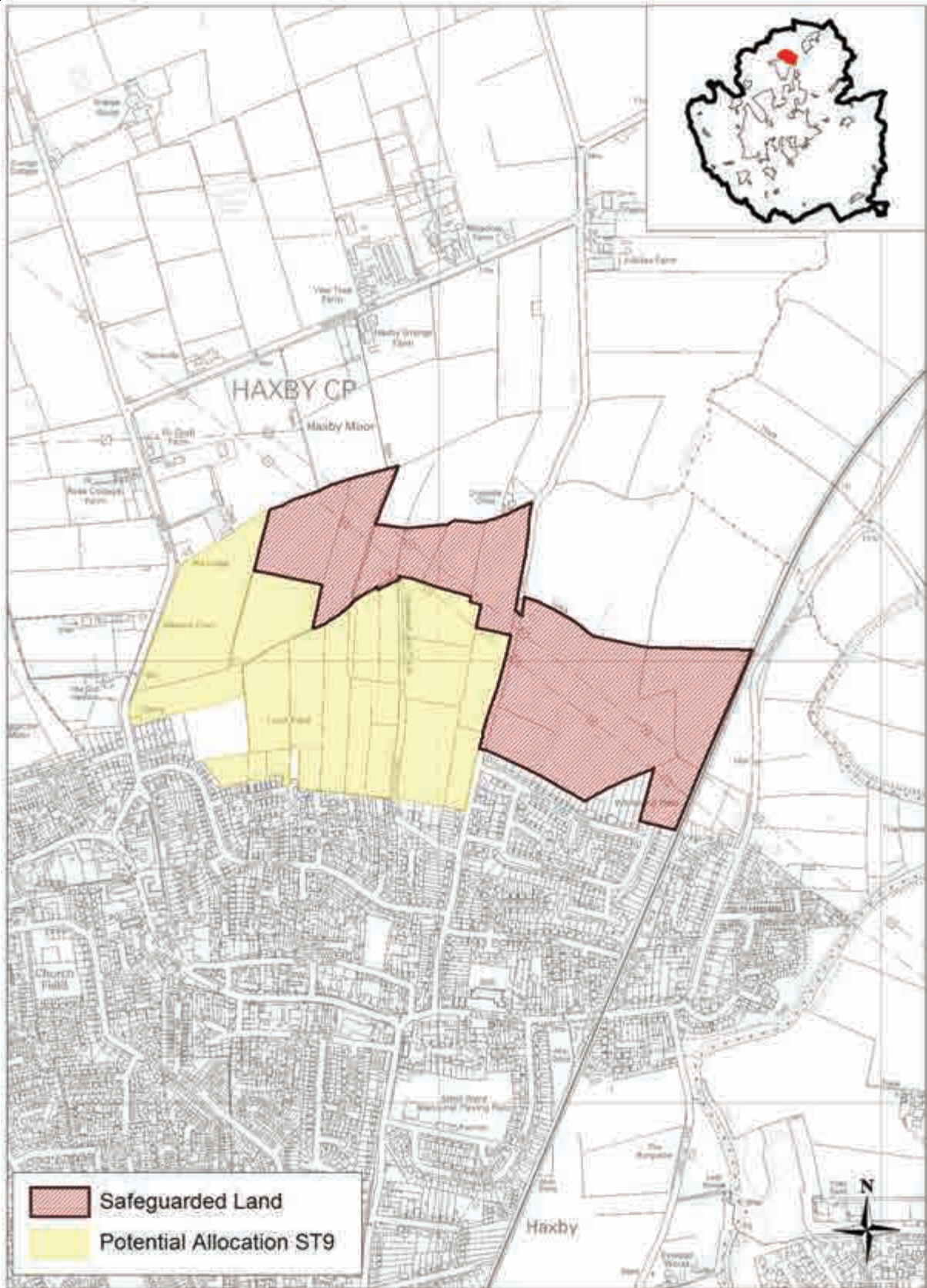
<p>Officer Comments:</p>	<p>The Whinthorpe development is both extensive and complex. Detailed discussion have taken place since the preferred options consultation to determine the most appropriate configuration of development and the safeguarding of valuable environmental assets. This has led to a re-examination of the combination of allocated land for development in the plan period and the safeguarding of further land that would give opportunity to consider further growth in this location beyond the plan period.</p> <p>The revised master plan for the development is now proposing an area of safeguarded land to the east of the proposed development. Further information on the broad configuration of development can be found in the section of the document that addresses changes to the sites allocated for development.</p> <p>The proposed area of safeguarded land is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. The boundaries of the site are the proposed allocation to the west and field boundaries to the south and east. The A64 forms the northern boundary.</p>
<p>Recommendation:</p>	<p>To include the revised boundary as safeguarded land within the Local Plan</p>

Site ref: 814

Site Name:

Allocation Ref: SF4

Land North of Haxby



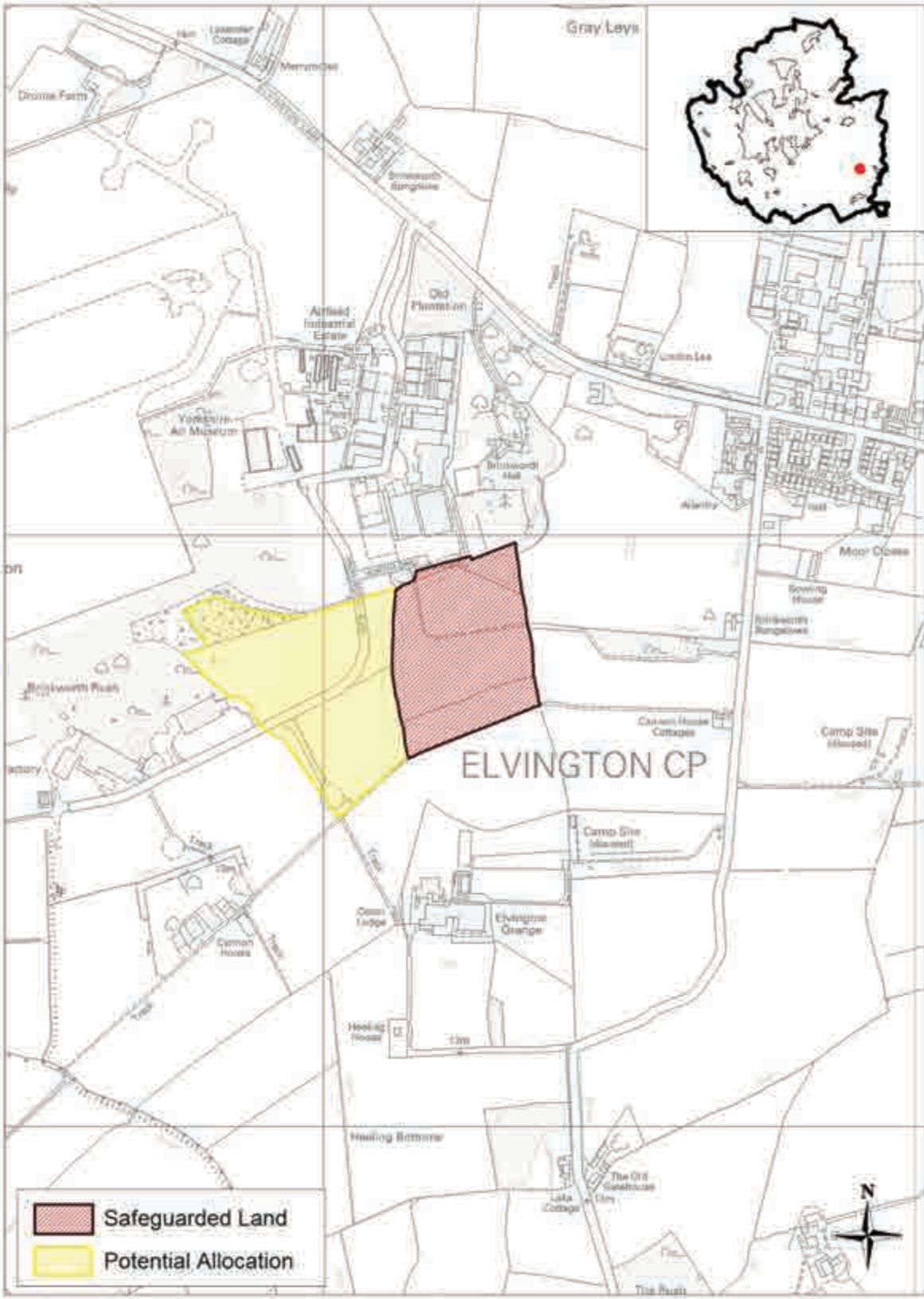
Site size:

30ha

<p>Officer Comments:</p>	<p>This site is an extension to the existing safeguarded land site SF4 that is proposed following discussions with the site's promoter about the overall scheme for the land to the south which is a proposed housing site. The proposal along with land to the east which was included in the preferred options consultation Local Plan as safeguarded land will provide an opportunity to consider some development of the village at a future date without incursion into the green belt.</p> <p>The eastern boundary of the site is the railway line to Scarborough and the southern boundary is the proposed housing allocation and existing housing development to the east of Usher Lane. The western and northern boundary follow existing field boundaries. The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt and forms a logical addition to the form of the settlement</p>
<p>Recommendation:</p>	<p>To include the revised boundary as safeguarded land within the Local Plan</p>

Site ref: 815
Allocation Ref: N/A

Site Name:
**South of Elvington Airfield
Industrial Estate**



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Site size:

7ha

Officer Comments:	<p>The Elvington Business Park is well established and successful, consideration should be given to the possibility of longer term modest expansion of the Park. In light of this it is proposed to identify an area of safeguarded land to the south of the existing business park.</p> <p>The site proposed does not lie within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt.</p> <p>The boundaries of the site are the existing business park to the north, a small wooded area and field boundary to the west. A track forms the southern boundary and field boundaries form the eastern boundary.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan