

**York Local Plan Further Sites Consultation – Summary Of Responses**  
**Appendix 5: Changes to Strategic Sites**

**November 2015**

<b>Site, Para etc.</b>	<b>Comments</b>	<b>Ref.</b>	<b>Name (where business or organisation)</b>
<b>ST6 Land East of Grimston Bar</b>	Support – overall do not think that ST6 is a suitable site for development but if it is absolutely necessary, the area of site recommended in the technical assessment should be the absolute maximum. Agree that the site should not be extended.	69/18852	Murton Parish Council
	Objection - wider area considered suitable for housing. Further information submitted including revised masterplan approach, updated transport assessment and landscape appraisal.	1353/18979	Taylor Wimpey
<b>ST10 Land at Moor Lane</b>	Support – objects to the inclusion of the proposed boundary change asked for by the developers within the Local Plan. Askham Bog is one of the most biodiverse sites in Yorkshire. The Yorkshire Wildlife Trust has over 6,000 records of different species recorded on Askham Bog dating back to 1830. These records show the very high biodiversity of the site and also its importance for naturalists for nearly 200 years. The importance of the Askham Bog reserve to the Yorkshire Wildlife Trust has been demonstrated in our response to the consultation by the authority on the Local Plan in July 2013.	42/18916	Yorkshire Wildlife Trust
	Support – agree with the officer view that this site should not be further extended, for the reasons given.	386/18928	York Green Party
	Support – agree with the decision not to increase the extent of land allocation.	401/27508	York Ornithological Club
	Support – agree with the rejection of the potential changes to allocation ST10. The proposed expansion would have the potential to adversely affect the Askham Bog SSSI.	1399/18574	RSPB
	Support – the Council’s decision not to extend the site is to be applauded.	3836/18281	
	Support – concerned about any extension of the site. Environmental impact on the Askham Bog Site of Special Interest, which supports an exceptionally high biodiversity with healthy populations of nationally rare species. Impact on the hydrology of the bog. Unmanaged recreational access, increasing the environmental pressure on this area.	4780/22347	
	Support – welcomes that the Council has resisted the submission to substantially increase the allocation of land adjacent to Moor Lane, Woodthorpe.	6515/19241	Cllr Ann Reid, representing Dringhouses and Woodthorpe Ward
	Support - the development is far too close to Askham Bogg and will cause massive devastation to the ecology for the reserve as well as introducing a substantial increase in families looking for school places at an already very large and full primary school. This site should not be allocated for development; doing so would result in significant loss of the important wildlife features of the site. This allocation is	7827/19253	

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	therefore contrary to the Council’s own policies regarding the protection of biodiversity and Sites of Special Scientific Interest.		
<b>ST10 Land at Moor Lane (continued)</b>	Objection – welcomes the principles of the allocation but disagrees with some of the technical officer comments and believes that there is a real opportunity to allocate a larger site for development. The proposed allocation suggests an increase in the scale of the draft allocation ST10, but pulls back in terms of development from the earlier proposal. The site red edge boundary remains unchanged, but crucially increases buffers and stand-off boundaries. There are considered to be no technical reasons why the proposed allocation cannot be delivered, Response is supported by an updated masterplan which has been fully informed by a substantive technical evidence base, sustainable transport and accessibility representation, archaeological evaluation, geophysical survey and boreholes, and programme of detailed ecology schemes and interim ecology baseline report.	9254/18188	HOW Planning
	Support – welcomes the no change proposal for this site. The site is adjacent to Askham Bogs SSI, the Council will be aware of the concerns expressed by Yorkshire Wildlife Trust which are fully supported. The area originally set aside as an environmental asset is an important buffer zone and provides a wildlife corridor. The area is also an important feeding area for grey lag and Canada geese. Moor Lane struggles with morning peak time traffic, a housing development of the proposed size would lead to unmanageable levels of peak time traffic. There is also a problem with the water table level, any further development would have a detrimental effect on existing properties. Hopes that the Council will continue to recognise the importance of Askham Bogs and resist any attempts by the site promoters to extent the boundary of the original Preferred options site.	9329/18060	
	Support – support of the recommendation not to agree to any extension of the proposed boundary change. The proposed buffer zone of 150m feels to be completely inadequate, given the likely impacts on Askham Bog – pollution, effect on water table/hydrology, invasion by pets and other pests attracted to the new houses, and the risk of unmanaged visitors via unauthorised access-ways into the SSSI.	9375/18143	
	Support – areas of concern include impact on historic character and setting and environmental assets.	9392/22422	
	Support - the larger site allocation being proposed along Moor Lane would destroy the views of the rural landscape and also make it impossible for residents to safely drive out of their driveways. The traffic on Moor Lane is already gridlocked every day and the road simply could not take any further increase in traffic. It is reported that	9428/18365	

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	congestion could cost York more than £80 million a year.		
<b>ST10 Land at Moor Lane (continued)</b>	Support – concern about the enlargement of the proposed area for development from the previous area. This indicates that it is proposed to built on land alongside Moore Lane for the Main East Coast Railway Line to the North Bypass – all land that is designated as Green Belt.	9707/20162	
	Support – in full support of the Yorkshire Wildlife Trust’s concerns over the impact of this very important nature reserve. No proposals should be acceptable or progressed until a full impact assessment can be undertaken. This is a key asset of the City.	9862/24267	
	Comment – concerned that latest proposals are little different for previous one. Environmental vandalism.	9863/24268	
	Support – Askham Bog supports exceptionally high biodiversity and is an exceptional habitat. These housing proposals will irreversibly damage the hydrology and its special interest will be lost. There will be a huge increase in recreational access to the reserve. This proposal is contrary to the council’s own policies.	10033/24380	
	Support – any development on this site is likely to affect the SSSI.	10048/24406	
	Support – there will be an increase in traffic and people using the local facilities. There should not be any development so close to this unique area. It would result in a significant loss of the important wildlife features. It will have a negative impact on the golf course.	10051/24412	
	Support – revival development has negatively affected the surrounding road network. This will be made worse if this development went ahead. Development will have a detrimental effect on the wildlife of Askham Bog.	10057/24420	
	Support – this may have serious negative effects on Askham Bog SSSI through changes in the hydrology and increased human footfall.	10063/24433	
	Support – this is greenbelt, this will have a massive impact on the traffic volumes on Moor Lane. This will have a huge impact on journey times. This site acts as a buffer between Askham Bog and Moor Lane. Green corridors are necessary to allow wildlife to move to a suitable habitat. The site will result in urban sprawl. Brownfield areas should be used instead.	10090/25805	
	Support- agree with technical officers assessment of proposed wider development area, particularly regarding the need for the greenbelt buffer area to the north of Askham bog and the importance of having a barrier there to prevent the movement into the reserve of people and domestic animals. Council should listen to concerns of residents. York needs housing- but not at the expense of an irreplaceable jewel.	10491/22649	

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<b>ST10 Land at Moor Lane (continued)</b>	Objection – Askham Bog is one of the most biodiverse sites in Yorkshire. Development of the larger proposed site would be contrary to Section 28G of the Wildlife Countryside Act 1981. The Act states that a public authority must 'take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of flora and fauna or geographical and geological features of the SSSI'. The allocation of a site for a large housing development next to an SSSI is completely contradictory. ST10 would irreversibly damage Askham Bog SSSI and Ancient Woodland and that neither the potential developers nor the local authority have demonstrated how this could be avoided, mitigated or compensated for.	10771/20058	
<b>ST12 Manor Heath, Copmanthorpe</b>	Support – agree that this boundary should not be extended westwards.	57/23761	Copmanthorpe Parish Council
	Support – opposed to any extension of ST12, it is prime agricultural land. Any further housing will make already busy roads worse. The land is greenbelt which supports a diverse range of wildlife.	4423/19675	
	Support - object to the proposed enlargement of site ST12 at Manor Heath Copmanthorpe	10008/19096	
	Objection – a significantly more sustainable and attractive development can be delivered if ST12 is extended which will bring greater benefits to existing and residents and provide a more appropriate western edge to the village and an enhanced gateway to the historic city.	10312/18518	David Wilson Homes and Linden Homes