

Site Selection Technical Paper (June 2013)

Annex 22 - Sites failing Criteria 1
(Environmental Assets) where further
evidence submitted

Call for Sites Reference	Local Plan Allocation Reference	Site Name	Site Size (ha)	Technical officer Comments - Summary	Site Allocated or Removed
317	H9	Land off Askham Lane	32.72ha	<p><u>General</u></p> <p>Site 317 is made up of individual sites 100, 149 and 177. The total amalgamated site area is 32.72ha. Submission 177 requested reconsideration of the Historic Character and Setting boundaries to the north of the amalgamated site.</p> <p><u>Highways</u></p> <p>Access could be feasible from Foxwood Lane to the North and Askham Lane to the west. Further detailed assessment would be required.</p> <p><u>Design and Conservation</u></p> <p>The site forms part of the expanse of land to the east of Askham Lane designated 'Area Retaining Rural Setting' in the 2011 Historic Character and Setting Technical Paper. The topography of the area, especially along the Foxwood Lane frontage is notably undulating around the 'Great Knoll' area and there is an area bordered by Foxwood Lane and Stirrup Close which is notably lower than the surrounding area (diagonally across the field). It is considered that because of its topography, and views to it from the south, this small area to the north east of the site (1.3ha) would be acceptable for development and consequently, it is proposed that a small triangular piece of land bordered by Foxwood Lane and Stirrup Close is removed from the Historic Character and Setting designation.</p> <p>It is considered that the remainder of the site (31.42ha) should remain</p>	Part of the site (1.3ha) is allocated for housing (H9)

				<p>within the designation 'area retaining rural setting' as due to its topography the site is highly visible, providing an interface between the built up part of York and the flat rural areas beyond the Outer Ring Road.</p> <p>No concerns raised from an ecological perspective. Arable land with little interest.</p> <p><u>Air Quality</u></p> <p>No issues raised.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located within flood zone 1. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
49	H27	Land at the Brecks, Strensall	3.90ha	<p><u>Highways</u></p> <p>Access to the site is available from three separate points residential development could be supported within the existing highways structure subject to improvements and a full transport assessment.</p> <p><u>Design and Conservation</u></p> <p>The site is designated as natural and semi natural open space in the Council's Open Space Study (2008) but it is of poor quality and has accessibility issues. The site scores 43% for accessibility (lower quartile). The PMP study concludes that a space that is inaccessible is almost</p>	Allocated for housing

			<p>irrelevant to potential users and therefore may be of little value, irrespective of its quality. The quality score is also much less than the recommended standard of 66% and above. Strensall ward overall has a deficiency of 2.79ha of Natural and Semi-natural open space so if this site is to be developed the deficiency will increase and it is important that alternative accessible and high quality natural and semi-natural open space is provided.</p> <p>Further east of the site is Strensall Common, which is of high conservation value (a Site of Special Scientific Interest). Although, to date, development nearby and the use of part of the land by the Army have not affected the site, its heath-shrub environment is such that it would be particularly vulnerable to change and in particular recreational disturbance.</p> <p>The site falls within a Regional Green Corridor along the River Foss Corridor. The ecological value of the site is currently limited and could be enhanced through a sensitive development scheme in consultation with the Council's Conservation Team with an appropriate buffer maintained and enhanced along the River corridor.</p> <p><u>Air Quality</u></p> <p>No air quality issues identified</p> <p><u>Noise</u></p> <p>Noise and vibration assessment required due to proximity of railway.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located within flood zone 1. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p>	
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305	H37	Land at Greystones Court, Haxby	6.9ha	<p><u>General</u></p> <p>Site 305 is made up of individual sites 6 and 114. The total amalgamated site area is 6.9ha. Submission 6 requested reconsideration of the Historic Character and Setting boundaries to the north of the amalgamated site.</p> <p><u>Highways</u></p> <p>Access could be taken from Greystone Court to serve a small extension. Further detailed assessment required.</p> <p><u>Design and Conservation</u></p> <p>The area to the south of Haxby and the built up area of York is designated as an 'area preventing coalescence' in the Historic and Character and Setting Report, 2003. Consideration has been given to the evidence submitted in support of site 6 (Land adjacent to Greystones Court, Haxby) and it is considered that the removal of part of this site from the 'Area Preventing Coalescence' and developing for residential development would not prejudice the Area Preventing Coalescence between Haxby and New Earswick because ribbon development already exists along Haxby Road and the proposed development would only form a modest extension to Haxby, mitigated by a 'soft' landscaping approach to the development, with a public woodland walk on the southern boundary of the proposed new dwellings, significantly improving the visual appearance of the southern boundary of Haxby. The proposal would</p>	Part of the site (1.40ha) is allocated for housing (H37)

				<p>create a more defensible, permanent boundary to safeguard against future coalescence.</p> <p>It is considered that the remainder of the amalgamated site (5.5ha) should remain in the area preventing coalescence.</p> <p>Adjacent to Westfield Beck corridor with significant water vole interest.</p> <p><u>Air Quality</u></p> <p>No issues raised.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located within flood zone 1. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
562	H32	The Tannery, Strensall	2.22ha	<p>This site falls within a regional green corridor however at the point of initial analysis (Oct 1st 2012) the site was being considered for residential development (12/03149/FULM submitted on 25/09/2012) and as such was already being discussed in detail with the Conservation team and other relevant officers at the Council as part of the planning application process. The application for 53 homes with associated public open space and infrastructure went to the Council's Planning Committee on 23/03/2013 and was approved subject to amended conditions and S106 Legal Agreement.</p>	Allocated for housing

<p>Site 725 (containing 150 and 151)</p>	<p>ST20</p>	<p>Castle Piccadilly</p>	<p>25,000 sq m net</p>	<p><u>Highways</u></p> <p>The site is located within the city centre allowing access to a variety of transport modes. The site is adjacent to both frequent and non-frequent routes, which could be used without further infrastructure improvements. This includes park and rides bus routes allowing the site to be connected through modes other than the car. There are existing pedestrian routes in use as well as cycle routes to this location. Further detailed assessment would be required.</p> <p><u>Retail</u></p> <p>Evidence shows that the city needs to accommodate retail growth to ensure long-term vitality and viability. This site is located within the city centre adjacent to existing retail and associated functions. The location will help to capitalise on existing linkages and extend the retail function of the city centre supporting its overall viability and purpose both in the immediate vicinity and city centre as a whole.</p> <p>The Development of the Castle Piccadilly area represents an extension to the City Centre and should be promoted for main town centre uses which support the Primary Shopping Area and the City Centre as a whole. There were two individual submissions through the call for sites for 36-40 Piccadilly and the Ryedale Building. Preference would be given for all these sites to be brought forward as part of overall masterplan for the strategic site, however given their different ownerships this may not be viable. Should re-development of the sites be brought forward to the strategic Castle Piccadilly site then it should be ensured it does not</p>	<p>Allocated for Strategic Retail</p>
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			<p>undermine the strategic development</p> <p><u>Design and Conservation</u></p> <p>The River Foss running through the site is a designated SINC and protected as functional floodplain. The River is also buffered to form a regionally significant green corridor. The site would not be expected to encroach on the existing river course and to either side are existing brownfield areas that are already very much part of the built environment. The site has a long history as a potential development sites with detail planning briefs and previous allocations for a mixed use site. Discussions with ecology colleagues suggested that sympathetic redevelopment of the site would cause no deterioration to the existing environmental designations and if done appropriately could enhance the wildlife pathways. A core stipulation that was made was that detailed consideration to the access of light to the river surface should not be impinged. A detailed flood risk assessment would be required.</p> <p>Possible bat interest in buildings and along Foss as part of Foss corridor. Open space mitigation will need to be considered. Assessment of bird flight lines will be required.</p> <p><u>Air Quality</u></p> <p>The site is located adjacent to the city centre AQMA. An air quality assessment will be required due to proximity to AQMA and other areas of poor air quality in the city centre.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located either side of the River Foss and the majority of the site</p>	
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				<p>is located within flood zone 3a (high potential risk of flooding). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment in Annexes 16 and 17.</p>	
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