

York Local Plan Further Sites Consultation – Summary Of Responses
Appendix 4: Changes to Allocated Sites

November 2015

Site, Para etc.	Comments	Ref.	Name (where business or organisation)
37 (E3) Ford Garage, Jockey Lane	Objection – this site should be allocated for retail and associated “A” uses to reflect the sub regional shopping function of Monks Cross Shopping Park. Representation contains detailed technical comments.	4811/23988	
46(H30) Land to the South of Strensall Village	Support –any extension to site 46 must be resisted for the reasons identified in the technical officer comments. There is history of previous applications to develop at this site which is currently in the York Green Belt.	77/18875	Strensall with Towthorpe Parish Council
	Support – agree with the officer assessment and that the boundary shouldn’t be enlarged because of the environmental impacts.	494/23784	
	Support – opposed to any extension. Exit from the site is dangerous. Abundance of wildlife. Local roads cannot cope with increase in traffic. The site has historic ridge and furrow.	3062/22263	
	Support – this site would have serious implications for the protected wildlife on the site. The exit is directly on a bend, near misses are a daily occurrence.	4703/23984	
55 (H26) Land at Dauby Lane, Elvington	Objection – do not agree with the exclusion of land to the west of H26 within the allocation. No intention to develop here and consider that it would be beneficial to the land if it were to be brought under positive and beneficial management. The land is designated SINC and is subject to a Tree Preservation Order. It is therefore protected from development. If access to the woodland is excluded, the SINC would be of limited value to the community. This would restrict inappropriate use of the woodland by the public and limit the level of disturbance on wildlife. Without management, the value of the woodland would naturally decrease over time. Over time, the ecological value of the area will therefore be permanently lost without management. The land to the west of H26 contains structures built during the second world war. These buildings are redundant and in poor condition. If the buildings are left in situ, they are likely to decay and may be misused. It would be better to demolish these buildings. Positive and beneficial management would enhance the biodiversity of the area and secure the long term value of the site. It is considered that it would be much better to create formal access into the Woodland, with a well-defined footpath that guides members of the public through the SINC. This would allow the public to appreciate and benefit from this area. If this woodland was included within the allocation, then it would be appropriate to ask the Applicant to provide a long term Ecological Enhancement Plan.	9381/18146	DPP One
72 (H33) Water Tower Lane, Dunnington	Objection - seeks additional land for existing allocation which is was rejected in the further sits consultation. Additional land could provide an additional 13 affordable dwellings. Sole ownership and agreement with Cobalt. Rejected extension to boundary at technical officer comments due to landscape impacts – need to retain separation to	9896/19339	Arcus Consultancy Services

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	A166 and prevent encroachment. Sets out case that development could incorporate a separation to A166 by way of green buffer/Public Open Space. Could show as indicative greenspace as for other sites. Would help to maintain character and setting of Dunnington and create a clear settlement limit and defensible boundary.		
197 (H24) Former Bristow's Garage, Fulford Road	Support – agree with officer assessment that this site is not suited for retail/petrol station. Remedial decontamination has already been undertaken for this former petrol station site which could be suited for community use or housing. Retail use would adversely affect nearby local shopping parade in the conservation area leading to pressure to convert to inappropriate uses for traditional shop units.	386/18923	York Green Party
202 (H4) Land at St Joseph's Monastery	Support –support removal of burial ground and would propose that given the shortfall of public open space within the immediate area, open space provision should be required on site in any housing development. The only reason this has not been protected as open space is that it was not publically accessible	386/18926	York Green Party
	Support – supportive of the allocation of the site for housing under site reference H4 and further welcome the proposed alteration to the site boundary which is to exclude the graveyard from the site development boundary. Now, consider it important that the emerging Local Plan gives explicit recognition that this site could be suitable for student accommodation or as a market housing scheme. On-going discussions are underway with Vita Ventures Limited who have now commenced the formal pre-application process with officers of the Council in respect of the sites redevelopment (pre-app ref 14/01109/PREAPP). This will culminate in the submission of a planning application early in September 2014, to create a high quality bespoke student housing scheme. By the time the Local Plan reaches submission stage, a planning application for this new student community will have been submitted for formal consideration by the Council. As a result , we consider it important that the emerging Local Plan gives explicit recognition that this site could be suitable for student accommodation or as a market housing scheme. The proposal comprises accommodation for in the region of 680 student beds through new build development, including the retention and conversion of the main convent buildings. The proposed development provides the opportunity to secure the sympathetic re-use of the principal convent buildings which have been included in the List of Buildings by English Heritage for their special historic interest and Listed as Grade II. Student Accommodation Need: in 2013, from a total of 17,826 full-time student studying at the two York Universities, they had 7096 University provided bed spaces and some 54.43% of students therefore living in private rented sector in the city. Through schemes with planning permission or under	1748/18768	Savills

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	<p>construction, the University's own bed space provision is likely to increase and yet by 2017/18 there will still be 53% of full time students living in the private rented sector. There is a strong case for additional private sector accommodation for students to come forward to reduce the number so students living within the private rented sector. Site H4 provides the opportunity for student accommodation to be delivered in a sustainable location and it would accord with policy AC HM5 of the Local Plan (preferred options).</p>		
258 (H30) Land to the South of Strensall Village	<p>Support –any extension to site 258 must be resisted for the reasons identified in the technical officer comments. There is history of previous applications to develop at this site which is currently in the York Green Belt.</p>	77/18876	Strensall with Towthorpe Parish Council
696 (H2) Amalgamated Sites off Tadcaster Road	<p>Objection –the Council have not accepted previous representation and has decided not to allocate the site for housing. The additional information submitted with this representation demonstrates that the technical officer assessment is factually incorrect or at least based on factually incorrect information. Ecology survey carried out which concludes that the site is not ecologically sensitive. It is feasible to design a scheme that will retain the rural character of Cherry Tree lane (a sketch scheme has been prepared). The proposed housing allocation at H2 will have some impact on the character of the west end of Cherry Lane, but utilising the proposed access to H2 the remained of the Cherry Lane site can be developed without having any greater impact on the character of Cherry Lane.</p>	431/18524	Keogh Planning
791 (H9) Amalgamated Site west of Chapelfields)	<p>Objection – further evidence submitted in support of site 791. Not accepted that site has an impact on the wider open landscape or the setting of the city.</p>	9809/18184	ID Planning
792 (H9) Land off Askham Lane	<p>Objection – disagree with officer assessment. Disappointed at Council's rejection to enlarge allocation at Foxwood Lane which has proximity to local facilities, not identified as any ecological interest, will establish new green belt boundaries. At Foxwood Lane, any landscape impacts would be limited to the immediate surrounds with little by way of long distance views defined by mature vegetation.</p>	3221/22294	Ward Associates Planning Consultants
799 (ST21) York Designer Outlet	<p>Support - supports the rejection of the site for further retail expansion and agrees with the officer conclusion that it would impact negatively on the retail offer in the City Centre. It is reiterated that the proposed allocation for leisure purposes is not supported. Considers that the Local Plan should show the Designer Outlet as a previously developed site in the Green Belt and it should remain subject to relevant Green Belt policies. Position on this matter fully concurs with that adopted by the York</p>	62/19153	Fulford Parish Council

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	Green Belt Local Plan Inspector, who said that the site should not be inset within Green Belt but washed over (York Green Belt Local Plan Inquiry, 1994 – Inspector’s Conclusions D87.15 p)		
799 (ST21) York Designer Outlet (continued)	Objection – consider that there is further scope for the York Designer Outlet to fulfil its role as a retail draw to the city of York from a wider sub regional context and as a tourist destination. Retail study has not been able to properly factor in the sub regional draw of the outlet and the extent to which it supports not competes with the city centre.	244/18810	NTR Planning
	Support – agree with officer recommendation to reject retail expansion.	386/18929	York Green Party