



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN
2017-2033**

**Planning applications and appeals on Housing Sites Note
August 2022**

CITY OF YORK COUNCIL LOCAL PLAN

Planning applications and appeals on Housing Sites Note, August 2022

1. In Phase 3 hearings on the Local Plan, the appointed Inspectors sought an update on the planning applications and appeals on housing sites. The table below sets out current planning permissions, applications and appeals for all allocated housing sites as at 31 July 2022

Residential Sites

Site Allocation	Extant Planning Permissions	Pending Planning Application	Pending Planning Appeals
H1: Former Gas Works, 24 Heworth Green	<p>19/00979/OUTM outline application with all matters reserved except for access, layout and scale, for the erection of a maximum of 607 residential apartments (use class C3), 130 sqm (GIA) retail or community use floorspace</p> <p>Approved 1.7.20.</p> <p>21/00854/REMM for appearance and landscaping (Zone A only) for 119 dwellings and</p>	<ul style="list-style-type: none"> Application 22/01281/REMM validated 17/06/2022 - Reserved matters application for details of appearance and landscaping for Zone B currently pending consideration 	None

	<p>Commercial/ community use unit approved 8.11.21, 21/00855/REMM for appearance and landscaping (Zone C only) for 96 dwellings approved 8.11.21.</p> <p>N.B. Remediation of this site is currently underway in preparation for development</p>		
H3: Burnholme School	<p>20/01916/OUTM approved at Committee on 02.09.21 for 83 homes decision issued 14.10.21. No matters reserved except for the appearance, scale and internal layout of 5no. self-build plots</p>	None	None
H5: Lowfield School	<p>17/02429/OUTM approved on 21.8.18 for 65 dwellings, care home (approx 80 bed), health and public service building and associated green space, access and</p>	None	None

	<p>infrastructure</p> <p>17/02428/FULM approved on 21.8.19 for erection of 96no. two and three storey houses, 26no. bungalows and three storey 18no. apartment building with new access and associated infrastructure</p> <p>18/02925/FULM approved on 25.3.19 for erection of 5no. apartments, 5no. two-bedroom housing units, 6no. three-bedroom housing units, 3no. four-bedroom housing units and a shared common house/amenity block and associated infrastructure to form community housing development</p> <p>(Self-build plots: 20/01961/FUL,</p>		
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	<p>20/01673/FUL, 20/01697/FUL, 20/02118/FUL, 20/01060/FUL, 20/01573/FUL)</p> <p>N.B. This site is currently under construction having already provided completions during the previous two years</p>		
H6: Land R/O The Square Tadcaster Road	<p>17/02619/FULM approved 5.4.19 for the erection of three-storey building comprising 30no. apartments, community hub and offices (use class B1) for Wilberforce Trust with associated access and parking.</p> <p>This site is currently under construction and is anticipated to be complete during this monitoring year.</p>	None	None
H7: Bootham Crescent	<p>19/00246/FULM approved 1.2.22 for the erection of 93 dwellings with associated</p>	None	None

	<p>access, infrastructure, landscaping, public open space and parking.</p> <p>N.B. Remediation of this site is currently underway in preparation for development</p>		
H8: Askham Bar Park & Ride	<p>None – However, site forms one out of a portfolio of CYC Housing Delivery Programme Sites</p>	None	None
H10: The Barbican	<p>13/02135/FULM approved 24.8.17 for erection of 1 no. Block of 175no. apartments and separate block of 12no. apartments – permission implemented</p>	None	None
H20: Former Oakhaven EPH	<p>22/00304/FULM approved 5.8.22 for the erection of 64-bedroom residential care home (use class C2) with associated structures, access, parking and landscaping following demolition of existing structures.</p>	None	None

H22: Former Heworth Lighthouse	15/02486/FULM approved 5.2.16 for a three-storey extension to provide 25no. flats and communal facilities, erection of 2no. semi-detached bungalows and alterations to access road. N.B. Full completion of this site took place during the 2017/18 monitoring year.	None	None
H23: Former Grove House EPH	18/00337/FULM approved 23.8.18 for 29 homes. N.B. Full completion of this site took place during the 2019/20 monitoring year.	None	None
H29: Land at Moor Lane Copmanthorpe	None	19/00602/FULM submitted March 2019 for 97 homes - pending consideration	None
H31: Eastfield Lane Dunnington	20/01626/FULM approved on 18.07.22 for the erection of 83 dwellings,	None	None

	landscaping, public open space and associated infrastructure		
H38: Land RO Rufforth Primary School Rufforth	21/02661/FULM for 21 homes, refused 15.08.22 ¹		
H39: North of Church Lane Elvington	None	None	None
H46: Land to North of Willow Bank and East of Haxby Road, New Earswick	None	20/02495/FULM submitted January 2021 for 117 dwellings, currently pending consideration	None
H52: Willow House EPH, 34 Long Close Lane	None – However, site forms one out of a portfolio of CYC Housing Delivery Programme Sites	None	None
H53: Land at Knapton Village	None	None	None
H55: Land at Layerthorpe	None	None	None
H56: Land at Hull Road	18/02824/REMM approved 7.8.19 for 69 homes. N.B. Fully complete in 2021/22 monitoring year.	None	None

H58: Clifton Without Primary school	None – However, site forms one out of a portfolio of CYC Housing Delivery Programme Sites	None	None
H59: Queen Elizabeth Barracks – Howard Road, Strensall	None	None	None
ST1: British Sugar/Manor School	15/00524/OUTM allowed on appeal on 28.9.18 for up to 1,100 residential units (C3), community uses (D1/D2), and new public open space with details of access and demolition of the former Manor School Buildings, with all other matters reserved. N.B. Site currently undergoing remediation works in preparation for construction	None	None
ST1: Manor School	None – However, site forms one out of a portfolio of CYC Housing Delivery Programme Sites	None	None

<p>ST2: Former Civil Service Sports Ground Millfield Lane</p>	<p>14/02979/FULM allowed on appeal 25.10.19 for residential development of 266 dwellings with associated access, public open space, landscaping and infrastructure.</p> <p>N.B. Site currently under construction</p>	<p>None</p>	<p>None</p>
<p>ST4: Land Adj. Hull Road and Grimston Bar</p>	<p>None</p>	<ul style="list-style-type: none"> • 15/00166/FULM submitted March 2017 for the proposed erection of 175 homes • 15/00167/FULM submitted March 2017 for the proposed erection of 53 homes. <p>N.B. both these applications are currently pending consideration.</p>	<p>None</p>
<p>ST5: York Central</p>	<p>18/01884/OUTM approved 24.12.19 for up to 2,500 homes (part of a mixed-use application)</p>	<p>None</p>	<p>None</p>
<p>ST7: Land East of Metcalfe Lane</p>	<p>None</p>	<p>None</p>	<p>None</p>

ST8: Land North of Monks Cross	None	<ul style="list-style-type: none"> 18/00017/OUTM outline application submitted 8.1.18 for residential development of circa 970 homes – awaiting appeal against non-determination 	<p>Appeal Ref: APP/C2741/W/21/3282969</p> <p>Public inquiry on 25th-28th January 2022.</p> <p>Awaiting decision</p>
ST9: Land North of Haxby	None	None	None
ST14: Land to West of Wigginton Road	None	None	None
ST15: Land to West of Elvington Lane	None	None	None
ST16: Terrys Extension Site - Terrys Clock Tower (Phase 1)	<p>16/01646/FULM approved 20.6.19 for the conversion of Clock Tower and former Boiler House to form 22no. apartments with Museum Space and associated car parking.</p> <p>N.B. This site is currently under construction and anticipated for full completion this monitoring year</p>	None	None
ST16: Terrys Extension Site- Terrys Car Park (Phase 2)	None	<ul style="list-style-type: none"> 20/02517/FULM submitted January 2021 for the erection of extra care accommodation including 	<p>Appeal Ref: APP/C2741/W/21/3289470</p> <p>Public inquiry held 26.04.22</p>

		70 apartments. Awaiting appeal against non-determination	Awaiting decision
ST16: Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)	Removed from housing trajectory – this site is being developed for an Acquired Brain Injury Hospital (application ref 21/01758/FULM)	N/A	N/A
ST17: Nestle South (Phase 1)	17/00284/FULM for 258 homes approved on 14.9.17. 19/01509/FULM approved on 3.3.20 to increase homes from 258 to 279 N.B. This site is currently under construction	None	None
ST17: Nestle South (Phase 2)	18/01011/OUTM approved 18.2.20 for a mix of uses including 425no. dwellings, 21/01371/FULM approved on 28.1.22 for 302 homes	None	None
ST31: Land to the South of Tadcaster Road, Copmanthorpe	None	<ul style="list-style-type: none"> 18/00680/OUTM outline application submitted in March 2018 with all matters except means of access reserved for 160 homes. 	None

		Approved by members at 11.7.22 Planning Committee but subject to referral to SoS and legal agreement.	
ST32: Hungate (Phases 5+)	15/01709/OUTM approved 25.4.17 including outline consent for Blocks G and H estimated at 196 homes for Block G and 179 homes for Block H. 18/02946/FULM approved on 23.10.19 for the erection of a residential apartment block, landscaping and associated works (Block D – 196 homes).	None	None
ST33: Station Yard Wheldarke	None	<ul style="list-style-type: none"> 21/02283/FULM submitted October 2021 for 140 homes and associated infrastructure – currently pending consideration. 	None
ST35: Queen Elizabeth Barracks, Strensall	None	None	None
ST36: Imphal Barracks, Fulford Road	None	None	None

¹ Committee overturn and application refused for the following reasons:

The application site lies within the general extent of the Green Belt, as set out in saved policies Y1 and YH9 of The Yorkshire and Humber Plan - Regional Spatial Strategy. The proposed development is inappropriate development which, by definition, is harmful

to the Green Belt. There would be harm to openness, the development would lead to encroachment into the countryside and would not encourage the recycling of derelict land. No very special circumstances exist which clearly outweigh the identified harm.

The proposal conflicts with the National Planning Policy Framework 2021 Chapter 13 (Protecting Green Belt Land) in particular paragraphs 137, 138, 147, 148 and 149, policy GB1 of the Publication Draft Local Plan 2018 and policy GB1 of the Development Control Local Plan 2005, which seek to restrict development in order to maintain the openness of the Green Belt.

Employment Sites

Site Allocation	Planning Permissions	Planning Application (pending)	Planning Appeals
ST5: York Central	18/01884/OUTM approved 24.12.19 for mixed-use development of up to 379,729 sq m of floor space (including up to 2,500 homes (Class C3), between 70,000 sq m and 87,693 sq m of office use (Class B1a), up to 11,991 sq m gross external area (GEA) of retail and leisure uses (Classes A1-A5 or D2), hotel with up to 400 bedrooms (Class C1), up to 12,120 sq m GEA of non-residential institutions (Class D1) for expansion of the National Railway Museum.	None	None
ST19: Land at Northminster Business Park (15ha)	21/00796/FULM approved 27.8.21 for distribution facility (B8) including formation of vehicle access onto Glaisdale Road. 5569 sqm gross floorspace (B8) on 3.79ha. Works currently	None	None

	<p>ongoing. (15ha – 3.79ha results in 11.21ha left for development)</p> <p>N.B. This site is currently under construction.</p> <p>18/02158/FULM approved 31.5.19 (superseded by application 21/00796/FULM - see above)</p> <p>for new industrial facility (B2/B8 with ancillary office B1a) with access road, parking and landscaping. 1655 sq m gross floorspace of B1/B2/B8 on 0.528 ha site.</p> <p>18/02919/FULM approved 11.6.19 for two storey building (mixed use class B1, B8) and detached workshop with access and parking - Permission expired 11/06/2022.</p>		
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ST27: University of York Expansion (21.5ha)	None	None	None
ST26: Land South of Airfield Business Park, Elvington (7.6ha)	<p>18/02839/FULM approved 11.7.19 for the erection of a two-storey industrial building (mixed B1, B2, B8) with access and associated parking. 3,924 sqm gross internal floorspace (696 sqm office (B1) / 2717sqm (B2) / 511sqm (B8)) on 0.4 ha. No start to development at 01/04/2022.</p> <p>N.B. 7.6 ha – 0.4 ha would result in 7.2ha left for development.</p>	None	
ST37: Whitehall Grange, Wigginton Road (10.1ha)	<p>20/01479/FUL approved 15.1.21 for the erection of temporary office for a period of 5no. years and re-cladding of existing barn equating to 708 sq m gross internal floorspace of B1a use on 0.08 ha within allocated site. N.B. works ongoing.</p>	None	None

	<p>19/00855/REMM approved 15.11.19 for the use of land as car storage facility, erection of office building, and associated infrastructure. Application site covers 10.1 ha and has approval for 3131 sq m gross new internal floor space of Class B1a and 903 sq m gross new internal floor space of Class B8/Sui-generis N.B. works ongoing.</p> <p>16/01446/OUTM approved 26.4.20 for the demolition of existing buildings, use of land to car storage facility and erection of office building with 3131 sq m gross internal floorspace of B1a use together with loss of 1216 sq m gross internal floorspace sui-generis use on 10.1 ha. N.B. works ongoing.</p>		
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E8: Wheldrake Industrial Estate (0.45ha)	This site is use as a community woodland and a modification is proposed for deletion.	None	None
E9: Elvington Industrial Estate (1ha)	None	None	None
E10: Chessingham Park, Dunnington (0.24ha)	16/02777/FUL approved 18.8.17 for the erection of a workshop in connection with new builder's yard including hardstanding, parking, storage bays and office space creating 372 sq m gross new internal floor space of Class B2 on site area of 0.178 ha. N.B. This development was completed in 2020/21	None – site now fully developed	None
E11: Annamine Nurseries, Jockey Lane (1ha)	None	None	None
E16: Poppleton Garden Centre (2.8ha)	None	None	None
E18: Towthorpe Lines, Strensall (4ha)	None	None	None