

Site assessment for Poppleton Neighbourhood Plan



Executive summary

Introduction

Background

[include background on the plan, the Local Plan and evidence base (SHLAA and so on)]

The Neighbourhood Plan for Nether with Upper Poppleton aims to make the parishes a better place to live, now and for future generations. The Plan covers a 20 year period with a review every 5 years. The Plan covers the period 2016 – 2036 and is the same timeline as the Local Plan being developed by the City of York Council.

Neighbourhood planning provides an opportunity for the community to have a say over local decision making, in order to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the vitality of the Parishes.

The Neighbourhood Plan is based on extensive research and influenced by engagement with the local community, land owners, businesses and educational establishments. When the Plan is made it will have significant weight in the determination of planning applications.

The neighbourhood plan is being prepared in context of an emerging Local Plan, which will set out the planning policies and spatial development strategy for the city. Currently, the Local Plan 4th Set of Changes approved for Development Management Purposes (2005) is used as the basis for planning decisions. A new Local Plan Publication draft was presented to the Council Members in September 2014 but following a full council motion in October 2014, consultation on the plan was halted in favour of further work in relation to housing growth. Members agreed at the Local Plan Working Group (27/06/16) and Executive (30/06/16) a Preferred Sites Document to go out to citywide public consultation. This document set out CYC's revised housing and employment quanta as well as an updated portfolio of sites to meet housing and employment demands in York.

The housing numbers proposed in the revised evidence base (SHMA, 2016) state a housing figure of 841 dwellings per annum to meet the housing requirements over the next 20 years. In addition, there is a requirement to provide 33ha of employment land across the authority to provide for 10,500 new jobs.

The council used a criteria based methodology and obtained technical comments on sites which passed the assessment in order to identify potential site allocations for both employment and housing development. A second stage was

added to the site methodology to help determine the Preferred Sites to take out to consultation as part of the Preferred Sites Consultation (2016).

In order to sieve out suitable alternatives to consider as part of the preparation of the Poppleton Neighbourhood Plan, the same criteria as the Council has been used as the first stage of the site assessment process. In addition to this, further locally specific criteria has been added.

Local Plan context

[\[details on the development of the Local Plan and the relationship between allocations e.g. British Sugar site\]](#)

There has been no Local Plan in place in York for the past sixty years. From 18 July to 12 September 2016 a preferred site consultation has been in the public domain. The Local Plan 2005 4th set of changes is the current planning document for all those wishing to develop within the City of York. The Neighbourhood Plan for Nether and Upper Poppleton has been out for 2 pre-submission consultations against this background of Local Plan development.

Housing requirements for York as per preferred sites consultation.

SHMA Addendum from the preferred sites consultation distributed by the City of York Council.

"Given that the main SHMA document identifies an objectively assessed need for 841 dwellings per annum which sits comfortably within this range set out in the SHMA addendum (706-898 dwellings per annum), it is recommended by GL Hearn that the Council do not need to move away from this number (841) on the basis of the newly available evidence published by ONS – particularly given concerns about the impact of student growth in the 2014 based SNPP and also longer term trends not reflecting the most recent trends"¹

No individual housing target at this point has been set through the emerging Local Plan for the Neighbourhood area, however as part of the Neighbourhood plan acceptance of the following proposed sites sets housing numbers for the area

Strategic Sites for development are defined by the City of York as sites over 5 hectares. There are two sites within the parish boundary of Nether and Upper Poppleton that fall into this category.

1) The Former British Sugar Site

The Former British Sugar site is identified as a strategic allocation in the emerging Local Plan. Most recently the 40.7 hectare site was identified for 1140 homes in total (with 805 homes within the plan period) within the Council's

¹ P 9 Consultation Version July 2016 Preferred Sites Consultation.

Preferred Sites Consultation (2016). In addition, a number of Planning principles were set out in relation to the development of the site. These were:

- Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment (SHMA);
- Provision of new social infrastructure to serve the needs of the new community and surrounding communities including local retail, health, community space, educational facilities and sports provision;
- Provision of a new nursery and primary school and appropriate off-site contributions for secondary school provision
- High quality design to give a sense of place and distinctive character reflecting the sites historic use and social heritage
- Creation of a framework of public realm/spaces/routes to encourage pedestrian and cycle movements into and through the site
- Creation of linked multi-functional green infrastructure including existing landscaped areas to maximise linkages to the wider green infrastructure network
- New and improved green infrastructure to meet the needs for formal and informal recreation and leisure use
- Optimise integration. Connectivity and access through the provision of new pedestrian, cycle, public transport and vehicular routes to ensure sustainable movement into, out of and through the site

[8] ha approximately of the British Sugar site is within the Neighbourhood Plan boundary. The Neighbourhood Plan supports the development of this brownfield site as a priority in the region over any other sites and therefore has included this land in the following site assessment.

1)

Former Civil Service Sports Ground and Agricultural Land

City of York Council has identified an amalgamated parcel of land at the Former Civil Service Sports Ground off the A59 and Agricultural Land accessed off Millfield Lane as a potential strategic housing allocation (ST2). The site has been identified as 10.4ha for 292 homes in the Preferred Sites Consultation (2016). In addition a number of planning principles were also set out in relation to the development of the site. These were:

- Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment (SHMA)
- High quality design to give a sense of place and distinctive character
- Appropriate off-site contributions for nursery, primary and secondary education provision
- Creation of a framework of public realm/spaces/routes to encourage pedestrian and cycle movements into and through the site
- New and improved green infrastructure to meet the needs for formal and informal recreation and leisure use

- Optimise integration. Connectivity and access through the provision of new pedestrian, cycle, public transport and vehicular routes to ensure sustainable movement into, out of and through the site.
- Development should be set back from the A59 frontage and mature trees and landscape feature (with appropriate setting) retained to provide a perception of openness and preserve separation between York and Poppleton.

The Neighbourhood Plan site assessment includes the Former Civil Service Sports Ground and agricultural land. Initial concerns regarding the boundary with the school have been addressed through direct contact with the landowner. Consequently, a policy to protect a buffer to the school is included within the Plan. Additionally, in discussions between the developer and neighbourhood plan committee, the site developer has agreed:

- to lower the housing figure to 261 homes as opposed to 292 homes included in CYC's Preferred Sites Consultation. 261 homes will therefore be included as the potential capacity of the site in the following site assessment;
- Vehicular access to the site will be from Boroughbridge Road (A59) with no through access to Millfield Lane;
- Green infrastructure on site such as hedgerows and mature trees will be retained and inform the masterplan".

The Neighbourhood Plan Committee has held meetings with Miller Homes the developer and agreed on a reduction of house numbers from 291 to 261 as more appropriate with only limited access onto Millfield Lane. The site will not be a through site for vehicles but will be for pedestrians and cyclist. The main entrance and exit will be via traffic lights onto the A 59 Boroughbridge Road. The ancient hedgerow and mature trees will be maintained on the site.

Employment Sites Requirements

The following is from the CYC Local Plan Site Consultation.

"In Summary, demand has been calculated using a well-established method of converting econometric forecasts into floor space/employment land. The starting point for this was job growth forecasts by Oxford Economics wherein the baseline scenario for York forecast a growth of 10,500 jobs over the period 2014-2031. Two further scenarios were considered: scenario 1 higher migration and faster UK recovery, which identified an additional 4,900 jobs above the baseline over the same period and scenario 2 – re-profiled sector growth which identified 500 additional jobs above the baseline.

The Council feels it is important to plan for scenario 2 as it reflects the economic policy priorities of the Council to drive up the skills of the workforce and encourage growth in businesses which use highly skilled staff."

Within the Neighbourhood Plan area at the present time there are three large business parks,

- a) York Business Park which has 10% of the units unoccupied and land previously described as SINC now being developed as car show rooms.
- b) Ebor Business Park where 5% of the premises are unoccupied and one small unit has been unoccupied for 10 years.
- c) Northminster Business park described below.

The Local Plan has indicated a large expansion of the Northminster Business Park. This is a good business park although not fully occupied. There is a proposal in the Local Plan(2016) to expand into Grade 2 and 3a Green Belt Agricultural land which lies in the neighbouring parish of Rufforth, however the access to and from the site would be along a narrow country lane which at present struggles to accommodate some of the larger vehicles.

The proposal is to increase the number of buildings and units to allow expansion of the personnel to between 850 and 3000 Jobs over the period of the Local Plan.

The Neighbourhood Plan is opposed to this as it considers that transport links are totally inadequate and there is no indication within the Local Plan of any proposal to widen the road or to provide a dual carriage around the Outer Ring Road A 1237.

In addition there has recently been at Clifton Moor Business Park 3 miles from Poppleton a conversion of business units into housing and flats as under occupation by businesses has been the constant scenario for the past 20 years.

Poppleton Garden Centre

The Local Plan (2016) is also suggesting that the present Garden Centre is converted into land available for housing. Poppleton Garden centre site currently occupies an area adjacent to the A 59 and close to the Park and Ride Scheme built on Green Belt land over the past three years.

The Local Plan site selection process also identified this site as suitable for employment with potential for 11,200sqm of B1c/B2/B8 uses. It was allocated as an employment allocation in the Local Plan Publication draft (2014) as allocation E16.

While improvements were made to the roundabout A 1237 as a condition of allowing the Park and Ride to develop, it is not possible to see how the traffic flows have improved. At peak times the traffic on the A 59 backs up for over a mile approaching the roundabout from all directions.

The site has been suggested for housing in the Local Plan. This site would be isolated for housing, as the local secondary school is over two miles walk away from the development and the local primary school is almost 1 mile from the proposed development. There are no bus routes passing either school at this time. The Neighbourhood Plan supports employment, as at present, as well as providing employment for local people, it provides an outlet for local growers of trees, shrubs and bushes. Housing is not supported by the Neighbourhood Plan on this site.

It also has a vibrant café scene and a small number of outlets providing clothing, books and other ornaments etc. It is popular and a recent planning application for a car wash on the site was turned down by the City of York Planners as the site is considered to be in the Green Belt.

Sites were identified by contact with land owners. There are three significant farmers in the area and they at present are all keen to maintain their fields for agricultural production. Where they do have fields that they may consider for development, fields fall into the category of grade 1 and 2 land or they have already been shown to be important in preserving the historic character and setting of the villages by the City of York process and methodology, or they are in flood risk zone 3a, 3b.

Sites were displayed at a series of public meetings and local contacts and business were consulted by letter, by questionnaire and during meetings.

Housing Sites were therefore screened using the methodology supported by City of York²

Methodology

[Advise that this is taken from York's work verbatim]

The assessment methodology used to assess the sites included within the Neighbourhood Plan for Poppleton has followed the same procedure as that of the Local Plan Site Assessment ,.as well as_incorporated specific criteria considered important for the Parishes of Nether and Upper Poppleton

Local Plan Site Assessment

Stage 1 Methodology

The sites were selected using the methodology set out in the Site Selection Report (City of York version 2014) which was based on the plans Spatial Strategy. The sites had all be tested against the site selection methodology which is based on a 4 stage criteria based approach as follows:

Criteria 1 Protecting environmental assess (including Historic Character and Setting, Nature Conservation, Green Infrastructure assets and functional floodplain)

Criteria 2 Protecting existing open space

Criteria 3 Avoiding areas of high flood risk (Greenfield sites in Flood zone 3a)

Criteria 4a Sustainable access to facilities and services

Criteria 4b Sustainable access to transport.

The site threshold for sites is 0.2 hectares and above. Any sites over 5 Hectares are considered to be a Strategic Sites. For these strategic sites the proformas

² Call for Sites (2012 by CYC) this resulted in the draft Local Plan 2014 indicating sites for housing and business using a scoring system. This system was also adopted by the Neighbourhood Plan Committee but incorporated agricultural land as a valuable asset if listed as grade 1,2 or 3a.

included within this document include relevant planning principles detailing issues that must be addressed as part of the development of the sites including access, ecology, and green infrastructure.

Any sites which passed criteria 1-4 were discussed with technical officers at the City of York Council for more detailed consideration regarding their potential for development.³

The sites included within the aborted Publication Draft Local Plan (2014) which had passed the Site Selection Methodology were therefore used as the starting point for the preferred sites assessment set out in Stage 2 below

Local Plan Site Assessment

Stage 2 methodology

Since the Local Plan Publication draft was taken to Members in autumn 2014 evidence base for the city has progressed. We therefore wanted to take further evidence base considerations into account when deciding on our preferred sites and preferred boundaries for potential allocations. Consequently, we have taken the following into consideration, which has contributed to the revised portfolio of sites in this consultation.

The Sites that the City has shown in the aborted Publication Draft Local Plan (2014) which had passed the Site Selection Methodology were therefore used as the starting point for the preferred sites in the latest Local Plan and the Poppleton Neighbourhood Plan. Analysis of each site and reason for rejection or adoption based on pass or fail on Criteria set out above.

Since the Local Plan Publication draft was taken to Members in autumn 2014 evidence base for the city has progressed.

Updated sustainability criteria

The access to services and transport information has been added to the City of York baseline of February 2016 as part of their Sustainability Appraisal. This includes information on the location of GP surgeries, convenience shops/supermarkets, nurseries/schools and openspace across the city. Updates have also considered frequent and non-frequent bus routes, park and ride locations and cycle routes

Transport

In addition to the access to transport criteria used in Stage 1 of the site selection methodology, further additional information was used by the City of York

³ Full details of the scoring system employed by CYC is on p 10-15 further Sites Consultation CYC 2014 www.cityofyorkcouncil/localplan/2014.

Planners which became available to the Neighbourhood Plan Committee. This included consideration of congestion on radial routes at peak hours, the capacity of existing highway infrastructure, understanding the proximity of sites to a commercial bus route and the ability to extend a transport route directly onto the site. For the Neighbourhood Plan this is particularly relevant to the ST1 Former British Sugar Site, and the Former Civil Service Sports Field. It is also relevant to pinch points within the Poppleton Villages settlement line as parts of the road system have already been managed to prevent inconsiderate parking

Education

Stage 1 methodology assesses proximity to education facilities (nursery, primary and secondary, higher education establishments), but does not give information in relation to whether these facilities could accommodate new pupils. Therefore we have additionally looked at the potential for existing facilities to accommodate new pupils, whether they have the capability to increase capacity subject to the necessary financial contributions or whether new facilities would be required as a result of development. For the Neighbourhood Plan particularly the development of a site adjacent to the present secondary school is of importance by allowing additional green space as well as recreational facilities for the school.

Open Space

As part of Stage 1 site selection methodology we assess how many open spaces the site has access to and score sites according to the number of open space types they have access to. In this stage 2 process we have considered the overall open space deficiency in the Ward where the site is located.

Agricultural Land Classification

The City of York has assessed the sites in terms of their agricultural land value to help understand where sites are identified on the best and most versatile land. These are categorised as follows

Grade 1 : Excellent

Grade 2 : Very Good

Grade 3 : Good/Moderate

Grade 4 : Poor

Grade 5 : Other land primarily non agricultural use

Urban : Primarily urban use

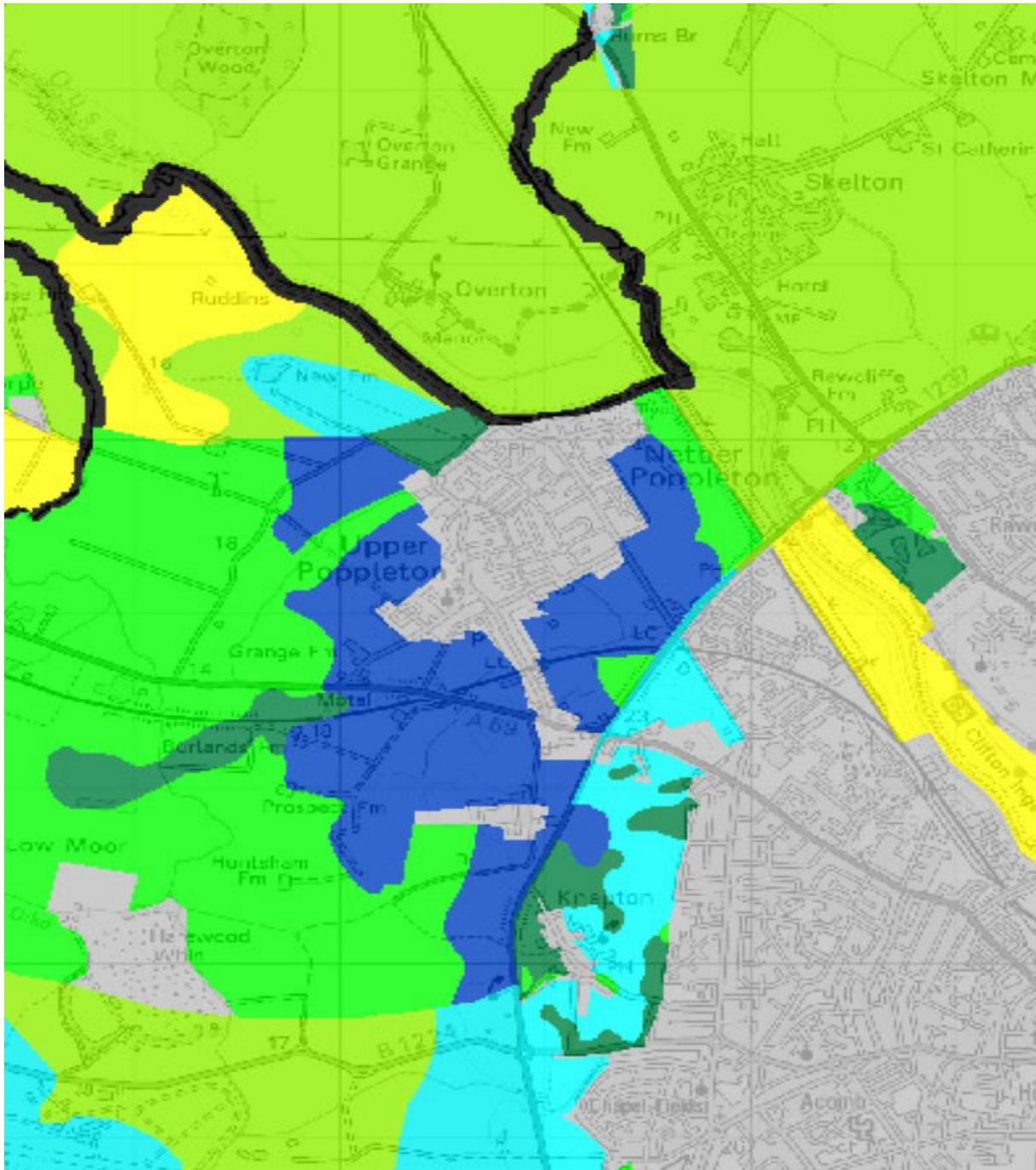
All of the agricultural land around within the Poppleton Parishes is either Grade 1, 2 or 3a by definition so those fields were excluded from site selection

A map showing the classification of agricultural land is in the appendix to this document and also within the Neighbourhood Plan.

The Neighbourhood Plan additional criteria to site selection.

Agricultural Land Classification

As per map Dark blue (Grade 1) Turquoise (Grade 2) Emerald Green (grad 3a)



Transport Impact in the local area.

Within the villages there are some unadopted roads, which provide access to small numbers of houses. The villages have a number of roads that have no pavement for pedestrians and this includes two of the major access roads from the A 59. The design of the estate part of the village during the 1960's allowed for wide grass verges and narrower roads. With increased car ownership, and many houses now requiring more than one car this has resulted in excessive traffic pinch points, cars parked on or close to junctions and on the grass verges. Increased housing within the village will exacerbate this. It is therefore imperative when new housing is developed that there is sufficient space to allow two cars to park within the curtilage.

Conservation areas

The impact of any change to the historic core of each village was taken into consideration when scoring the sites within the parish, two sites have been noted for limited housing development to accommodate the preservation of the tree, wildlife habitat and ambience of the conservations areas.

Listed buildings and Historic Assets

In relation to the conservation areas and buildings that have listed status the site allocation considered impact these assets on site selection. This is reflected in the policies within the Neighbourhood Plan.

Green Belt Appraisal

York is one of only five authorities where a draft Green Belt was identified for the purposes of conserving the historic character and setting of the city. Whilst the general extent of the draft Green Belt was identified in the former RSS and is retained as applicable policy for York, the emerging Local Plan will be setting detailed Green Belt Boundaries for the first time.

In order to understand where the Green Belt boundary should be set, work is ongoing to look at the parcels of land around York to understand their significance and contribution against Green Belt purposes, as set out in the NPPF.

Much of the Poppleton Parishes lie within the RSS Green Belt boundary and as such it is the aim of the Poppleton Neighbourhood Plan to retain this land to conserve the historic character and setting of these historic villages.

The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013 came into force on 22 February 2013. The revocation order of the Regional Strategy for Yorkshire and Humber states:-

- 2) The Regional Strategy for Yorkshire and Humber is revoked except for

- (a) The policies of the RSS set out in the Schedule to this Order ("the RSS York Green Belt Policies"): and
- (b) The Key Diagram of the RSS insofar as it illustrates the RSS York Green Belt policies and the general extent of the Green Belt around the City of York.'

The schedule referred to includes (in part) the following policy references:

POLICT YH 9 Green Belts

The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city.

POLICY Y1 York sub area policy

Plans, strategies, investment decisions and programmes for the York sub area should.

In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary line with policy YH 9...

Protect and enhance the nationally significant historical and environmental character of York, including its historical setting, views of the Minster and important open areas.⁴

Sequential Flood Risk

The NPPF states that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increased flooding risk

⁴Quote and advice given to the Neighbourhood Plan Committee from the City of York Planners.

elsewhere". Furthermore the NPPG states through the guidance for housing and employment sites, that physical limitations or problems should be considered through the suitability assessment, including flood risk.

Stage one of the site selection methodology excludes sites within the flood plain (Flood Zone 3b) and Greenfield sites which were located in the next high risk flood zone (Flood 3a).

Given that flood risk is a key constraint in York and the importance of ensuring this risk is not exacerbated through further development, through this second stage of the suitability assessment we have also considered the potential sites by flood risk \zone. This is in line with the sequential approach to flood risk set out in the Strategic Flood Risk Assessment (SFRA, 2013) and in the NPPF.

The flood zones are categorised in the SFRA as follows:

Flood Zone 1 Less than 1 in 1000 annual probability of flooding in any year.

Flood Zone 2 Between 1in 100 and 1 in 1000 annual probability of flooding in any year.

Flood Zone 3a areas between 1in 100 and 1 in 25 annual probability of flooding in any year.

Flood Zone 3 b Annual Flood risk probability up to 1 in 25 years or greater.

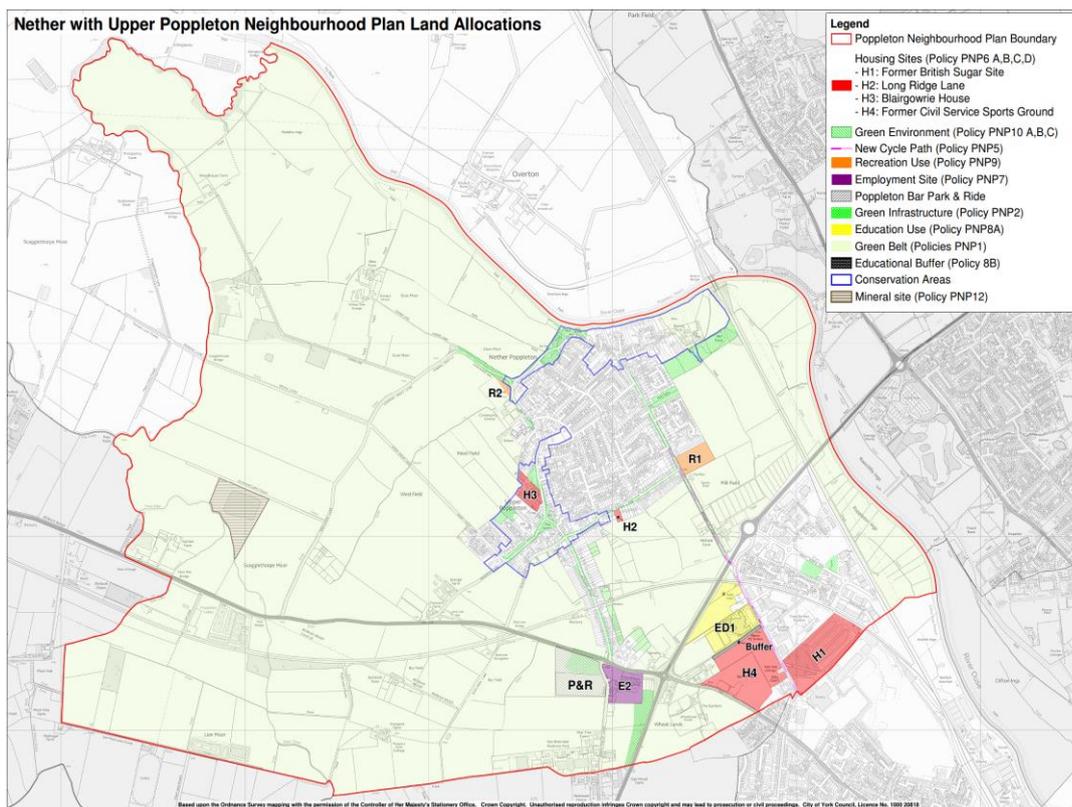
In Poppleton the lower end of Nether Poppleton falls into category 3b as it lies adjacent to the River Ouse and flooding is an annual occurrence, with two houses being particularly vulnerable to flooding. The Neighbourhood Plan is particularly aware of other low lying areas where flooding is episodic dependent on current soil conditions, ie saturated soil due to excessive and persistent rainfall and slow absorption rates

Specific criteria for Poppleton

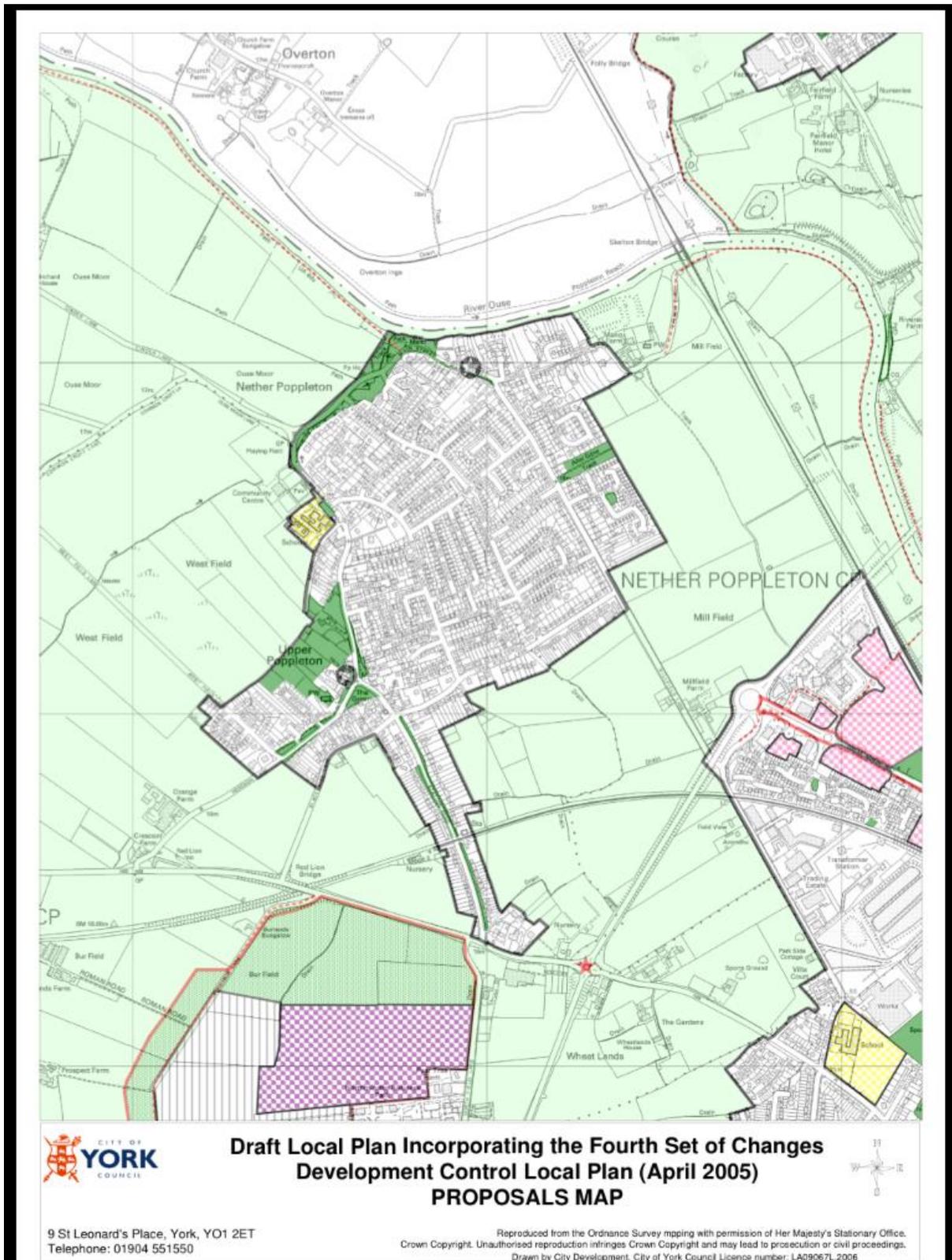
The site assessment also considers further criteria considered important for the Neighbourhood Plan area

- 1 Green Belt (as depicted in the Neighbourhood plan map below
- 2 Hedgerows
- 3 Conservation Area as map
- 4 Listed buildings as per conservation map
- 5 Agricultural land classification as per map
- 6 Transport impact in local area.

Green Belt and Parish Boundaries

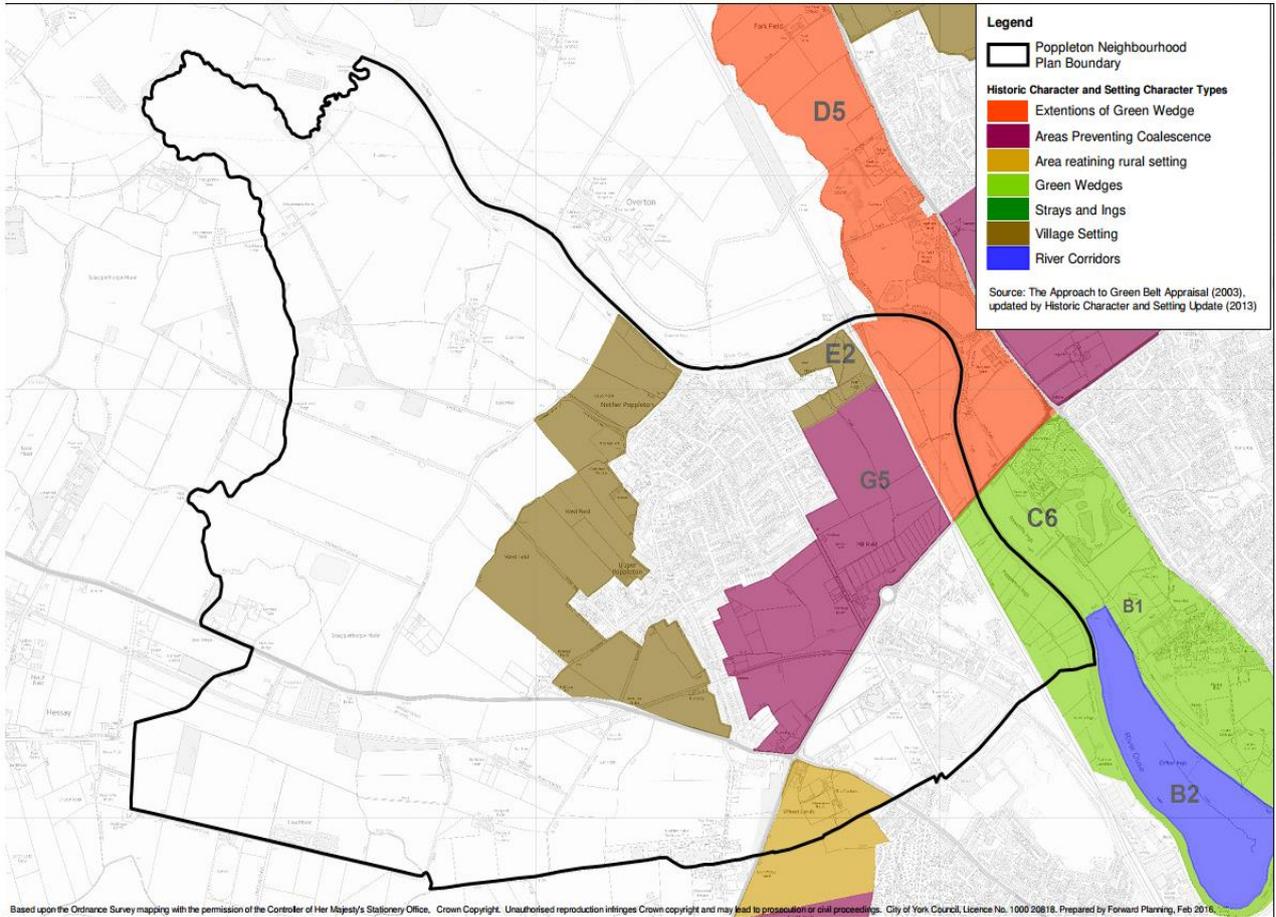


Green Belt boundary and settlement line as proposed by the City of York Map



Historic Character and Setting Character Types within Poppleton Neighbourhood Plan Area

February 2016



Conclusion

[Setting out sites taken forward, and why; and why rejected sites were rejected]

Sites taken forward for housing development as a priority set are for the most part in agreement with the City of York Local Plan 2016 preferred sites options.

ST1 Former Sugar Beet site is a large brownfield site which will accommodate 1140 houses when complete over the 20 year period of the Local Plan and Neighbourhood Plan. 300 approximately of these houses will be within Nether Poppleton.

The Former Civil Service Site is two parts, there is support for the development of the playing field area but only after a completion of some of the ST1 as in the impact on the A59 for traffic and services must be fully assessed.

The development of the agricultural land will probably be inevitable but should be held in abeyance for at least 10 years while the school, housing, infrastructure and traffic assessment impact is fully assessed.

The development of Wyevale as housing is not supported as it would create an isolated development with no real connection for schools, doctors and other services except across a very busy A59 road. It works well and an employment site and is supported by the Neighbourhood Plan to continue to function for employment.

The very large extension in the Local Plan for the Northminster Business Park is not supported as there is no infrastructure of roads to support the excessive traffic that 850-3000 additional jobs would bring.

The villages have a number of areas that are already protected as preserving the historic character and setting of the settlement and also to prevent coalescence which is a major theme in the Local Plan.

These sites were rejected on the basis of Criteria 1 and also 3b as flooding and increasing the possibility of flooding in York is a major issue.

A full analysis of the housing and employment allocations was made against the Strategic Objectives of City of York Council with their assistance.

26 October 2016

Site assessment proformas supplied by City of York Council

Site name	Land to the rear of houses on Station Road	
Site ref	P4P1 (CYC 775)	
Site location	(East Side of the road)	
Site size	5.15 h	
Local Plan Site assessment		
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Part of the Historic Character and setting of the Village Fail	
Stage 1 Criteria: 2) Openspace	None on site pass	
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass	
Stage 1 Criteria: 4) sustainable access	Pass.	
Technical Officer Comments	Failed Criteria 1. Not taken forward	
Stage 2: Additional criteria	Grade 1 agricultural land	
Specific Criteria for Poppleton Site Assessment		
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green belt	
Hedgerows/Existing vegetation	Hedgerows and trees bordering existing gardens clearly visible from aerial photos	
Conservation Area	Within 500m of Upper Poppleton Conservation area	
Listed Buildings	None on site within 500m	
Agricultural Land Value	Grade 1	
Local Transport Impacts	Traffic already congested on this road	
Comments		
The site was considered as a whole during the 2014 site suggestions but failed criteria 1. The extended gardens for the most part were bought by the owners from the farmer in order to extend the size of their properties. No additional building on this land was anticipated and would if carried out create over- development and congested access to the any additional properties. On the map it is shown as preserving the historic character and setting of the village.		
Conclusion by NP Assessment	FAIL	
Proposed Capacity to consider in NP	N/a	

Site name	Pansy field
Site ref	P4P 2 (CYC 581 including 763)Popp
Site location	Adjacent to A 59
Site size	68H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic character and Setting
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk.
Stage 1 Criteria: 4) sustainable access	Access. Pass
Technical Officer Comments	Failed Criteria 1.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green Belt land as per the 2005 unrevoked RSS
Hedgerows/Existing vegetation	Hedgerows onto Blackdyke Land still in tack others have been grubbed up
Conservation Area	500m to conservation area
Listed Buildings	500 to listed buildings
Agricultural Land Value	Grade 1
Local Transport Impacts	No transport
Comments	
CYC failed this site at Criteria 1 as it is part of the historic Character and setting of the village. Valuable grade 1 agricultural land. The Neighbourhood Plan supports this judgement and also failed the land	
Conclusion by NP Assessment	FAIL
Proposed Capacity to consider in NP	N/a

Site name	Poppleton Garden Centre
Site ref	P4P35 (CYC 742)
Site location	Between A 59 and Northminster Lane
Site size	2.7h
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None. Pass.
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Brownfield.
Stage 1 Criteria: 4) sustainable access	Pass.
Technical Officer Comments	Pass for residential or Employment uses.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Sits within the Green belt and was deem as such in recent applications to CYC for car wash scheme on the employment site
Hedgerows/Existing vegetation	Trees planted in 1960 to shield from A 59 and create rural ambience
Conservation Area	500 m to Conservation Area
Listed Buildings	No listed buildings
Agricultural Land Value	Horticulture Employment site
Local Transport Impacts	No bus runs to the village centre or passed the local schools.
Comments	
This site was considered an ideal business employment site and has been a garden centre for the past 40 years. It is well supported by the local community and considered an asset. The café and adjacent restaurant are well supported. Access for car suitable but no access to transport to the village or schools. The Neighbourhood Plan committee feel that this would be an isolated community and not integrated with the village amenities, services , transport ,schools and community so would fail for housing.	
Conclusion by NP Assessment	Pass for employment currently employment 20
Proposed Capacity to consider in NP	N/a Fail for housing

Site name	Wheatlands woods and adjacent agricultural fields
Site ref	P4P 3 (CYC 726)
Site location	Land adjacent to Northminster Lane and A 1237
Site size	3Ha
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Pass
Stage 1 Criteria: 2) Openspace	Woodlands planted under a grant scheme. Existing Openspace - Fail
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk -Pass
Stage 1 Criteria: 4) sustainable access	N/a
Technical Officer Comments	N/a
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green belt and grade 1 agricultural land
Hedgerows/Existing vegetation	Significant hedgerow protection teeming with birds
Conservation Area	1k from conservation area
Listed Buildings	No listed buildings
Agricultural Land Value	Grade 1 agricultural land
Local Transport Impacts	No public transport to services such as doctor, schools, or dentist
Comments	
This was failed by CYC and not consider to take further by the NP groups as it Failed criteria 1 and a recent application to be a caravan park was turned down because it would not improve the amenity value of the area.	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Poppleton Common	
Site ref	P4P 4 (CYC refs 584/ 689/ 793/ SF8)	
Site location	Land surrounding the Park and Ride up to the existing Northminster Business Park	
Site size		
Local Plan Site assessment		
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None - Pass	
Stage 1 Criteria: 2) Openspace	None- Pass	
Stage 1 Criteria: 3) High flood risk and greenfield	None- Pass	
Stage 1 Criteria: 4) sustainable access	Pass	
Technical Officer Comments	Pass	
Stage 2: Additional criteria	Grade 1 agricultural land	
Specific Criteria Poppleton Site Assessment		
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Within the general extent of the Greenbelt	
Hedgerows/Existing vegetation	Hedgerow and trees bordering existing business park and new plantations as part of the park and ride site.	
Conservation Area	Within 650 m of Upper Poppleton Conservation Area	
Listed Buildings	None on site; Within 750m.	
Agricultural Land Value	Grade 1	
Local Transport Impacts	While improvements were made to the roundabout as a condition of allowing the park and ride to develop, it is not possible to see how the traffic flows have improved. At peak times the traffic on the A59 backs up for over a mile approaching the roundabout from all directions.	
Comments		
The site would be isolated for housing development. There is existing hedgerows and mature trees bordering the existing site and new plantations as part of the park and ride development. It is within the Green Belt as stated in the Neighbourhood Plan and the RSS non-rescinded area.		
Conclusion by NP Assessment	FAIL	
Proposed Capacity to consider in NP	N/a	

Site name	Northminster Business Park
Site ref	P4P 5 (CYC E 12)
Site location	On Northminster Lane
Site size	8h
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Pass
Stage 1 Criteria: 2) Openspace	None on this site Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	Pass
Technical Officer Comments	Pass for employment 850-3000 jobs on site adjacent. No sites identified in the Business park.
Stage 2: Additional criteria	Pass
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	It is within Greenbelt
Hedgerows/Existing vegetation	All the hedgerow and tree planting adds to the rural setting of the business park
Conservation Area	1 Km from Conservation area
Listed Buildings	No listed buildings
Agricultural Land Value	Land adjacent to grade 1 agricultural land
Local Transport Impacts	If as suggested in the most recent publication from CYC that the employment site was increased to provide 825-3000 jobs this would be far in excess of the capacity of the road structure at the present time.
<p>Comments. The business park is considered a good model as it is screened and does not intrude visually. However by increasing by 4 time the size as proposed it would indeed impact visually and would create unsustainable traffic issues. There is no plan to increase the capacity of the outer ring road in the Local Plan as seen at present. This would completely change the setting of the village and rural ambience. Limited expansion within the current site would be supported only.</p>	
Conclusion by NP Assessment	FAIL
Proposed Capacity to consider in NP	15 units maximum within current site

Site name	Poppleton South
Site ref	P4P 6 (CYC 764)
Site location	Adjacent to Northminster Business Park
Site size	53Ha
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Pass
Stage 1 Criteria: 4) sustainable access	Pass
Technical Officer Comments	Larger site considered - Fail
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green Belt and adjacent to the parish boundary of Poppleton although not within the Parish boundary the access is.
Hedgerows/Existing vegetation	All in tact
Conservation Area	1km from Conservation area
Listed Buildings	none
Agricultural Land Value	Grade 1 agricultural land
Local Transport Impacts	No access unless via Northminster Lane which is a dead end
Comments: Such a large business unit expansion would not be sustainable or commensurate with the road network at the present time. The neighbourhood plan evidence considers that there is currently an oversupply of office space and business premises in the near by Clifton Moor Business park being turned into houses as there is no demand for further employment units. Access would be restricted and impact on some of the nearby cottages, .	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Greenfields
Site ref	P4P 7 (CYC 763)
Site location	Land West of Upper Poppleton
Site size	20H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Within Historic Character and Setting. Fail.
Stage 1 Criteria: 2) Openspace	None
Stage 1 Criteria: 3) High flood risk and greenfield	Pass
Stage 1 Criteria: 4) sustainable access	Pass
Technical Officer Comments	Failed criteria 1
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	This is part of the historic character and setting of the village. It is also in the green belt
Hedgerows/Existing vegetation	Some hedgerows still intact but many taken out for field expansion and use of modern machinery
Conservation Area	500m from Conservation area
Listed Buildings	500 m from listed buildings
Agricultural Land Value	Grade 1 agricultural land
Local Transport Impacts	No service
Comments: This is high quality agricultural land and failed as it forms part of the Historic Character and setting of the villages of Poppleton	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Poppleton Lido
Site ref	P4P 8 (CYC n/a)
Site location	Adjacent to River Ouse
Site size	N/A
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Failed as it is part of the flood plain of the River Ouse 3b.
Stage 1 Criteria: 2) Openspace	None
Stage 1 Criteria: 3) High flood risk and greenfield	Fail high flood risk
Stage 1 Criteria: 4) sustainable access	Pass
Technical Officer Comments	Failed criteria 1
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green belt as per CYC and NP
Hedgerows/Existing vegetation	None
Conservation Area	Yes
Listed Buildings	No
Agricultural Land Value	None
Local Transport Impacts	Adjacent. The bus route has to be changed when the river floods.
Comments	
This is part of the City of York Green Wedge which is designed to prevent flood water increasing flooding in the city centre. This is managed by the Parish Council	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Moat field
Site ref	P4P 9
Site location	Adjacent to river
Site size	N/a
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Site of Ancient Monument, Flood Plain, Historic Character and setting. Fail
Stage 1 Criteria: 2) Openspace	None
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield and High flood risk. Fail
Stage 1 Criteria: 4) sustainable access	N/a
Technical Officer Comments	Failed Criteria 1
Stage 2: Additional criteria	
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	This is a valued heritage site noted by Historic England
Hedgerows/Existing vegetation	All protected
Conservation Area	Yes
Listed Buildings	Yes as ancient monument
Agricultural Land Value	N/a
Local Transport Impacts	n/a
Comments This failed criteria 1 and is an historic site.	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Millennium Green and Orchard	
Site ref	P4P 10	
Site location	Adjacent to River and Green Wedge	
Site size	2 H	
Local Plan Site assessment		
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic Character and setting of the village. Nature reserve purchased for the Millennium projects. Fail	
Stage 1 Criteria: 2) Openspace	None	
Stage 1 Criteria: 3) High flood risk and greenfield	No. Pass	
Stage 1 Criteria: 4) sustainable access	n/a	
Technical Officer Comments	Failed Criteria 1	
Stage 2: Additional criteria		
Specific Criteria for Poppleton Site Assessment		
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green Belt Status	
Hedgerows/Existing vegetation	All hedgerows intact and managed	
Conservation Area	Yes	
Listed Buildings	NO	
Agricultural Land Value	None	
Local Transport Impacts	None	
Comments This land was purchased for community use and should remain so for the duration of the Neighbourhood Plan.		
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Conclusion by NP Assessment	Fail	
Proposed Capacity to consider in NP	N/a	

Site name	Paddocks adjacent to the duck pond (Meg's fields)
Site ref	P4P 11 (CYC n/a)
Site location	Land adjacent to the footpath from Hillcrest to St Everilda's
Site size	5 H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic Character and Setting. Fail
Stage 1 Criteria: 2) Openspace	None
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield
Stage 1 Criteria: 4) sustainable access	N/a
Technical Officer Comments	Failed criteria 1
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green belt land used as paddocks for horses.
Hedgerows/Existing vegetation	New hedgerow was planted 2 years ago as previous hedgerow was diseased
Conservation Area	Yes. Adjacent to the conservation area
Listed Buildings	Adjacent to listed buildings
Agricultural Land Value	Grade 1
Local Transport Impacts	None
Comments	
This site fails as it is part of the historic character and setting of the village and is in the green belt as described by CYC and Poppleton NP.	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	R 1
Site ref	P4P12 (CYC 67)
Site location	Land adjacent to Poppleton Tigers off Millfield Lane
Site size	3H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic Character and setting of the Village.
Stage 1 Criteria: 2) Openspace	None existing. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	No
Stage 1 Criteria: 4) sustainable access	Yes bus passes the field
Technical Officer Comments	Failed for housing but assessed as Open Space
Stage 2: Additional criteria	
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green belt land as per draft Local Plan (2016) and Poppleton NP
Hedgerows/Existing vegetation	Intact and provide a valuable wind break to the neighbouring sports fields.
Conservation Area	1Km from Nether Poppleton
Listed Buildings	1Km from listed building
Agricultural Land Value	Grade 1
Local Transport Impacts	Good transport links
Comments High level of support for this to be kept as a recreational space for village use. Considered as Open Space allocation by CYC in Preferred Options (2013) and Publications Draft Local Plan (2016). There is a strong desire for the hedgerow to be retained as a shield and windbreak for sport activity	
Conclusion by NP Assessment	FAIL
Proposed Capacity to consider in NP	N/a

Site name	Poppleton Tigers Playing fields	
Site ref	P4P 13 (CYC n/a)	
Site location	Adjacent to Millfield Lan	
Site size	10H	
Local Plan Site assessment		
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic Character and setting .	
Stage 1 Criteria: 2) Openspace	Existing playing fields. Fail	
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk	
Stage 1 Criteria: 4) sustainable access	Pass	
Technical Officer Comments	Failed Criteria 1 & 2.	
Stage 2: Additional criteria	N/a	
Specific Criteria for Poppleton Site Assessment		
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Green Belt land within CYC designation	
Hedgerows/Existing vegetation	All maintained	
Conservation Area	1k from Nether Poppleton	
Listed Buildings	1k from Listed buildings	
Agricultural Land Value	Formerly grade 1	
Local Transport Impacts	Good	
Comments This is a well used recreational space. The land was purchased from the City of York Council for use as Football fields. Currently the juniors have over 300 on their books and this land would be kept as playing fields during the life time of the Neighbourhood Plan.		
Conclusion by NP Assessment	FAIL	
Proposed Capacity to consider in NP	N/a	

Site name	Millfield Stables
Site ref	P4P 14 (CYC n/a)
Site location	On Millfield Lane and junction with the A 1237
Site size	10H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic character and setting. Fail
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	greenfield but not high flood risk
Stage 1 Criteria: 4) sustainable access	Good transport links
Technical Officer Comments	Fail Criteria 1
Stage 2: Additional criteria	
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	This is greenbelt by CYC Local Plan (2016) and NP Green Belt land used for equine activities
Hedgerows/Existing vegetation	Intact and maintained
Conservation Area	1k from Nether Poppleton
Listed Buildings	1k from Nether Poppleton
Agricultural Land Value	Grade 2 land
Local Transport Impacts	Good links
Comments The business is in keeping with the rural surroundings. Eventually if the bypass is ever expanded to a dual carriageway some of this land will be used. High flood risk from river access though underpass 3b	
Conclusion by NP Assessment	FAIL
Proposed Capacity to consider in NP	N/a

Site name	Millfield Triangle
Site ref	P4P 15 (CYC n/a)
Site location	Land between ring road and railway off Millfield Lane
Site size	0.5 h
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	Pass
Technical Officer Comments	Too small to be considered
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	No
Hedgerows/Existing vegetation	Yes but unmanaged
Conservation Area	1k from Conservation Area
Listed Buildings	1k from Listed buildings
Agricultural Land Value	No
Local Transport Impacts	Yes good links
Comments If the bypass is ever dual carriage this land will be required. At present it is an informal play area for off road cycles	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Manor proposed extension to playing fields
Site ref	P4P 16 (CYC 108)
Site location	Land between the railway line and Manor Academy off Millfield Lane
Site size	7H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None - Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Pass – for educational openspace.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Draft Green Belt but inside the ring road as per 2005 Local Plan. .NP does not have it as green belt land
Hedgerows/Existing vegetation	Intact but not maintained at present
Conservation Area	1k from Conservation area
Listed Buildings	1k from Listed buildings
Agricultural Land Value	Grade 2 Agricultural land
Local Transport Impacts	
Comments The Neighbourhood Plan supports Manor Academy in acquiring this land for additional recreational space for the students at Manor Academy. Noted on the plan as a Yellow area adjacent to the school	
Conclusion by NP Assessment	Pass Recreational Open Space
Proposed Capacity to consider in NP	N/a

Site name	Field next to Manor Academy off Millfield Lane	
Site ref	P4P 17	
Site location	Land next to Manor Academy and Former Civil Service grounds	
Site size	10.4	
Local Plan Site assessment		
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Pass	
Stage 1 Criteria: 2) Openspace	None on site. Pass	
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass	
Stage 1 Criteria: 4) sustainable access	Yes - Pass	
Technical Officer Comments	Supported for housing as an amalgamated site with the Civil Service Sports Ground.	
Stage 2: Additional criteria	Agricultural land grade 2.	
Specific Criteria for Poppleton Site Assessment		
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Initially this was seen as greenfield agricultural land	
Hedgerows/Existing vegetation	In tact.	
Conservation Area	2k from Conservation area	
Listed Buildings	2k from listed buildings	
Agricultural Land Value	Grade 2	
Local Transport Impacts	Good transport links Impact will be significant and require careful management	
Comments The NP now supports the development of housing on this land as there is an assurance of a buffer zone between the school and houses and a limited access for vehicles from Millfield Lane. This is now seen as an amalgamated site with the former civil service grounds and will support 261 houses to be developed over the life of the plan.		
Conclusion by NP Assessment	PASS	
Proposed Capacity to consider in NP	261	

Site name	Former Civil Service Grounds
Site ref	P4P 18 (CYC 321 ST 2)
Site location	Adjacent to A 59 and agricultural land adjacent to Manor Academy
Site size	10.4 including the agricultural field
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	NO. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Part greenfield/part brownfield. Pass
Stage 1 Criteria: 4) sustainable access	Pass
Technical Officer Comments	Suitable for housing 291 houses
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Seen as a brownfield site as it was formerly playing fields.
Hedgerows/Existing vegetation	Yes intact. The former Civil Service Sports Ground is shielded from the A59 major arterial road from York to Harrogate by high, well established Hawthorn hedge and a number of mature trees.
Conservation Area	2k from conservation area
Listed Buildings	2k from listed buildings
Agricultural Land Value	no
Local Transport Impacts	No bus route only park and ride 1k walk. Impact will be significant and require careful management. Blind corner at proposed access to A59
Comments This is support for house building together with the agricultural land. The number of houses has been reduced to 261 with no through access on the site limiting the use of car to use it as a short cut to avoid the A1237 and ring road. This is appreciated by the NP committee who have discuss lots of options with the developers. The Neighbourhood Plan would support maintaining the existing vegetation as at present the hedges provides shelter for wildlife as well as screening from the A59. The ancient hedgerow and mature trees should also be maintained on site.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	Total with adjacent land 261

Site name	Former British Sugar Site
Site ref	P4P 19 (CYC ST 1)
Site location	Boroughbridge Road and Millfield Lane
Site size	40.7 H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	NO. Pass
Stage 1 Criteria: 2) Openspace	Existing openspace at Former Manor School.
Stage 1 Criteria: 3) High flood risk and greenfield	Brownfield
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Passed technical officer comments for Strategic Housing Allocation for 1100 houses
Stage 2: Additional criteria	None
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Brownfield site
Hedgerows/Existing vegetation	Yes and there is an assurance that as far as possible these will be retained for privacy, noise control and wild life preservation
Conservation Area	3 K from Conservation area
Listed Buildings	3k from Listed buildings
Agricultural Land Value	no
Local Transport Impacts	Impact will be significant
Comments This site is supported as a strategic site for the city. 300 houses approximately will lie within the Poppleton Parish area.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	300

Site name	Westview Close
Site ref	P4P20 (CYC n/a)
Site location	Adjacent to the former civil service grounds
Site size	0.5 h
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	NO. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	No.Pass
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Passed.
Stage 2: Additional criteria	
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Yes
Hedgerows/Existing vegetation	intact
Conservation Area	3K from Conservation area
Listed Buildings	3 K from listed buildings
Agricultural Land Value	Grade 2
Local Transport Impacts	Good
Comments This land was supported for building although the parish boundary runs through one of the properties Application already approved and development finished for 8 houses.	
Conclusion by NP Assessment	Pass
Proposed Capacity to consider in NP	8 houses already built

Site name	Wheatlands
Site ref	P4P 21 (CYC 779)
Site location	Adjacent to A 59 Boroughbridge Road
Site size	5.7 H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Within Historic Character and Setting Area. However evidence submitted was accepted and site passed.
Stage 1 Criteria: 2) Openspace	None on site. Passed
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Passed Technical officer assessment
Stage 2: Additional criteria	Withdrawn from latest site assessments failed as considered to fulfil greenbelt purposes.
Specific Criteria for Popleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Yes
Hedgerows/Existing vegetation	Yes some intact
Conservation Area	2k from Conservation Area
Listed Buildings	2k from Conservation area
Agricultural Land Value	Grade 1
Local Transport Impacts	Impact would be significant
Comments The Neighbourhood Plan is pleased that this site has been withdrawn because it ensure that there is a green corridor on entry to Popleton and York.	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	BLAIRGOWRIE HOUSE AND LANDS
Site ref	P4P 22 (CYC 580)
Site location	On main street in Upper Poppleton conservation area.
Site size	2H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None- Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	No. Pass
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Passed the criteria for housing in 2013. Site not taken forward after Preferred Options Local Plan as lack of willing landowner.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	No
Hedgerows/Existing vegetation	Important mature trees that are part of the green infrastructure of the village.
Conservation Area	Yes – Within Upper Poppleton Conservation Area
Listed Buildings	500m from listed buildings
Agricultural Land Value	none
Local Transport Impacts	It is a pinch point of the village and was not supported by villagers except for replacement only of existing buildings footprint.
Comments There is support for limited development in the form of replacement of the original house and buildings. Some have suggested retirement type accommodations. All the trees have TPOs on them and the site is wholly within the conservation area and adjacent to a local open space that was part of the original village green	
Conclusion by NP Assessment	Pass
Proposed Capacity to consider in NP	Replacement house and outbuildings

Site name	Simms and Kings Garage Site
Site ref	P4P 23
Site location	Main Street in Upper Poppleton
Site size	0.4 H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Within Historic Character and Setting.
Stage 1 Criteria: 2) Openspace	None onsite. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	No. Pass
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Developed with planning permission.
Stage 2: Additional criteria	
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	NO
Hedgerows/Existing vegetation	NO
Conservation Area	Yes
Listed Buildings	Adjacent to
Agricultural Land Value	NO
Local Transport Impacts	Impact has been noted at this pinch point in the village and yellow lines have been painted to limit parking which has stopped the bus on several occasions
Comments This housing plan has gone ahead and is a good example of blending building styles to suit the surroundings. No-one however noted that parking would be an issue. These houses were built during the development of the Neighbourhood Plan.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	9 HOUSES

Site name	Long Ridge Lane
Site ref	P4P 24 (CYC 579)
Site location	Midway along Longridge Lane
Site size	0.5 h
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	NO. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Passed. Included in Preferred Options Local Plan (2013) for housing estimated 5 dwellings. Not taken forward due to lack of willing landowner.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	No
Hedgerows/Existing vegetation	Intact and should be retained
Conservation Area	Adjacent to
Listed Buildings	500m to listed buildings
Agricultural Land Value	no
Local Transport Impacts	5 houses would cause a traffic issue and parking problem
Comments It is felt that two houses would look appropriate in this area as it is adjacent to the open field which form part of the character and setting of the village. Where overdevelopment of house density has occurred it has created traffic problems with parking access and interferes with the bus route. These plots are on the bus route and it is thought that lessons can be learned from other development that has caused issues.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	2

Site name	Model Farm and farm buildings
Site ref	P4P25 (CYC n/a)
Site location	Village Green Upper Poppleton
Site size	0.5 h
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	N/a
Technical Officer Comments	n/a
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Listed buildings are important to the character and setting of the village green and this property sits on the green
Hedgerows/Existing vegetation	Intact and maintained
Conservation Area	Yes
Listed Buildings	Yes
Agricultural Land Value	NO
Local Transport Impacts	Impact would be great on this area of the village.
Comments It is hoped to protect this conservation area listed building from inappropriate development. It is listed in the VDS and the Neighbourhood Plan as villagers want to ensure that any future development is complementary to the historic character and setting	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	Renovation only of the property

Site name	Green View and outbuildings
Site ref	P4P 26
Site location	On Village Green
Site size	1H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic character and setting.
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	Na
Technical Officer Comments	N/a
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	NO
Hedgerows/Existing vegetation	Yes and intact
Conservation Area	Yes
Listed Buildings	Yes
Agricultural Land Value	no
Local Transport Impacts	Impact would be significant
Comments Protection is sought on this property to ensure that only sensitive renovation in keeping with the VDS occurs. Access is over common land owned by the Parish Council	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	Renovation only of the property.

Site name	Land Adjacent to West View Close
Site ref	P4P 27 (CYC 763)
Site location	Land off West View Close
Site size	1.2 H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic Character and setting of the village. Fail
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	n/a
Technical Officer Comments	Failed Criteria 1
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Yes
Hedgerows/Existing vegetation	Some removed to make fields larger for agricultural vehicles
Conservation Area	Adjacent to Conservation area
Listed Buildings	200m from Listed buildings
Agricultural Land Value	Grade 1
Local Transport Impacts	Impact of transport would be high on a country lane
Comment This land forms part of the historic character and setting of the village according to the maps given by CYC	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Dutton Farm waste site
Site ref	P4P 28 (CYC /)
Site location	Off the A 59 and access via an unadopted lane
Site size	1H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield and partly within 3a.
Stage 1 Criteria: 4) sustainable access	Road access only.
Technical Officer Comments	Passed for mineral extraction in the emerging Joint Minerals and Waste Local Plan.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Yes
Hedgerows/Existing vegetation	Yes
Conservation Area	3k from Conservation area
Listed Buildings	3k from listed buildings
Agricultural Land Value	Yes grade 1
Local Transport Impacts	No the road to the site it is an unadopted country lane. High impact of 20 HGV's on an unadopted earth road. Access onto A 59 on a narrow corner of the road.
<p>Comments. This land is in the North Yorkshire Minerals and waste programme. We are awaiting a decision as access I is difficult and hazardous for HGV. The aim within the NP is to ensure that the land is restored on completion of extraction to its previous state. Currently there is a possibility of contamination to the Poppleton Ponds recreational business as it lies upstream on the Foss Dyke from this site.</p>	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a

Site name	Poppleton Ponds	
Site ref	P4P 29 (CYC /)	
Site location	Adjacent to A 59 in Upper Poppleton	
Site size	1H	
Local Plan Site assessment	Not originally considered by CYC.	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None. Pass	
Stage 1 Criteria: 2) Openspace	None on site Pass	
Stage 1 Criteria: 3) High flood risk and greenfield	Majority 3a and green field	
Stage 1 Criteria: 4) sustainable access	Fail	
Technical Officer Comments	N/a.	
Stage 2: Additional criteria	N/a	
Specific Criteria for Poppleton Site Assessment		
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Greenbelt area	
Hedgerows/Existing vegetation	Intact and screens the area	
Conservation Area	5k from conservation area	
Listed Buildings	5k from listed buildings	
Agricultural Land Value	Grade 1	
Local Transport Impacts	Little. Current access is acceptable	
Comments At the present time this is a farm diversification scheme for trout farming. It is supported by the village for continuation of this business. A large restaurant area currently exists within the boundary of the property. House building would be resisted due to the high likelihood of flooding		
Conclusion by NP Assessment	Fail	
Proposed Capacity to consider in NP	N/a	

Site name	Land on the North side of Church Lane Town Farm
Site ref	P4P 30 (CYC n/a)
Site location	In church Lane
Site size	0.5
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	None. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield. Adjacent to high flood risk.
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	N/a
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	Greenbelt status
Hedgerows/Existing vegetation	Intact and maintained
Conservation Area	Yes
Listed Buildings	Adjacent to
Agricultural Land Value	Grade 2
Local Transport Impacts	There is currently a great problem with parking on the street in this area. It was originally all farm cottages with no need for cars. This is not the case with todays society.
Comments This is a prime site for development but would require careful architecture to ensure that it matched and complemented the surrounding buildings.	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	1 house

Site name	Barn and Garden to the south of Church Lane
Site ref	P4P 31
Site location	Church Lane
Site size	1H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	N/a
Stage 1 Criteria: 2) Openspace	N/a
Stage 1 Criteria: 3) High flood risk and greenfield	N/a
Stage 1 Criteria: 4) sustainable access	N/a
Technical Officer Comments	Already committed for residential development.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	NO
Hedgerows/Existing vegetation	Intact and maintained
Conservation Area	Yes
Listed Buildings	Yes
Agricultural Land Value	no
Local Transport Impacts	no
Comments. This building is currently being renovated, the historic value of the building is being constantly monitored by CYC environmental and conservation department. The remodelling of the house has been supported by the Parish Council. Many TPO trees have been removed but a replanting schedule has been sent to the parish council so that many trees will be replace on or near the original positions.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	N/a

Site name	York Business Park
Site ref	P4P32 (CYC 577)
Site location	Off White Rose Way Nether Poppleton
Site size	2H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Part of site is a Site of Interest for Nature Conservation.
Stage 1 Criteria: 2) Openspace	None on site
Stage 1 Criteria: 3) High flood risk and greenfield	Brownfield site.
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	N/a
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	NO
Hedgerows/Existing vegetation	NO
Conservation Area	NO
Listed Buildings	NO
Agricultural Land Value	NO
Local Transport Impacts	Access to primary school is difficult. Already the area has a difficult parking issue with cars frequently parked on the cycle path, pavement and dropped pavement limiting access for pedestrians.
Comments This is a prime site for employment. Planning approval has already been granted for a car showroom. When the NP commenced this site was designated as a SINC by CYC. This brings a target of 50 employees to the site. Already the area has a difficult parking issue with cars frequently parked on the cycle path, pavement and dropped pavement limiting access for pedestrians. Yellow lines should be introduced at least at the post box.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	50 jobs created

Site name	York Business Park
Site ref	P4P 33 (CYC 683)
Site location	White Rose Way
Site size	2H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	NO. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Pass NO
Stage 1 Criteria: 4) sustainable access	Yes. Pass
Technical Officer Comments	Passed for employment use in Preferred options Local Plan (2013)
Stage 2: Additional criteria	N/a. Planning permission granted on majority of the site.
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	NO
Hedgerows/Existing vegetation	NO
Conservation Area	NO
Listed Buildings	NO
Agricultural Land Value	NO
Local Transport Impacts	No bus route to this area.
Comments This is a prime site for development. Planning approval has already been granted for a car showroom. When the NP started this area was designated by CYC as a SINC. Car parking is an issue for all the business in the business park. It was hoped that some of the area would be for public parking.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	50 jobs

Site name	York Business Park
Site ref	P4P 34 (CYC 684)
Site location	White Rose Way
Site size	2H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Partly within flood zone 3b. Site area reduced to remove areas in flood zone. Pass
Stage 1 Criteria: 2) Openspace	None on site. Pass
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Adjacent to high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	NO. Pass
Technical Officer Comments	Passed for employment use.
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	NO
Hedgerows/Existing vegetation	NO
Conservation Area	NO
Listed Buildings	NO
Agricultural Land Value	NO
Local Transport Impacts	NO bus route. High levels of illegal parking
Comments This is a prime site for development. Planning approval has already been granted for a car showroom. When the NP started this area was designated by CYC as a SINC. Car parking is an issue for all the business in the business park. It was hoped that some of the area would be for public parking.	
Conclusion by NP Assessment	PASS
Proposed Capacity to consider in NP	50 Jobs

Site name	Poppleton Community Centre	
Site ref	P4P 36 (CYC /)	
Site location	Main street Poppleton	
Site size	0.5	
Local Plan Site assessment		
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Within Historic Character and setting. Fail for development.	
Stage 1 Criteria: 2) Openspace	Existing openspace. Part of the open space of the Community Centre. Fail for development.	
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk.	
Stage 1 Criteria: 4) sustainable access	N/a	
Technical Officer Comments	N/a	
Stage 2: Additional criteria	N/a	
Specific Criteria for Poppleton Site Assessment		
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	no	
Hedgerows/Existing vegetation	Intact and maintained	
Conservation Area	1K from Conservation area	
Listed Buildings	1k from Listed buildings	
Agricultural Land Value	no	
Local Transport Impacts	On site parking	
Comments. This is an area that was identified as potential space for children's recreation adjacent to the soccer field. It has support from the community		
Conclusion by NP Assessment	PASS	
Proposed Capacity to consider in NP	N/a	

Site name	Oakland Nursery
Site ref	P4P37 (CYC 769)
Site location	Off A 59 adjacent to Upper Poppleton and the new roundabout
Site size	1H
Local Plan Site assessment	
Stage 1 Criteria: 1) Environmental Assets (Historic Character and Setting areas, Nature Conservation Designations, Green Corridors, Ancient Woodland, Floodplain (flood zone 3b))	Historic Character and setting of the village
Stage 1 Criteria: 2) Openspace	None on site. Pass.
Stage 1 Criteria: 3) High flood risk and greenfield	Greenfield but not high flood risk. Pass
Stage 1 Criteria: 4) sustainable access	Pass.
Technical Officer Comments	Failed due to access. This access from this site is considered to dangerous to allow housing to be developed as it is within 100m of a major roundabout A59/A1237
Stage 2: Additional criteria	N/a
Specific Criteria for Poppleton Site Assessment	
Green Belt status (as per policy/ boundary in Neighbourhood Plan)	It falls within the area designated by CYC to prevent coalescence of the village with the urban area It falls with in the Green belt.
Hedgerows/Existing vegetation	Intact and maintained
Conservation Area	1K form Conservation area
Listed Buildings	1k from listed buildings
Agricultural Land Value	NO
Local Transport Impacts	Issues with access to the site
Comments This site has not been put forward for housing as CYC considers it part of the protection of the village to prevent coalescence.	
Conclusion by NP Assessment	Fail
Proposed Capacity to consider in NP	N/a